

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, April 3, 2012

—MINUTES—

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting of the Bridgewater Township Zoning Board of Adjustment meeting to order at 7:35 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

Jim Scott – present

William Vornehm, Chairman – present

Pushpavati Amin, Alt. #1 - present

Carl Schulz, Alt. #3 – present

Jay Rosen – **absent**

Paul Riga – **absent**

Lee Schapiro – present (arrived 7:38 pm)

Evans Humenick, Alt. #2 – 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, March 20, 2012 Regular Meeting, and March 27, 2012 Regular Meeting** minutes will be presented for Board consideration when they are completed.

MEMORIALIZING RESOLUTIONS:

There were no resolutions to memorialize.

Board Members Schapiro arrived at approximately 7:38 pm.

HEARING AND DELIBERATIONS:

T-Mobile Northeast LLC - 606 North Bridge Street

Block 500, Lot 1

#03-10-ZB, Minor Ste Plan w/ Variances (installation of flagpole 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 3/27/12.

Several exhibits were submitted in opposition and admitted into evidence as listed on page one of the attached Certified Transcript of the 4/3/12 Board meeting.

Attorney Meese objected to the 9/19/2000 Vernon Township Zoning Board of Adjustment minutes being admitted in evidence as they are a summary of the meeting and not a transcript. They were not admitted into evidence.

Members of the public were present as follows:

Joseph Kirk, resident/attorney of 6 Overlook Drive, cross-examined the Applicant's Real Estate Appraiser Mark W. Tinder, who previously worked for Robert McNealy Vance in Somerville, NJ.

Andrew Leven, resident/attorney of 2 Holmes Court, cross-examined the Applicant's Real Estate Appraiser Mark W. Tinder.

David Robinson, 15 White Street, addressed concerns about the value of his property if the tower is approved, noise from the flag, and he requested a bond for the removal of the tower if abandoned.

Kwokei Ng, 8 Brian Drive, addressed concerns about the value of his property if the tower is approved.

Marion Slepian, 5 Overlook Dr., spoke in opposition as her scenic view will change if approved.

Shawau Lao, 3 Ivy Lane, too close to Temple Shalom and he is concerned about the effects on children.

Charles Rohn, 6 Brian Dr., addressed concerns about children and the effect on the price of his home.

Shirley Ng, 8 Brian Drive, addressed concerns about the scenic view, children, the high property taxes and possible reduction in property values.

Attached is the Official Transcript of the 4/3/12 T-Mobile hearing with the verbatim discussion/cross-examination made part of the 4/3/12 minutes.

Due to the late hour of the meeting, Chairman Vornehm carried the hearing to 5/22/12 with no further notice required.

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

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:

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