

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Reorganization & Regular Meeting  
Tuesday, January 17, 2012  
—MINUTES—

CALL MEETING TO ORDER:

Attorney Lawrence A. Vastola called the reorganization and regular meeting of the Bridgewater Township Zoning Board of Adjustment to order at 7:35 p.m. at 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, 2011 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.

SWEAR IN NEW MEMBERS:

Attorney Vastola swore in the following Board Members:

Regular Member - Paul Riga; Alternate #1- Pushpavati Amin; and Alternate #4 - Michael Kirsh

ROLL CALL:

Don Sweeney – present

Filipe Pedroso – present

Paul Riga – present

Lee Schapiro – **absent**

Evans Humenick, Alt. #2 – present

Michael Kirsh, Alt. #4 - present

Jay Rosen – present

Jim Scott – present

William Vornehm, Chairman – present

Pushpavati Amin, Alt. #1 - present

Carl Schulz, Alt. #3 – present

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

REORGANIZATION:

Attorney Vastola stated that all Board Members are allowed to vote for matters regarding reorganization.

Election of Chairman – Motion by Mr. Sweeney, second by Mr. Schulz, Mr. Vornehm was nominated and elected Chairman of the Zoning Board of Adjustment for 2012, which carried on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Pedroso, Mr. Rosen, Mr. Scott, Mr. Riga, Mrs. Amin,  
Mr. Humenick, Mr. Schulz, Mr. Kirsh

ABSENT: Mr. Schapiro

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**Election of Vice-Chairman** – Motion by Mr. Rosen, second by Mrs. Amin, Mr. Sweeney was nominated and elected Vice-Chairman of the Zoning Board of Adjustment for 2012, which carried on the following roll call vote:

AFFIRMATIVE: Mr. Pedroso, Mr. Rosen, Mr. Scott, Mr. Riga, Mrs. Amin, Mr. Humenick,  
Mr. Schulz, Mr. Kirsh, Chairman Vornehm

ABSENT: Mr. Schapiro

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**Appointment of Board Secretary** – Motion by Chairman Vornehm, second by Mr. Riga, Mr. Scott was nominated and elected Board Secretary of the Zoning Board of Adjustment for 2012, which carried on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Pedroso, Mr. Rosen, Mr. Riga, Mrs. Amin,  
Mr. Humenick, Mr. Schulz, Mr. Kirsh, Chairman Vornehm

ABSENT: Mr. Schapiro

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**APPOINTMENT OF BOARD PROFESSIONALS:**

The Board appointed the Board Attorney, Board Engineer, Board Planner, and Board Clerk (Marie L. Broughman) on the following roll call vote:

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

ABSENT: Mr. Schapiro

**Board Attorney – Lawrence A. Vastola, Esq.**

RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE  
TOWNSHIP OF BRIDGEWATER RATIFYING AND AUTHORIZING  
THE AWARD OF A CONTRACT FOR PROFESSIONAL  
SERVICES TO LAWRENCE A. VASTOLA, ESQ. OF  
VASTOLA, FACKELMAN & SULLIVAN

WHEREAS, the Zoning Board of Adjustment of the Township of Bridgewater will require professional services for legal services; and

WHEREAS, the above-mentioned services can be performed adequately and effectively by Lawrence A. Vastola, Esq., a Member of the Firm of Vastola, Fackelman & Sullivan; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5, permits a contract for professional services to be awarded without the need for competitive bids; and

WHEREAS, it is the intent of the Zoning Board of Adjustment of the Township of Bridgewater to approve an agreement with Lawrence A. Vastola, Esq. per the attached fee schedule; and

WHEREAS, N.J.S.A. 40A:11-5 requires that the award for professional services be publicly advertised;

WHEREAS, such award of contract shall be made as a non – fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5,

WHEREAS, Robert C. Bogart, the (Acting) Township Administrator, has determined and certified in writing that the value of the acquisition and such services will exceed \$17,500, that document being entitled Certificate of Value; and

WHEREAS, Lawrence A. Vastola, Esq. and Vastola, Fackelman & Sullivan completed and submitted a Business Entity Disclosure Certification to the Township, prior to the adoption of this Resolution, which certifies that Lawrence A. Vastola, Esq. and Vastola, Fackelman & Sullivan (including any individual with an ownership “interest” or control of more than 10% of its profits or assets or 10% of its stock, if a corporation, or any of its principals, partners, officers or directors or their spouses) has not made any reportable contributions to a political or candidate committee in the name of Howard Norgalis, Matthew Moench, Allen Kurdyla, Chris Rose and/or Mayor Daniel J. Hayes, Jr. and that the contract will prohibit Lawrence A. Vastola, Esq. and Vastola, Fackelman & Sullivan from making any reportable contributions, contrary to N.J.S.A. 19:44A-20.5, through the term of their contract with the municipality; and

WHEREAS, Lawrence A. Vastola, Esq. and Vastola, Fackelman & Sullivan have completed and submitted to the Township, in accordance with the New Jersey Local Unit Pay to Play Laws (N.J.S.A. 19:44A-20.4 et seq.) a Political Contribution Disclosure Form (submitted at least 10 days prior to the adoption of this Resolution) as well as a New Jersey Business Registration Certificate and a Stockholder Disclosure Certification (prior to the adoption of this Resolution) and acknowledges that the statutory terms and conditions relating to the Political Contribution Disclosure including the possible need to file an annual disclosure statement with the New Jersey Election Law Enforcement Commission are contained as separate provisions within the Township Professional Services Agreement which the PMK Group will be required to sign; and

WHEREAS, a certification affirming the availability of funds in accordance with N.J.A.C. 5:34-5 et seq. has been provided by the Chief Financial Officer of the Township and is attached hereto and made a part hereof, and

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Bridgewater, County of Somerset, State of New Jersey, as follows:

1. The Zoning Board of Adjustment of the Township of Bridgewater hereby approves the contract with Lawrence A. Vastola from January 1, 2012 through December 31, 2012.
2. The Chairman and Secretary of the Zoning Board are authorized and directed to enter into a contract with Lawrence A. Vastola, Esq. for Professional Legal services for the period from January 1, 2012 through December 31, 2012 in accordance with the contract attached hereto and made a part hereof.
3. This contract is entered into without competitive bidding as a "professional service" pursuant to the Local Public Contracts Law as this is a professional service within the meaning of that law.
4. This appointment will be published in the Courier News, the Zoning Board of Adjustment's official newspaper, within ten (10) days of passage as required by law.

**Board Engineer – Robert C. Bogart, P.E.**

RESOLUTION OF THE ZONING BOARD OF THE TOWNSHIP OF BRIDGEWATER  
APPOINTING THE TOWNSHIP ENGINEER, ROBERT C. BOGART, P.E.  
AS THE ZONING BOARD ENGINEER

WHEREAS, the Zoning Board of the Township of Bridgewater will require engineering services for the Board; and

WHEREAS, the above mentioned services can be performed adequately by Robert C. Bogart who is employed as the Township Engineer of the Township of Bridgewater; and

WHEREAS, it is the intent of the Zoning Board of the Township of Bridgewater to appoint Robert C. Bogart, P.E as the Board Engineer commencing January 1, 2012 thru December 31, 2012.

NOW, THEREFORE, BE IT RESOLVED, the Zoning Board of the Township of Bridgewater, County of Somerset, State of New Jersey, as follows:

1. The Zoning Board of the Township of Bridgewater hereby appoints Robert C. Bogart, P.E. as the Board Engineer for 2012, commencing January 1, 2012 thru December 31, 2012.

**Board Planner- Scarlett Doyle, P.P.**

RESOLUTION OF THE ZONING BOARD OF THE  
TOWNSHIP OF BRIDGEWATER RATIFYING AND AUTHORIZING  
THE AWARD OF A CONTRACT FOR PROFESSIONAL  
SERVICES TO SCARLETT DOYLE, P.P. OF  
THE FIRM OF JOHN CILO ASSOCIATES INC.

WHEREAS, the Zoning Board of the Township of Bridgewater will require professional services for planning services; and

WHEREAS, the above-mentioned services can be performed adequately and effectively by Scarlett Doyle, a member of the firm of John Cilo Associates, Inc.; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-5, permits a contract for professional services to be awarded without the need for competitive bids; and

WHEREAS, it is the intent of the Zoning Board of the Township of Bridgewater to approve an agreement with Scarlett Doyle at an hourly rate of \$110.00 per hour; and

WHEREAS, N.J.S.A. 40A:11-5 requires that the award for professional services be publicly advertised;

WHEREAS, such award of contract shall be made as a non – fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5;

WHEREAS, Robert C. Bogart, the Acting Township Administrator, has determined and certified in writing that the value of the acquisition will exceed \$17,500;

WHEREAS, Scarlett Doyle, P.P. and John Cilo Associates, Inc. completed and submitted a Business Entity Disclosure Certification to the township, prior to the adoption of this Resolution, which certifies that Scarlett Doyle, P.P. (including any individual with an ownership “interest” or control of more than 10% of its profits or assets for 10% of its stock, if a corporation, or any of its principals, partners, officers or directors or their spouses) has not made any reportable contributions to a political or candidate committee in the name of Howard Norgalis, Matthew Moench, Christine Rose, Dan Hayes, Allen Kurdyla and/or Mayor Daniel J. Hayes and that the contract will prohibit Scarlett Doyle, P.P. and John Cilo Associates, Inc. from making any reportable contributions, contrary to N.J.S.A. 19:44A-20.5, through the term of their contract with the municipality; and

WHEREAS, Scarlett Doyle, P.P. and John Cilo Associates, Inc. have completed and submitted to the Township, in accordance with the New Jersey Local Pay to Play Laws (N.J.S.A. 19:44A-20.4 et seq.) a Political Contribution Disclosure Form (submitted at least 10 days prior to the adoption of this Resolution) as well as a New Jersey Business Registration Certificate and a Stockholder Disclosure Certification (prior to the adoption of this Resolution) and acknowledges that the statutory terms and conditions relating to the Political Contribution Disclosure including the possible need to file an annual disclosure statement with the New Jersey Election Law Enforcement Commission are contained as separate provision within the Township Professional Services Agreement which Scarlett Doyle, P.P. and John Cilo Associates, Inc. will be required to sign; and

NOW, THEREFORE, BE IT RESOLVED, by the Zoning Board of the Township of Bridgewater, County of Somerset, State of New Jersey, as follows:

1. The Zoning Board of the Township of Bridgewater hereby approves the contract with Scarlett Doyle from January 1, 2012 through December 31, 2012.
2. The Chairman and Secretary of the Zoning Board are authorized and directed to enter into a contract with Scarlett Doyle, P.P., for Professional Planning services for the period from January 1, 2012 through December 31, 2012 in accordance with the contract attached hereto and made a part hereof.
3. This contract is entered into without competitive bidding as a "professional service" pursuant to the Local Public Contracts Law as this is a professional service within the meaning of that law.
4. Notification of this appointment will be published in the Courier News, the Zoning Board's official newspaper, within ten (10) days of passage as required by law.

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**Designation of Meeting Dates, Time and Place**

BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Bridgewater that the following schedule of dates and times of Regular Meetings respectively be established for 2012 and that all scheduled meetings shall convene at 7:30 p.m. at the Bridgewater Township Municipal Courtroom, 100 Commons Way, Bridgewater Township, NJ.

January 31	February 7, 21, 28	March 6, 20, 27	April 3, 17, 24
May 1, 15, 29	June 5, 19, 26	July 3, 17, 31	August 7, 21, 28
September 4, 18, 25	October 2, 16, 30	November 20, 27	December 4, 18

BE IT FURTHER RESOLVED that the 2013 Annual Reorganization Meeting followed by the Regular Meeting shall be held on January 15, 2013, at 7:30 p.m. at the Bridgewater Township Municipal Courtroom, 100 Commons Way, Bridgewater Township, NJ.

Motion by Mr. Sweeney, second by Mr. Rosen, the Board adopted the foregoing resolution designating the meeting dates, time and place for 2012, which carried on the following roll call vote;

- AFFIRMATIVE: Mr. Sweeney, Mr. Rosen, Mr. Scott, Mr. Riga, Mrs. Amin,  
Chairman Vornehm
- ABSTAINED: Mr. Pedroso
- ABSENT: Mr. Schapiro
- NOT ELIGIBLE: Mr. Humenick, Mr. Schulz, Mr. Kirsh

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**Designation of Official Newspapers**

BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Bridgewater that The Courier News is hereby designated the official newspaper of the Zoning Board of Adjustment for 2012; and

BE IT FURTHER RESOLVED, that The Courier News and The Star Ledger are hereby designated to receive all notices of Zoning Board of Adjustment meetings in 2012 as required under the Open Public Meetings Act.

Motion by Mr. Scott, second by Mr. Riga, the foregoing resolution designating the Official Newspapers for 2012 was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Pedroso, Mr. Rosen, Mr. Scott, Mr. Riga, Mrs. Amin,  
Chairman Vornehm  
ABSENT: Mr. Schapiro  
NOT ELIGIBLE: Mr. Humenick, Mr. Schulz, Mr. Kirsh

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MINUTES FOR APPROVAL:

The December 20, 2011 Regular Meeting minutes will be presented for Board consideration when they are completed.

MEMORIALIZING RESOLUTIONS:

**SOUTH BRANCH INVESTMENT - 78 Hillcrest Road**

**Block 815, Lot 27**

**#22-11-ZB, Bulk Variance Application** (Build new dwelling on vacant land)

DECISION: Approved w/conditions 12/20/11

The foregoing memorializing resolution will be presented for Board consideration when it is completed.

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**GHANIME - 479 Meadow Road**

**Block 413, Lot 9**

**#33-11-ZB, Bulk Variance Application** (3-ft portico entrance)

DECISION: Approved w/conditions 12/20/11

Motion by Mr. Scott, second by Mrs. Amin, the foregoing resolution memorializing the approval with conditions on 12/20/11 was adopted as presented on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Rosen, Mr. Scott, Mrs. Amin,  
Mr. Humenick, Mr. Schulz, Chairman Vornehm  
ABSENT: Mr. Schapiro  
NOT ELIGIBLE: Mr. Pedroso, Mr. Riga, Mr. Kirsh

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**VFV PROPERTIES - 94 Pearl Street**

**Block 255, Lot 25.01**

**#15-11-ZB, Bulk Variance Application** (new dwelling on vacant lot)

DECISION: Approved w/conditions 12/20/11

Motion by Mr. Sweeney, second by Mr. Scott, the foregoing resolution memorializing the approval with conditions on 12/20/11 was adopted as presented on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Pedroso, Mr. Rosen, Mr. Scott, Mrs. Amin,  
Mr. Humenick, Chairman Vornehm  
ABSENT: Mr. Schapiro  
NOT ELIGIBLE: Mr. Riga, Mr. Schulz, Mr. Kirsh

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Board Member Schulz stepped down from the dais and left the meeting.  
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HEARING AND DELIBERATIONS:

**HOME FOR TEMPORARILY DISPLACED CHILDREN – Bridge House**

**Block 508 Lot 4 & 18**

**#09-11-ZB, Prelim & Final Site Plan w/d-variances & c-variances** (two-story group home, 10-bedrooms)

Attorney Robert Foley was present to represent the Applicant. Sworn testimony was presented by Architect Joseph McKernan, Landscape Architect Len Pecchitelli, Planner Lester Nebenzahl, and Applicant/Executive Director Jeffrey Fetzko.

The Applicant presented several exhibits which were marked into evidence as follows:

- A-15 1/17/12** Colored Rendering: 1<sup>st</sup> floor of proposed building
- A-16 1/17/12** Colored Rendering: 2<sup>nd</sup> floor of proposed building
- A-17 1/17/12** Artist Rendering: Main elevation with asphalt shingles, metal roof, plank siding with brick wanes coating around the facility
- A-18 1/17/12** Elevations (4)
- A-19 1/17/12** Colored Rendering: Site Plan

Architect McKernan discussed exhibits A-15 through A-19. He stated there are ten proposed efficiency units with support space and communal rooms. He confirmed that the sidewalk around the building that was presented by Engineer David Stires is correct and that exhibit A-19 only shows the building location.

With no comments from the public, Chairman Vornehm called the Applicant's next witness.

Landscape Architect Len Pecchitelli discussed exhibit A-20. He stated that the proposed landscaping presents more of a park like setting rather than a residential or community building. The proposed landscaping mitigates the sight and sound from the parking lot screening it from the neighbors. Green giant arborvitaes and Leland cypress are proposed because they are deer resistant.

With no comments from the public, Chairman Vornehm called the Applicant's next witness.

Planner Lester Nebenzahl stated that the existing well will be sealed and that the existing house and garage will be removed. He referenced exhibit A-1 of 11/29/11, Aerial Photo and discussed the locations of the other group homes existing in the neighborhood. There is a proposed 14-car parking lot with access only on 4<sup>th</sup> Avenue. Engineer David Stires previously testified that seven of thirteen properties in the neighborhood exceed the maximum permitted floor area ratio and that five of the thirteen properties exceed the maximum allowed improved lot coverage. The proposed group home does not have a tremendous impact on the neighborhood. There is a great need for this type of housing.

Planner Nebenzahl stated that the purposes of the Municipal Land Use Law are furthered with special reasons including A, C, F, G, and M. He discussed the negative criteria stating that there would be no substantial detriment to the zone plan or Master Plan. There are other group homes in the neighborhood and a large senior citizen building, onsite parking is proposed which is sufficient and above that required

by the Residential Site Improvement Standards, the proposed parking lot will be screened from the neighbors with a dense landscape buffer.

Planner Nebenzahl stated that the SICA balancing test is not required, as the use is already permitted in this zone which is an inherently beneficial use.

The Board expressed concerns with the proposed floor area ratio and density issue. Planner Nebenzahl stated that two separate group homes could be built as there are two existing separate lots. Planner Doyle stated that the R-10A zone is the only zone where group homes are a permitted use. It is difficult to meet the 35% maximum improved lot coverage when the Applicant has to install a parking lot. The 35% maximum is coverage for single family homes.

With hearing no comments from the public, Chairman Vornehm requested the Applicant to call their next witness.

Executive Director Jeffrey Fetzko stated that the property backs up to Route 287, which is very noisy. There are two other programs that co-exist across the street and he stated this is a perfect location for this group home. He stated that only a portion of the basement is going to be used as a laundry facility and possibly recreation equipment and storage in the future, which is included in the f.a.r. The f.a.r. without the basement is proposed at 39.7%. Mr. Fetzko agreed that these units could be designated as COAH units and is willing to sign an agreement. Planner Doyle stated that Bridgewater has not yet gotten COAH approval for their spending plan.

With no comments from the public, Attorney Foley summarized the application and urged the Board to vote in favor of and approve this application.

The Board deliberated and expressed concerns with the size of the proposed building and the steep roof which is imposing on the neighborhood and does not fit in. Board Member Sweeney recommended the Applicant redesign the group home.

Attorney Foley requested the Board carry the application so that the Applicant can redesign the group home and site plan. He granted an extension of time for the Board to act to 4/30/2012.

Chairman Vornehm carried the hearing to 4/17/2012 with new notice required and a new certified list of property owners within 200-ft list.

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**FIGLIANO - 83 Pine Street**  
**Block 144, Lot 5**  
**#27-11-ZB, Bulk Variance Application** (addition and renovations)

Applicants Cheryl and Basil Figliano were present to represent themselves.

The Applicants presented several exhibits which were marked into evidence as follows:

- A-1 1/17/12 Photo Board #1: Addition/Porch won't be closer than neighbor
- A-2 1/17/12 Photo Board #2: Addition/Porch won't be any closer than neighbors'



- A-3 1/17/12** Photo Board #3: Double width driveways in the neighborhood  
**A-4 1/17/12** Photo Board #4: Existing conditions

That the property is known as Lot 5 in Block 144 of the Tax Map, located on the southerly side of Pine Street in the R-10 Single-Family Residential Zone and commonly known as 83 Pine Street.

The subject property consists of a tract of land having an area of 10,000 S.F. with frontage on Pine Street of 50 feet. The property is fully improved with a two-story single-family dwelling and detached garage with a shed attached to the rear of the garage. Applicant is proposing an addition to the dwelling consisting of a front porch, an addition to the rear of the dwelling, and connecting the existing detached garage to the dwelling. The applicant is also proposing to increase the width of the existing driveway and install an above ground swimming pool. The proposal requires the following variances: (a) front yard set back 30 feet required 23 feet proposed; (b) minimum side yard 15 feet required 2.7 feet proposed; (c) total side yards 40 feet required 14.7 feet proposed; (d) impervious coverage, 35% permitted, 40.63% proposed; and (e) F.A.R. .25 permitted, .264 proposed.

With respect to this application the Board is in receipt of the following: (a) a report from the Township Planner dated November 20, 2011; (b) a report from the Township Engineer dated November 29, 2011; (c) accompanying the application a survey of the property prepared by Saladin Associates, Somerville, NJ dated November 10, 1998; and (d) accompanying the application a plan prepared by the applicant entitled "Additions/Renovations At 83 Pine Street Bridgewater, NJ, dated November 18, 2011 and consisting of four (4) sheets.

In support this application the Board heard the testimony of the applicant and Mrs. Figliano. They testified that the purpose of this proposal is to provide additional living space for their growing family, and to improve the appearance of their home. The driveway expansion is intended to provide parking for additional vehicles.

With respect to the front yard variance, the applicant produced a series of photos showing that adjoining residences are closer to Pine Street than the subject property, and would continue even after the construction of the porch. The primary purpose of this proposal is to improve the appearance of the dwelling. The variance with respect to the side yard requirement is necessitated by converting the existing garage from an accessory structure to a principal structure. This condition results from connecting the garage to the dwelling. Currently there is a deck between the existing dwelling and garage, which will be eliminated and replaced with the addition to be attached to the garage. The fact is that the side yards will remain unchanged.

Existing impervious coverage is 37.22%, applicant is proposing 40.63%. Currently, there is a 9' by 20' stone area at the end of the driveway. If this area is converted to grass, impervious coverage will be reduced to 38%. Applicant is requesting a variance allowing 164 S.F. above that permitted by the F.A.R. Given the fact that the addition will be located between the existing dwelling and garage, the Board does not consider this deviation significant.

The Planner's report brings to the Board's attention that the ordinance makes allowance for expansion of existing structures on narrow lots by reducing the side yard requirement. While this section does not apply to the application under consideration, it does express a purpose of the ordinance.

After careful consideration of this proposal, the Board is satisfied that the benefits to be derived by this proposal exceed any detriment to the ordinance. In reaching this conclusion the Board takes into consideration the development of surrounding properties, which also have double driveways and which do not conform to the front yard setback requirement of the ordinance. The Board is also satisfied that with conditions the granting of the requested variances will not substantially impair the intent and purpose of the zone plan or land use ordinance or be a substantial detriment to the public welfare of the residents of the Township of Bridgewater.

The Board deliberated and discussed several conditions including:

- The stoned area at the end of the driveway shall be converted to grass.
- No Developer's Agreement shall be required.
- Applicant shall comply with comments 2 through 5 under Plat Details of the Technical Section of the Engineer's report
- The Applicant shall submit a Bridgewater Township Compliance Report prior to the plans and any deeds being signed, and prior to scheduling the pre-construction meeting and issuance of construction permits.

Motion by Mr. Sweeney, second by Mrs. Amin, the FIGLIANO – 83 PINE STREET was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Rosen, Mr. Scott, Mr. Riga, Mrs. Amin,  
Chairman Vornehm  
OPPOSITION: Mr. Pedroso  
ABSENT: Mr. Schapiro  
NOT ELIGIBLE: Mr. Humenick, Mr. Schulz, Mr. Kirsh

MEETING OPEN TO THE PUBLIC:

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

OTHER BOARD BUSINESS:

Attorney Vastola stated that seven Board Members must be eligible to vote on the T-Mobile application scheduled next month. Chairman Vornehm stated that he would contact Mr. Schapiro to see if he'll be present for that hearing. Mr. Schulz confirmed he needs the last meeting recording.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:30 pm.

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

**Adopted as Amended: 3/20/12**