

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
Tuesday, June 5, 2012  
—MINUTES—

CALL MEETING TO ORDER:

Chairman Vornehm called the regular meeting of the Bridgewater Township Zoning Board of Adjustment 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 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 – present
William Vornehm, Chairman – present	Lee Schapiro – <b>absent</b>
Pushpavati Amin – <b>absent</b>	Evans Humenick, Alt. #1 – present
Carl Schulz, Alt. #2 – present	Michael Kirsh, Alt. #3 – present
Beth Powers, Alt. #4 - present	

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

MINUTES FOR APPROVAL:

The May 15, 2012 Regular Meeting and May 22, 2012 Special Meeting minutes will be presented for Board consideration at the next meeting. No action was taken.

MEMORIALIZING RESOLUTIONS:

**T-MOBILE NORTHEAST LLC - 606 NORTH BRIDGE STREET – (PENDING)  
BLOCK 500, LOT 1**

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

DECISION: DENIED 5/22/2012

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

The foregoing resolution will be memorialized and presented for Board consideration when completed. No action was taken.

HEARING AND DELIBERATIONS:

**701ROUTE 206 LLC (AUDI DEALERSHIP) – 701 ROUTE 202/206  
BLOCK 476, LOT 23**

**#02-11-ZB, Conditional Use Variance, Preliminary and Final Major Site Plan**  
(demo existing structure and re-construct new car dealership)

TIME: 120=8/10/2012

The Applicant temporarily withdrew the application and it was not heard at this meeting. Additional notice will be required when the application is rescheduled for public hearing in the future. No action was taken.

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**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

Attorney Jeffrey Stanley was present to represent the Applicant. Sworn testimony was presented by Professional Engineer James Mantz, Applicant Michael Collins, and Professional Planner Elizabeth C. McKenzie.

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

- A-1 6/5/12** Map of Somerville Gardens 1909
- A-2 6/5/12** Deed of 1909
- A-3 6/5/12** Blowup of Block 221 Lot 2.02, property in question
- A-4 6/5/12** Aerial Photo, dated 2007
- A-5 6/5/12** Proposed House plan #2: 4-bedroom, 2-story
- A-6 6/5/12** Proposed House plan #3: Similar to Lot 2.03

Engineer Mantz described the application stating that the property is 9,485 sf and that a two-story dwelling is proposed with a 30-ft front yard setback, 24.9-ft rear yard setback, 35-ft side yard setback, 70-foot total side yard setback, floor area ratio of 24.7% and improved lot coverage of 17.5%. The property is located in the M-1B zone which does not allow single-family dwellings; therefore, a use variance is required. Compared to the R-20 and R-10 zones as shown on the Variance Plan last revised 3/21/12 the property more resembles the R-10 zone.

Engineer Mantz agreed to the road dedication as requested in Township Engineer Robert C. Bogart's report dated 3/16/12 and other outstanding items in the report.

Engineer Mantz agreed to replace trees that are damaged during construction as requested in Board Planner Scarlett Doyle's report dated 5/10/12 and other outstanding items.

Applicant Collins stated that it is not practical to connect to the public water as it is in excess of 1,000 feet from the proposed residence. He stated that Lot 2.03 also has well water.

Applicant Collins stated that he would like to request a 10x20 foot deck to the rear of the proposed dwelling with no improvements under the deck.

Planner McKenzie described the other zones in the surrounding area including the R-20, R-10 and M-1B zones. She referenced exhibit A-4 while discussing the surrounding zones. She

stated that special reasons include promoting the purposes of Municipal Land Use Law: a, e, and g. The proposed house is 2,348 sf including the attached garage. Lot 2.03 is the same size, Lot 14 and Lot 15.01 are smaller than the property in question. Board Chairman Vornehm referenced exhibit A-5 and requested a house that is wider and less deep in order to reduce the variance for the rear yard setback. Applicant Collins confirmed exhibit A-6 is the house to be built which is similar to the existing house on Lot 2.03. Engineer Mantz agreed to flip the house shown in exhibit A-6 in order to provide more private side and rear yards with the driveway and garage on the south side of the house. A variance is being requested for a front yard setback of 25-feet due to the 5-foot road dedication. The roof pitch will be lowered from a 12 on 12 to an 8 on 12 pitches.

There was no public present who spoke in favor or in opposition to the application.

The Applicant agreed to come back to the Board with the precise setback variances, elevations and layout for the house shown in exhibit A-6.

The Board deliberated on the d-variance. Motion by Mr. Sweeney, second by Mr. Riga, the Collins application d-variance was approved on the following roll call vote.

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

ABSENT: Mr. Schapiro, Mr. Rosen, Mr. Scott, Mrs. Amin

Chairman Vornehm carried the plot plan and c-variance portion of the application to 6/19/12 at 7:30 pm in the Municipal Courtroom with no further notice required.

Exhibits were left with the Board Clerk and placed in the application file.

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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