

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, May 6th, 2014
—MINTUES—

CALL MEETING TO ORDER:

Attorney Lawrence Vastola called the 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 15, 2014 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 – absent	Lee Schapiro – absent
Paul Riga – present	Evans Humenick – present
Pushpavati Amin – present	Michael Kirsh, – present
Bill Vornehm – absent	Beth Powers, Alt. #1 – present
Alan Fross, Alt. #2 – absent	Roger Pearly, Alt. #3 – absent
James Weideli, Alt. #4 - present	

Others present: Board Attorney Lawrence A. Vastola, Board Planner Scarlett Doyle
The Board elected Mrs. Pushpavati Amin as Chairman pro-tem for the meeting in the absence of the Chairman, Secretary and Vice Chairman.

MINUTES FOR APPROVAL:

February 25, 2014 Regular Meeting (*pending*) - The foregoing minutes will be presented for Board consideration when completed. No action was taken.

March 25, 2014 Regular Meeting (*pending*) - The foregoing minutes will be presented for Board consideration when completed. No action was taken.

April 29, 2014 Reorganization & Regular Meeting (*pending*) - The foregoing minutes will be presented for Board consideration when completed. No action was taken.

MEMORIALIZING RESOLUTIONS:

SUNOCO - 301 Country Club Road
Block 400 Lot 18
13-006-ZB Preliminary & Final Major Site Plan w/Variances
(Existing Sunoco Station for Rebuild with Convenience Store)
DECISION: Denied 2/25/14

Motion by Mrs. Amin, second by Mr. Kirsh, the foregoing resolution memorializing the denial on 1/28/14 was adopted as amended on the following roll call vote:

AFFIRMATIVE:	Mrs. Amin, Mr. Kirsh, Mr. Humenick,
ABSENT:	Mr. Schapiro, Mr. Sweeney, Chairman Vornehm,
NOT ELIGIBLE:	Mr. Fross, Mr. Riga, Mr. Weideli, Mr. Pearly,
Eligible to vote:	Mr. Sweeney, Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mr. Schapiro, Chairman Vornehm

WOODRING – 1058 Mayflower Ct., Martinsville

Block 806 Lot 62

#13-024-ZB, Simple Variance (front open portico)

DECISION: Approved w/conditions 4/29/14

Motion by Mr. Kirsh, second by Mrs. Amin, the foregoing resolution memorializing the approval with conditions on 1/28/14 was adopted as written on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick,
ABSENT: Mr. Schapiro, Mr. Sweeney, Chairman Vornehm,
NOT ELIGIBLE: Mr. Fross, Mr. Riga, Mr. Weideli, Mr. Pearly
Eligible to vote: Mr. Sweeney, Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mr. Schapiro, Chairman Vornehm

MICHAEL J. COLLINS, INC. – 1745 Mountain Top Road

Block 721 Lot 63

#13-033-ZB, Bulk Variance Application (new dwelling)

DECISION: Approved w/conditions 4/29/14

This resolution will be placed on the next agenda for Board consideration

Eligible to vote: Mr. Sweeney, Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mr. Schapiro, Mr. Fross, Chairman Vornehm

HEARING AND DELIBERATIONS:

COSMO'S CLUB HOUSE – Dog Daycare & Luxury Hotel

Block 317 Lot 3 (618 E. Main Street)

#14-005-ZB, Minor Site Plan w/variances including d-variances

TIME: 120=7/31/14

The applicant asked to have the matter carried to the next available meeting date. The Board announced to the public that the application will be carried to May 27, 2014 at 7:30pm in the municipal courtroom. No additional notice will be given.

MEETING OPEN TO THE PUBLIC:

The Chairman pro-tem invited members of the public wishing to address the Board on any matter not listed on the agenda to come forward. No members of the public addressed the Board.

OTHER BOARD BUSINESS:

Attorney Lawrence Vastola provided a discussion of the legal principles relating to the function of the Zoning Board of Adjustment in considering applications.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:20 pm.

Respectfully submitted,
Scarlett Doyle, PP
Board Planner