

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, May 20, 2014
—MINUTES—**

CALL MEETING TO ORDER:

Vice-Chair Sweeney called the meeting 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 15, 2014 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, Vice Chair – present	Pushpavati Amin - present
Evans Humenick – present	Paul Riga – absent
William Vornehm, Chairman – absent	Lee Schapiro – present
Michael Kirsh – present	Beth Powers, Alt. #1 – present
Allen Fross, Alt. #2 – present	Roger Pearly, Alt. #3 - absent
James Weideli, Alt. #4 - present	

Others present: Attorney Lawrence A. Vastola, Acting Board Recording Secretary Patricia Bueno, Board Planner Scarlett Doyle and Jo-Ann M. Petruzzello, Secretary to Planning Division.

MINUTES FOR APPROVAL:

May 6, 2014 Regular Meeting – Motion by Mrs. Amin, second by Mr. Shapiro, the foregoing minutes were adopted as presented on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mr. Schapiro, Mrs. Powers, Mr. Weideli
ABSENT: Mr. Riga, Mr. Pearly, Chairman Vornehm
NOT ELIGIBLE: Mr. Sweeney (Vice Chair), Mr. Fross

MEMORIALIZING RESOLUTIONS:

There were no pending resolutions of memorialization. No action was taken.

HEARING AND DELIBERATIONS:

WAWA INC. – Route 28 & Chimney Rock Road

Block 257 Lot 3 & 4

#13-010-ZB ZB Preliminary & Final Major Site Plan W/Variances

TIME: 120="11/6/13"

Attorney Timothy Prime was present to represent the applicant. Attorney Prime requested an adjournment applicant's behalf so that he can be heard by the Board when his client is in receipt of the permit from the State of New Jersey Division of Transportation and has agreed to re-notice.

SKYDELL – 766 Park Ave.

Block 75 Lot 11

#13-034 ZB, Secondary story addition

Time: 120=8/27/14

The applicant, Richard Skydell of 766 Park Avenue, Bound Brook, NJ was sworn in by Vice-Chair Sweeney.

Mr. Skydell presented to the Board that he would like to add a small second floor addition onto the rear of his home. He explained that some years ago he put an eight foot addition onto the family room which is located on the lower level of the dwelling. Mr. Skydell stated that he would like to raise the roof up and follow the same lines of the lower addition and extend the upper level of the residence the same amount of footage to create additional storage space for the upper level.

Vice-Chair Sweeney noted that the floor area ratio exceeds what is allowed in his zone and addressed the Planner's Report dated May 7, 2014. Mr. Skydell stated that the addition is not visible from the street and he discussed the uniqueness of the neighborhood. Mr. Skydell then expressed that he feels that the house, with the addition, will fit into the uniqueness of the neighborhood and will not be significantly larger than it what is currently found. Mr. Skydell stated that the addition that was done a few years back did not require a variance and he believes that there were possibly changes in Zoning to his neighborhood.

Township Planner Scarlett Doyle clarified improved lot coverage will not be affected.

Vice-Chairman Sweeney added that there are no Engineering concerns documented from the Engineering Office.

Vice-Chairman Sweeney opened the portion to the public for questions.

Dorothy Cynthia Barlett of 768 Park Avenue asked the Board how much of the roofline will change and explained that there is only a driveway between the two houses. She resides to the left of the applicant's home.

Mr. Skydell explained that he has a tall hedgerow that separates the two homes. Mrs. Barlett mentioned that the applicant stated he will lower the roof by approximately 3 inches to accommodate the neighbor's concern. The applicant confirmed this position.

Motion by Mr. Schapiro, second by Mr. Kirsh, the Board approved the d-variance with conditions to allow an increased f.a.r., which carried on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mr. Schapiro, Mrs. Powers, Mr. Fross
Vice-Chairman Sweeney

ABSENT: Mr. Riga, Mr. Pearly, Chairman Vornehm

NOT ELIGIBLE: Mr. Fross

MEETING OPEN TO THE PUBLIC:

OTHER BOARD BUSINESS:

Board Attorney Vastola mentioned there is a meeting next Tuesday night and stated it is a d-variance case and the Board is required to have seven members present. Vice-Chairman Sweeney verified that enough members planned to attend.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:10 pm.

Respectfully submitted,
Patricia Bueno
Acting Board Recording Secretary