

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, May 21, 2013
—MINUTES—**

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting to order at 7:30 p.m. 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	Lee Schapiro – present
Paul Riga – present	Carl Schulz – absent
Evans Humenick – present	Pushpavati Amin – present
Bill Vornehm – present	Michael Kirsh, Alt. #1 – absent
Beth Powers, Alt. #2 – absent	Alan Fross, Alt. #3 – present
Roger Pearly, Alt. #4 - present	

Others present: Attorney John Sullivan, Land Use Administrator Marie L. Broughman, Recording Secretary Marianna Voorhees

MINUTES FOR APPROVAL:

February 26, 2013 Regular Meeting – Motion by Mr. Sweeney, second by Mr. Pearly, the foregoing minutes were adopted as presented on the following roll call vote:

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

March 19, 2013 Regular Meeting – Motion by Mr. Sweeny, second by Mr. Schapiro, the foregoing minutes were adopted as presented on the following roll call vote:

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

April 2, 2013 Regular Meeting – Motion by Mr. Schapiro, second by Mr. Pearly, the foregoing minutes were adopted as presented on the following roll call vote:

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

MEMORIALIZING RESOLUTIONS:

None pending

HEARING AND DELIBERATIONS:

RODRIGUEZ - 60 Shady Lane

Block 368 Lot 10

#13-004-ZB Simple Variance Application - Place Generator in the Front Yard

TIME: 120=8/30/13

Applicant Jose Rodriguez was present and he provided sworn testimony. He summarized the application stating that he needs a variance to place a generator in one of his front yards, as the property is a corner lot. He stated that he can't locate the generator in the side yard as there is a sidewalk along that side of the house. In addition, it can't be located in the rear yard because there is a pool and numerous gardens in the rear of the home in addition to the air conditioning unit at the corner of the house plus higher efficiency of generator is accomplished by placing it as close as possible to the existing electrical panel, which is in the proposed location. Applicant Rodriguez agreed to plant evergreen bushes, acceptable to the Board Planner, to screen the generator in the proposed front yard location. The generator will provide electric to light the entire house, refrigerator, and heating system. The unit will self-test every two weeks. If there is a problem during the test, an alarm will sound inside of the home.

Chairman Vornehm opened the meeting to the public. With hearing none, he closed the public portion of the hearing.

The Board deliberated and discussed several conditions including:

- Applicant to revise the survey so that it matches the setbacks on form #4
- There will not be any change to the existing grading in the proposed location of the generator
- Applicant shall plant evergreen bushes, acceptable to the Board Planner, to screen the generator in the proposed front yard location
- Applicant to comply with the report of the Board Engineer dated 5/15/13
- A developer's agreement is not required

Motion by Mrs. Amin, second by Mr. Sweeney, the RODRIGUEZ - 60 Shady Lane, Block 368 Lot 10, #13-004-ZB Simple Variance Application was approved with conditions on the following roll call vote:

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

ANTHONY GALLO, PE - 649 Carlene Drive
Block 426 Lot 21
#13-011-ZB Simple Variance Application - (New Front Porch/ Stoop)
TIME: 120=8/24/13

Applicant Anthony Gallo was present and provided sworn testimony. He summarized the application stating that the existing front stoop needs to be replaced; therefore, he is proposing to construct a new front porch with a roof over the porch and stairs. The porch platform will be 4-ft from the house and the columns supporting the roof will be 7-ft from the house which will allow the roof to cover the stairs. He discussed conformity with the neighborhood stating that his proposal is most like 696 Carlene Drive. The porch will enhance the colonial home and it will add a safety feature when entering the home and protection from the weather. The R-40 zone requires a front yard setback of 50-ft, where 43.6-ft is proposed.

Chairman Vornehm opened the meeting to the public. With hearing none, he closed the public portion of the hearing.

The Board deliberated and discussed several conditions including:

- The sewer line which is approximately 10-ft from the edge of the proposed porch shall be added to the plan
- The existing 10x10 shed will remain and shall be added to the plan
- Applicant will direct the roof leaders to the street
- Applicant to comply with the report of the Board Engineer dated 5/14/13 and the report of the Board Planner dated 5/8/13
- A developer's agreement is not required

Motion by Mr. Sweeney, second by Mr. Fross, the ANTHONY GALLO, PE - 649 Carlene Drive Block 426 Lot 21, #13-011-ZB Simple Variance Application was approved with conditions on the following roll call vote:

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

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:

It was the consensus of the Board to cancel the 5/28/13 and 6/4/13 meetings due to lack of business.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:30 pm.

Respectfully submitted,
Marie L. Broughman
Land Use Administrator