

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, March 19, 2013
—MINUTES—**

CALL MEETING TO ORDER:

Chairman Vornehm called the meeting to order at 7:30 pm in the Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

OPEN PUBLIC MEETING ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 16, 2013 proper notice was sent to the Courier News and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building.

Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing assistance is available upon request.

ROLL CALL:

Don Sweeney – present

Paul Riga – **absent**

Evans Humenick – present

Bill Vornehm – present

Beth Powers, Alt. #2 – present

Roger Pearly, Alt. #4 - **absent**

Lee Schapiro – present (arrived 7:32 pm)

Carl Schulz – present

Pushpavati Amin – **absent**

Michael Kirsh, Alt. #1 – present

Alan Fross, Alt. #3 – present

Others present: Attorney Lawrence A. Vastola, Land Use Administrator Marie L. Broughman, Board Planner Scarlett Doyle

MINUTES FOR APPROVAL:

February 26, 2013 Regular Meeting minutes will be presented for Board consideration when completed. No action was taken.

MEMORIALIZING RESOLUTIONS:

ASSANTE – 10 Assante Lane

Block 906 Lot 47

#12-025-ZB, Bulk Variance Bulk Variance - (demo/construct new 2-story dwelling)

DECISION: Approved 2/26/13

Motion by Mr. Kirsh, second by Mrs. Powers, the ASSANTE resolution memorializing the approval on 2/26/13 was adopted as presented on the following roll call vote;

AFFIRMATIVE: Mr. Sweeney, Mr. Humenick, Mr. Kirsh, Mrs. Powers,
Chairman Vornehm

ABSENT: Mr. Schapiro, Mr. Riga, Mrs. Amin, Mr. Pearly
NOT ELIGIBLE: Mr. Schulz, Mr. Fross

Mr. Schapiro arrived at 7:32 pm and took his seat at the dais.

HEARING AND DELIBERATIONS:

IZZO – 192 Linden Street

Block 152 Lot 1

#13-003-ZB, Bulk Variance (Additions: Front Porch & Attached Garage)

TIME: 120=6/26/13

Applicant Ronald Izzo was present and represented himself. Sworn testimony was presented by Applicant Ronald Izzo and Architect Dan Dunzik, AIA.

The Applicant submitted exhibits which were marked into evidence as follows:

- A-1 3/19/13 Photo Board – Linden Street neighborhood photos
- A-2 3/19/13 Photo Board – 192 Linden Street, property in question

Applicant Izzo summarized the application stating that the property is a corner lot. Additions for a two car garage with a storage loft, front porch and rear deck are proposed. Variances are being requested for a front yard setback from Linden Street.

Architect Dunzik briefly described the application stating the property is a corner lot and there is an existing Cape Cod style home with very little storage. There are no sidewalks in the neighborhood. The proposed rear deck with steps is large enough for a gas grill and offers an area that steps down from the house. The garage will be eleven to twelve feet high inside with a 6-ft high dormer for loft storage with access only from inside the garage with use of a ladder. No door is proposed in the garage for entry into the dwelling. Discussion ensued regarding the building elevations in the plans.

Architect Dunzik reviewed Board Engineer Bogart's report dated 3/13/13. He confirmed that the shed will be removed as it conflicts with the proposed rear deck and the entire width of the driveway within the right-of-way will be paved. In addition, he agreed to provide a grading plan as required before issuance of a construction permit if improvements are equal to or less than 400-sf and a formal grading plan prior to the plans being signed if improvements are over 400-sf.

Applicant Izzo referenced exhibit A-1 and discussed the existing front yard setbacks from pavement of similar properties in the neighborhood on Linden Street. In addition, he referenced exhibit A-2 and discussed the existing front yard setbacks from pavement for the property in question. Architect Dunzik stated that he will verify the improved lot coverage calculations; however, a variance is not needed as it is not above the 35% allowed in the R-10 zone.

Architect Dunzik reviewed Board Planner Doyle's report dated 3/8/13. He confirmed that a he will submit a grading plan prior to issuance of a construction permit.

The Board deliberated and discussed several conditions including:

- Only utility for the storage loft shall be electric
- No developer's agreement required
- Applicant to update plan with 29.6-ft front yard setback to sycamore
- No street trees are required
- No sidewalk installation or contribution
- Applicant to submit grading plan and the drainage shall comply with the requirements of the Board Engineer
- Architect to verify the improved lot coverage calculations

Motion by Mr. Schulz, second by Mr. Schapiro, the IZZO – 192 Linden Street Bulk Variance application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Schapiro, Mr. Schulz, Mr. Humenick, Mr. Kirsh,
Mrs. Powers, Chairman Vornehm
ABSENT: Mr. Riga, Mrs. Amin, Mr. Pearly
NOT ELIGIBLE: Mr. Fross

TRAMONTANO – 821 Country Club Road

Block 438 Lot 2

#13-005-ZB, Preliminary & Final Major Subdivision w/variance for lot area

TIME: 120=6/20/13

Board Attorney Vastola stated that this application is for Preliminary & Final Major Subdivision because it does not meet the definition of minor subdivision. The subdivision does not meet the following portion of the definition for minor subdivision, “not in conflict with any provision of this chapter.” The Applicant is requesting a d-variance for density as the lot area for proposed Lot 2.01 is 39, 299-sf where 40,000-sf is required in the R-40, Single-Family Residential zone. The final plat must be filed at the County and this subdivision can't be perfected by deed.

Attorney William J. Gianos was present to represent the Applicant. Sworn testimony was presented by Professional Engineer David A. Stires, PE.

The Applicant submitted an exhibit which was marked into evidence as follows:

A-1 3/19/13 Colored Rendering – Plot Plan, dated 1/28/13, last revised 2/22/13 (1-sheet)

Engineer Stires summarized the application stating the property is located at 821 Country Club Road and it is a through lot to Eisenhower Avenue. In 1977 there was a road dedication which reduced the size of the lot from 80,000-sf to 79,229-sf. He discussed the undersized lots within 1000-ft of the property and referenced exhibit A-1. 33% of those lots are undersized. There is no available land from adjacent properties and the existing ranch house on Country Club Road will remain.

Engineer Stires reviewed Board Engineer Bogart's report dated 3/13/13 and agreed to comply with outstanding issues and work with Engineer Bogart regarding the request to regrade the existing swale between proposed Lot 2.02 and Lot 3.02. The portion of the stone trench along the common property line with Lot 3.02 that encroaches on proposed Lot 2.02 will be left as it exists.

Engineer Stires stated that there are no sidewalks on Eisenhower; however, they are on one side of Roosevelt to Country Club Road.

Engineer Stires reviewed Board Planner Doyle's report dated 2/26/13 and agreed to comply with the outstanding issues. In addition, he agreed to comply with the report of Sewer Coordinator Robert Reich, PE dated 3/12/13 and Somerset County Planning Board dated 2/25/13.

Members of the public were present as follows:

Steven Penn, 790 Eisenhower Ave., stated that the underground pipe runs into the french drain, which is covered in surface rocks, between his property and proposed Lot 2.02.

The Board deliberated and discussed conditions including:

- Comply with the reports of the Board Engineer, Board Planner, and Sewer Coordinator
- No developer's agreement is required
- No sidewalk installation

Motion by Mr. Schulz, second by Mr. Sweeny, the TRAMONTANO – 821 Country Club Road Preliminary & Final Major Subdivision application was approved with conditions on the following roll call vote:

AFFIRMATIVE:	Mr. Sweeney, Mr. Schapiro, Mr. Schulz, Mr. Humenick, Mr. Kirsh, Mrs. Powers, Chairman Vornehm
ABSENT:	Mr. Riga, Mrs. Amin, Mr. Pearly
NOT ELIGIBLE:	Mr. Fross

MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

OTHER BOARD BUSINESS:

Chairman Vornehm canceled the Board meeting scheduled for 3/26/13 due to lack of business.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:45 pm.

Respectfully submitted,
Marie L. Broughman,
Land Use Administrator