

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, March 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:

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

Others present: Attorney John Sullivan, Board Planner Scarlett Doyle, Ann Marie Lehberger, Planning Secretary

MINUTES FOR APPROVAL:

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

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

The foregoing minutes will be presented for Board consideration when completed. No action was taken.

February 17, 2015 Regular Meeting – Motion by Mr. Weideli, second by Mrs. Amin, the foregoing minutes were adopted on the following roll call vote:

AFFIRMATIVE:	Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Humenick, Mr. Fross Mr. Pearly, Mr. Weideli
ABSTAIN:	Mr. Kirsh, Mrs. Powers
NOT ELIGIBLE:	Ms. Guttschall, Mr. Fallone

MEMORIALIZING RESOLUTIONS:

TMI HOSPITALITY, INC. - Marriot Courtyard & Residence Inn
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

Motion by Mr. Kirsh, second by Mr. Weideli the foregoing resolution memorializing the denial on 1/20/15 was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mr. Fross, Mr. Pearly
Mr. Weideli

NOT ELIGIBLE: Mrs. Amin, Mrs. Powers, Ms. Guttschall, Mr. Fallone

Mr. Kirsh read a statement summarizing his position on the resolution for TMI Hospitality and the factors that affected his decision to deny the application.

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
DECISION: Approved with conditions 2/17/15

Motion by Mrs. Amin, second by Mr. Weideli the foregoing resolution memorializing the approval on 2/17/15 was adopted on the following roll call vote:

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

NOT ELIGIBLE: Mr. Riga, Mr. Kirsh, Mrs. Powers, Mr. Fallone

2014 Annual Report

Motion by Mrs. Amin, second by Mr. Fross the foregoing resolution was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs.
Powers, Mr. Fross

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

HEARING AND DELIBERATIONS:

SCHWARTZ - 231 Great Hills Road
Block 439 Lot 18
#15-003-ZB, Simple Variance –Roof for porch
TIME: 120=5/13/15

The applicant Stacy Schwartz was present and represented herself. The applicant was sworn in for testimony.

The applicant stated that she is requesting a variance to cover their existing cement front porch stoop with a roof. She stated that a variance is needed because the 4 foot roof on the proposed covered porch would cause it to be 2.5 feet into the front yard setback.

The applicant submitted an exhibit that was marked into evidence as follows:

A-1 - 3/17/15 Photos of other homes in the neighborhood

The applicant reviewed the photos stating that there were several other homes in the neighborhood that had similar covered porches and the one they are proposing would fit very nicely into the neighborhood. The applicant also confirmed that it would be an open porch with no walls.

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

The board began deliberations.

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

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Fross

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

WASKO – 104 Karen Place

Block 156 Lot 16

#15-004-ZB, Hardship/Bulk Variance - Clearing of damaged structure and construction of new home

TIME: 120=5/27/15

Attorney John P. Belardo, Esq. was present to represent the applicant. He reviewed the application that proposes to replace an existing home substantially damaged due to a fire with a new structure. He stated that the home is in the R-20 zone and that a variance is being requested for the combined total of both side yards which is required to be 50 feet and 40.5 feet is being proposed.

Stephen M. Fisk, LS stated his credentials and was sworn in for testimony. Mr. Fisk discussed the property and the proposed plan for new home. Mr. Fisk stated that they are requesting a side yard variance of 40.5 feet which is slightly more than what is shown on the proposed plan to allow for construction discrepancies. Mr. Fisk also stated that the home will have a cellar which is not included in the floor area calculations. He clarified that according to the ordinance, a space is defined as a cellar if more than 50% of the floor to ceiling height is below grade and a cellar is not required to be included in the floor area. Mr. Fisk reviewed the reports from the township planner and engineer with the board.

Applicant Sherri Wasko was sworn in for testimony. Mrs. Wasko stated that they were living in the home for 11 years prior to the fire. Mrs. Wasko discussed with the board the need for an art therapy

room for their son. She stated the room cannot be isolated from other active areas and for that reason is placed closer to the kitchen.

Victoria Larosa, Architect stated her credentials and was sworn in for testimony.

Ms. Larosa reviewed the plans of the proposed new home with the board. Ms. Larosa stated that the proposed home is larger than the existing home. The existing home is a little over 2,000 square feet. The proposed new home will be 2,970 square feet.

Mr. Roger DeNiscia, PP was sworn in for testimony. Mr. DeNiscia submitted an exhibit that was marked into evidence as follows:

A-1 - 3/17/15 Photos of the site and adjoining properties

Mr. DeNiscia discussed the photos and described the property. Mr. DeNiscia stated that aesthetically the only essential difference between the current home and the proposed home is that the new home will have a two car garage. The board asked how the size of the home compares to other houses in the neighborhood. Mr. DeNiscia stated that it was a moderately sized home and would fit in with other homes currently in the neighborhood. Mr. DeNiscia discussed the proposed home and the distance between the two adjacent lots

Chairman Sweeney opened the meeting to the public for comments.

Terry Fillippini of 110 Ivy Lane stated that she was in favor of the proposed home and felt it would fit nicely into the neighborhood.

Debbie Huber of 106 Karen Place stated she was happy they were building a new home and were looking forward to the family coming back to the neighborhood.

Chairman Sweeney closed the public portion of the meeting.

Mr. Belardo provided summary and the board began deliberations.

Motion by Mr. Riga second by Mr. Fross the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Fross

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

RAMANATHAN - 7 Sterling Court
BLOCK 187 Lot 26
#14-030-ZB, Simple Variance –Deck with a Sunroom
TIME: 120=5/15/15

Applicant Sankaran Ramanathan was present and represented himself. Mr. Joseph Kalnas of Somerville Aluminum was also present. Both were sworn in for testimony

Mr. Ramanathan stated they would like to expand their current deck and add a sunroom. He explained they are here tonight for variances for improved lot coverage and rear yard setback. Mr. Ramanathan submitted an exhibit that was marked into evidence as follows:

A-1 - 3/17/15 Photos of the site

Mr. Ramanathan discussed the photos with the board. He stated that the proposed deck would be 12' x 12' and the proposed sunroom would be 14' x 12' and that it would fit nicely into the neighborhood.

The board discussed the proposed impervious coverage. Since the area under the deck and sunroom would not have concrete or stone, the board advised the applicant to revise the improved lot coverage calculation. It should include only the area of the foundation and not the entire area under the deck and sunroom. This will bring the improved coverage very close to the existing 36.26%.

Chairman Sweeney opened the public portion of the meeting.

Shiv Kunapuli of 9 Sterling Drive stated he was in favor of the application

Chairman Sweeney closed the public portion of the meeting.

The board began deliberations.

Motion by Mr. Kirsh second by Mr. Riga the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Fross

NOT ELIGIBLE: Mr. Pearly, Mr. Weideli, Ms. Guttschall, 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:

There was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 9:50 pm.

Respectfully submitted,
Ann Marie Lehberger, Planning Secretary