

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
Tuesday, June 19, 2012  
—MINUTES—

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting of the Bridgewater Township Zoning Board of Adjustment to order at 7:32 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 20, 2012, 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	Jay Rosen – <b>absent</b>
Jim Scott – <b>absent</b>	Paul Riga – <b>absent</b>
William Vornehm, Chairman – present	Lee Schapiro – <b>absent</b>
Pushpavati Amin - present	Evans Humenick, Alt. #1 – present
Carl Schulz, Alt. #2 – present	Michael Kirsh, Alt. #3 – present
Beth Powers, Alt. #4 - present	

Others present: Attorney John Sullivan, Land Use Administrator Marie L. Broughman, Board Planner Scarlett Doyle

MINUTES FOR APPROVAL:

**May 15, 2012 Regular Meeting** – Motion by Mr. Schulz, second by Mrs. Amin, the foregoing minutes were adopted as presented on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Chairman Vornehm, Mr. Humenick,  
Mr. Schulz, Mrs. Powers

ABSENT: Mr. Schapiro, Mr. Rosen, Mr. Scott, Mr. Riga

NOT ELIGIBLE: Mr. Kirsh

**May 22, 2012 Special Meeting** – The Board deferred adoption of the foregoing minutes as the transcripts attached to them need to be revised.

MEMORIALIZING RESOLUTIONS:

**T-Mobile Northeast LLC - 606 North Bridge Street**

**Block 500, Lot 1**

**#03-10-ZB, Minor Ste Plan w/ Variances** (installation of flagpole tower)

DECISION: DENIED 5/22/2012

Eligible to vote: Mr. Scott, Mr. Sweeney, Mr. Schapiro, Mrs. Amin, Chairman Vornehm, Mr. Humenick, Mr. Schulz

The resolution memorializing the denial on 5/22/12 will be presented for Board consideration at the next meeting. No action was taken.

HEARING AND DELIBERATIONS:

**FIRST HARTFORD REALTY/ CVS - Finderne & Union Avenue**

**Block 252, Lot 1**

**#18-11-ZB, Preliminary and Final Site Plan w/ Variances** (construct 14,600 sq. ft. commercial site)

TIME: 120 = Extension to 6/30/12

Applicant requested an adjournment due to the changes being made to the plans and granted an extension of time for the Board to act to 7/31/12.

Chairman Vornehm carried the hearing to 7/31/12 with no further notice required.

-----  
**COLLINS – Woodside Lane**

**Block 221, Lot 2.02**

**#12-007-ZB, Bulk and Use Variance(s)** (construct two-story dwelling)

TIME: 120=8/2/2012

This application is continued from 6/5/12.

Attorney Jeff Stanley was present to represent the Applicant. Sworn testimony was presented by Michael Collins and Professional Engineer/Planner Jim Mantz.

Applicant did not submit any exhibits at the meeting.

The house being proposed is aesthetically pleasing to the neighbors. The plans were revised to reflect a 5-foot road dedication to match the property to the north. The remainder of the lot is 8,985-sf after dedication with a front yard setback of 25-feet and a side yard setback of 25.6-feet. There is a 10'x25' rear deck proposed with a 24-foot rear yard setback proposed. The proposed dwelling has an F.A.R. of .258 instead of the .265 previously proposed. The dwelling will be 29' 10" in height. In addition, the Applicant swapped the garage location to the other side as the Board had requested.

The Board deliberated.

Motion by Mr. Sweeney, second by Mrs. Amin, the foregoing application was approved on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Chairman Vornehm, Mr. Humenick,  
Mr. Schulz, Mr. Kirsh, Mrs. Powers  
ABSENT: Mr. Schapiro, Mr. Rosen, Mr. Scott, Mr. Riga

-----

**WIERZBA – 13 Field Street**  
**Block 332, Lot 3**  
**#17-10-ZB, Bulk Variance and Improved Lot Coverage**  
TIME: 120=8/28/2012

Applicant, Adam Wierzba, was present and represented himself. Sydor Wierzba, son, was present to help facilitate the language barrier.

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

**A-1 6/19/12** Existing Conditions Survey with marked areas improved lot coverage to be removed

The Applicant had put in many improvements that did not require building permits, which brought the improved lot coverage to 42.75%, where only 35% is permitted. Applicant agreed to reduce the improved lot coverage surrounding the air conditioner condenser and an area surrounding the shed at the rear of the property as shown in exhibit A-1. Applicant Adam Wierzba stated that there are no drainage issues.

A member of the public was present as follows:

Robert Wojtasiak, 692 Woodrow Ave. stated that the property is meticulously kept and it is great for the neighborhood. He asked the Board to be as flexible as possible and he asked the Board to approve the application.

The Board deliberated and discussed several conditions including:

- Areas of improved lot coverage to be removed as marked in exhibit A-1
- Recommend temporary certificate of occupancy to be issued
- Front porch setback to be granted a variance as shown in exhibit A-1

Motion by Mr. Schulz, second by Mr. Sweeney, the foregoing application was approved on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Chairman Vornehm, Mr. Humenick,  
Mr. Schulz, Mr. Kirsh, Mrs. Powers  
ABSENT: Mr. Schapiro, Mr. Rosen, Mr. Scott, Mr. Riga

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:

There was no other Board business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 9:00 pm.

Respectfully submitted,  
Marie L. Broughman,  
Land Use Administrator/Board Clerk