

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
Tuesday, March 27, 2012  
—MINUTES—

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting of the Bridgewater Township Zoning Board of Adjustment to order at 7:34 pm 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, 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 – present	Paul Riga – <b>absent</b>
William Vornehm, Chairman – present	Lee Schapiro – present
Pushpavati Amin, Alt. #1 - present	Evans Humenick, Alt. #2 – present
Carl Schulz, Alt. #3 – present	Michael Kirsh, Alt. #4 - present

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

MINUTES FOR APPROVAL:

The **February 21, 2012 Regular Meeting** and **March 20, 2012 Regular Meeting** minutes will be presented for Board consideration when completed.

MEMORIALIZING RESOLUTIONS:

**BRIDGEWATER PROFESSIONAL GROUP - 2003 WASHINGTON VALLEY ROAD  
Block 907, Lot 40.01**

**# 67-06-ZB; Amendment to conditions of site plan approval**, (parking for medical/dental use)

DECISION: APPROVED – 3/6/2012

Motion by Mrs. Amin, second by Mr. Sweeney, the foregoing resolution memorializing the approval on 3/6/12 was adopted as amended on the following roll call vote:

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

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**MR. OGIBA - 88 ADAMSVILLE ROAD – (Pending)**

**Block 238, Lot 1**

**# 31-11-ZB; Simple Variance** (Replace detached garage w/attached two-car garage including storage)

DECISION: APPROVED – 3/6/2012

Motion by Mr. Sweeney, second by Mrs. Amin the foregoing resolution memorializing the approval on 3/6/12 was adopted as presented on the following roll call vote:

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

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HEARING AND DELIBERATIONS:

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

**Block 500, Lot 1**

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

TIME: 120 = extension to 4/6/12

Attorney Gregory Meese was present to represent the Applicant. Sworn testimony was presented by Real Estate Appraiser Robert F. Heffernan who was hired by residents in opposition to the Applicant's proposal. Additional expert testimony was presented by the Applicant's Real Estate Appraiser Mark W. Tinder.

The hearing was carried from 2/21/12.

Several exhibits were submitted and admitted into evidence as follows:

**A-45 3/27/12** Deed: 4 Whispering Way, Warren NJ  
**A-46 3/27/12** Deed: 26 Geiger Lane, Warren NJ  
**A-47 3/27/12** Deed: 26 Geiger Lane, Warren NJ  
**A-48 3/27/12** Photos: Views toward 30 Valley Wood Drive, from parking lot on adjoining Hose of Worship/Community Center property  
**A-49 3/27/12** Photo: View from 5 Renoir Way, Franklin Township  
**A-50 3/27/12** Photos: 24 Whispering Way (slope)  
**A-51 3/27/12** Photos: 23 Phyllis Place, Randolph NJ – front yard and back yard  
**A-52 3/27/12** Photos: 4 Whispering Way, Warren Township Tower Views  
**A-53 3/27/12** Photo: View of 3 Whispering Way from 4 Whispering Way  
**A-54 3/27/12** Photo: View from front of 4 Geiger Lane, Warren Township  
**A-55 3/27/12** Sales Comparison Analysis: Tower Neighborhood vs. non-Tower Neighborhoods, 140-ft from flag monopole on a fire company site

- A-56 3/27/12** Sales Comparison Analysis: Tower Neighborhood vs. non-Tower  
Neighborhoods, 150-ft monopole
- A-57 3/27/12** Sales Comparison Analysis: Glen Eyre neighborhoods comparison  
subject/control property within proximity to a 120-ft monopole

Attorney Meese continued with the cross-examination of Appraiser Heffernan and he objected to the lattice tower comparison including electric towers and water towers. He questioned Appraiser Heffernan regarding sales data discrepancies in his report previously marked exhibit OA-1 2/21/12.

Attached is the Official Transcript of the 2/21/12 T-Mobile hearing with the verbatim discussion/cross-examination made part of the 3/27/12 minutes.

Members of the public were present as follows:

Al Ernst, 722 Hart Drive, addressed concerns regarding lighting of the flag monopole and noise of the flag and ropes.

Andy Levine, 2 Holmes Ct., cross-examined Appraiser Heffernan.

Resident/Attorney Joseph Kirk, 6 Overlook Drive, requested a different hearing date as he demanded a copy of the transcript from this meeting and he needed to read Appraiser Tinder's reports. Chairman Vornehm stated that a copy of the meeting recording would be available early the next morning.

Due to the late hour of the meeting, Chairman Vornehm carried the hearing to 4/3/12 with no further notice required.

Exhibits were placed into the application file with the Board Secretary.

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 business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 10:45 pm.

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