

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, April 7, 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 – absent	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: Board Attorney Larry Vastola, Board Engineer Thomas J. Forsythe, 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.

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

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

MEMORIALIZING RESOLUTIONS:

The Following resolutions will be presented for Board consideration when completed. No action was taken

SCHWARTZ - 231 Great Hills Road (*pending*)

Block 439 Lot 18

#15-003-ZB, Simple Variance –Roof for porch

TIME: 120=5/13/15

DECISION: Approved with conditions 3/17/15

Eligible to Vote: Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Fross

WASKO – 104 Karen Place (*pending*)

Block 156 Lot 16

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

TIME: 120=5/27/15

DECISION: Approved with conditions 3/17/15

Eligible to Vote: Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Fross

RAMANATHAN - 7 Sterling Court (*pending*)

BLOCK 187 Lot 26

#14-030-ZB, Simple Variance –Deck with a Sunroom

TIME: 120=5/15/15

DECISION: Approved with conditions 3/17/15

Eligible to Vote: Mr. Sweeney, Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Fross

2014 Annual Report

Chairman Sweeney stated that one change needed to be made to the Annual Report that was voted on at the last meeting. The correction was made in the section under Minor Subdivisions.

It originally stated: The ordinance definition excludes as a minor subdivision any application “not in conflict with any provision of the Master Plan official map or this chapter”.

It has been changed to state: The ordinance defines a minor subdivision as any application “not in conflict with any provision of the Master Plan, Official Map or this chapter”.

Motion by Mr. Kirsh, second by Mrs. Powers the amended 2014 Annual Report was adopted on the following roll call vote:

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

ABSENT: Mr. Riga
NOT ELIGIBLE: Mr. Weideli, Ms. Guttschall, Mr. Fallone

HEARING AND DELIBERATIONS:

GLOTEL INC – Route 202

Block 163 Lot 6.01

#15-014-ZB, Minor Site Plan with d variance-temporary monopole

TIME: 120=7/24/15

Attorney Judith Fairweather was present to represent the applicant. Ms. Fairweather discussed the application with the board. She stated that NJ American Water needs to repaint its water tank that is located on New Fisher Place across from Wegmans. Antennas for AT&T, Verizon, Sprint and T Mobile are currently on the water tower. In order to complete the maintenance, the antennas will need to be removed and put on a temporary monopole. She stated that the antennas will be placed on the pole while the work is done and once the work is completed they will be put back on the water tower exactly as they are now. The variances that are required for the application are height, front yard setback, side yard setback, tower set back from the property line, site within 1000 feet of any residential property and a minor site plan approval.

Engineer Joshua Cottrell was present and was sworn in for testimony. He stated his credentials and was accepted by the board. Mr. Cottrell described the property to the board. He discussed the applicant's proposal which would be to install a 30 feet by 30 feet steel frame that will sit on ground and in the center of that frame would be a 140 foot monopole. The existing antennas would be removed from the water tank and placed at different height levels on the monopole.

The Board reviewed the engineer and planners report with the applicant's engineer and attorney.

The board questioned the need for a 140 foot pole when the topmost antenna array was at 120 feet. Mr. Cottrell explained that the antennas on the monopole will be stacked vertically with 10 feet of spacing between each carrier. He also stated that only a 140 foot high pole is available right now. The pole comes in sections and the top section is required to accommodate the stacking of the antennas at the heights indicated.

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

The board began deliberations.

It was noted by the board that a developer's agreement will be required.

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

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

ABSENT: Mr. Riga

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

BRIDGEWATER CHEVROLET, INC. - 1548 Route 22 East
Block 356 Lot 2.02
#15-006-ZB, Preliminary Major Site Plan and Final Major Site Plan with variances- Expansion
TIME: 120=7/1/15

Attorney Jeffrey Lehrer was present to represent the applicant. Mr. Lehrer discussed the application with the board and the applicants proposed expansion of the Bridgewater Chevrolet site. He stated the proposed plan is to demolish a portion of the existing building and construct a 10,180 square foot addition to the front of the building.

David Ferraez, owner was sworn in for testimony. Mr. Ferraez stated his vision for the dealership and the need for the update of the current facility. He stated his main reason for the proposed expansion is to update the facility and bring it up to General Motors standards and to benefit the customers and the employees.

Architect Kurt Ludwig was sworn in for testimony. He stated his credentials and was accepted by the board. Mr. Ludwig submitted exhibits which were marked into evidence as follows:

- **A-1 4/7/15** Color rendering of floor plan
- **A-2 4/7/15** Rendering of proposed structure
- **A-3 4/7/15** Photo of existing facility

Mr. Ludwig reviewed the exhibits with the board. He went through the proposed floor plan of the new facility.

Mr. Ferraez stated that General Motors dictates exactly how the building should look and the colors, furniture and flooring that is to be used.

David Stires engineer and planner was sworn in for testimony. Mr. Stires submitted an exhibit that was marked into evidence as follows:

- **A-4 4/7/15** Color rendering of plans

Mr. Stires reviewed the proposed plan with the board. He stated they are proposing a slightly wider access road to the dealership from Route 22 to accommodate trucks entering the facility. He also stated that they are proposing to replace all the current outdoor lighting with led lights. Mr. Stires stated the proposal increases the impervious coverage by 8,000 square feet and to balance this they are proposing pervious pavement for a 50 x 165 square foot area. Mr. Stires reviewed the reports from the board engineer, board planner and other township professionals with the board.

George Marcouiller, construction manager for the Eagle Group was sworn in for testimony. He stated that the Eagle Group will be doing the site work for the project and estimated that the project will take 6-8 months to complete from the time the building permit is received.

Mr. Stires testified as a planner and reviewed the variances requested with the board.

Board planner Scarlett Doyle questioned why the necessary landscaping was not being provided along route 22. Mr. Stires stated that they have limited area and want to ensure visibility of the dealership to the public from route 22. Mr. Stires stated they would work with Ms. Doyle on the landscaping.

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

Mr. Lehrer provided closing comments and the board began deliberations and discussed several conditions.

It was noted by the board that a developer's agreement will be required.

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

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

ABSENT: Mr. Riga

NOT ELIGIBLE: 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 10:05 pm.

Respectfully submitted,
Ann Marie Lehberger, Planning Secretary