

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, February 17, 2015
—MINUTES—

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm 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 12, 2015 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.

Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Township Clerk before the public meeting. However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

ROLL CALL:

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|--------------------------------|--|
| Don Sweeney – present | Alan Fross – present |
| Pushpavati Amin – present | Roger Pearly, Alt. #1 – present |
| Paul Riga – absent | James Weideli, Alternate #2- present |
| Michael Kirsh, – absent | Dawn Guttschall Alternate #3 – present |
| Evans Humenick – present | John Fallone Alternate #4 - present |
| Beth Powers – absent | |

Others present: Attorney Lawrence A. Vastola, Board Planner Scarlett Doyle, Ann Marie Lehberger, Planning Secretary

MINUTES FOR APPROVAL:

November 25, 2014, Regular Meeting (*pending*)

January 20, 2015, Regular Meeting (*pending*)

February 3, 2015 Regular Meeting – Motion by Mrs. Amin, second by Mr. Pearly, the foregoing minutes as amended were adopted on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Fross
Mr. Pearly, Mr. Weideli, Ms. Guttschall

ABSENT: Mr. Riga, Mr. Kirsh, Mrs. Powers

NOT ELIGIBLE: Mr. Fallone

MEMORIALIZING RESOLUTIONS:

TMI HOSPITALITY, INC. - Marriot Courtyard & Residence Inn (*pending*)

Block 221, 1.02, 1.03, 1.04, 2 & 2.01 (1210 and 1220 Route 22 East)

#14-010-ZB, Prelim & Final Major Subdivision (3-lots) and Prelim Major Site Plan

TIME: 120-2/28/15

DECISION: Denied 1/20/15

Eligible to Vote: Mr. Sweeney, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mr. Fross, Mr. Pearly, Mr. Weideli

Foregoing resolution will be presented for Board consideration when completed. No action was taken

CUST III - 5 Reagan Dr.

Block 418.01 Lot 20.03

#14-027-ZB, Variance Application (improved lot coverage)

TIME: 120=2/6/15

DECISION: Approved with conditions 2/3/15

Motion by Mr. Fross, second by Mrs. Amin the foregoing resolution memorializing the approval on 2/3/15 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Fross, Mr. Pearly

ABSENT: Mr. Riga, Mr. Kirsh, Mrs. Powers

NOT ELIGIBLE: Mrs. Weideli, Ms. Guttschall, Mr. Fallone

BRIDGEWATER CHEVROLET INC. – 1549 Route 22 East

Block 356 Lot 2.02

#14-032-ZB, Variance Application (signage)

TIME: 120=3/18/15

DECISION: Approved with conditions 2/3/15

Motion by Mrs. Amin, second by Mr. Fross the foregoing resolution memorializing the approval on 2/3/15 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Fross, Mr. Pearly

ABSENT: Mr. Riga, Mr. Kirsh, Mrs. Powers

NOT ELIGIBLE: Mrs. Weideli, Ms. Guttschall, Mr. Fallone

SONNER -85 Loeser Avenue

Block 300 Lot 10

#14-009-ZB, Use Variance: Residential Dwelling & Landscape Business

TIME: 120=4/16/15

DECISION: Approved with conditions 2/3/15

Motion by Mr. Weideli, second by Mr. Pearly the foregoing resolution memorializing the approval on 2/3/15 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Fross, Mr. Pearly,
Mr. Weideli

ABSENT: Mr. Riga, Mr. Kirsh, Mrs. Powers

NOT ELIGIBLE: Ms. Guttschall, Mr. Fallone

HEARING AND DELIBERATIONS:

Lo Presti Homes LLC-Chestnut St.

Block 149 Lot 2.01

#13-027-ZB- Amendment to Subdivision Application Previously Approved

TIME: 120=5/9/15

Attorney Robert Foley Esq. appeared for the applicant. Applicant Anthony Lo Presti was sworn in for testimony.

Mr. Foley submitted exhibits which were marked into evidence as follows:

A-1- 2/17/15 F.A.R. Floor Area Calculation Worksheet

A-2 - 2/17/15 Lot Coverage Calculation Worksheet

Mr. Foley briefly stated the request for amendment of the board's prior approval for a home with a one car garage. The proposed amended plan is for the house to now have a two car garage. He stated the proposed house is smaller in size than the previous approved house.

Mr. Foley also stated that the width of the proposed house with the two car garage would be 4 inches less than 35 feet wide which was the previous condition of the board.

Mr. Foley reviewed the exhibits with the board stating that the original house with a one car garage had a total net floor area of 2,466.7 square feet and the proposed house with the two car garage has a total net floor area of 2,046 square feet.

Chairman Sweeney reviewed the Engineer's report and report of Board Planner.

Mr. Foley confirmed that there were similar houses currently in the neighborhood and that it would fit in with what is already there.

Mr. Foley concluded his testimony.

Chairman Sweeney opened the public portion of the meeting. There were no comments or questions.

The board began deliberations.

Motion by Mrs. Amin second by Mr. Weideli the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Fross, Mr. Pearly,
Mr. Weideli, Ms. Guttschall

ABSENT: Mr. Riga, Mr. Kirsh, Mrs. Powers

NOT ELIGIBLE: Mr. Fallone

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:

Board Attorney Larry Vastola discussed the 2014 Annual Report with the board and said he will have it ready for approval at the next meeting.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:12 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary