

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, April 21, 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 Planning Board Secretary 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 – absent
Evans Humenick – present	John Fallone Alternate #4 - present
Beth Powers – absent	

Others present: Board Attorney Larry 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*)

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

April 7, 2015 Regular Meeting – Motion by Mrs. Amin, second by Mr. Fross, the minutes were adopted on the following roll call vote:

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

MEMORIALIZING RESOLUTIONS:

SCHWARTZ - 231 Great Hills Road
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

Motion by Mr. Kirsh, second by Mr. Fross the foregoing resolution memorializing the approval on 3/17/15 was adopted on the following roll call vote:

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

ABSENT: Mrs. Powers, Ms. Guttschall

NOT ELIGIBLE: Mr. Pearly, Mr. Weideli, 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

DECISION: Approved with conditions 3/17/15

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

Motion by Mr. Kirsh, second by Mrs. Amin the foregoing resolution memorializing the approval on 3/17/15 was adopted with amendments on the following roll call vote:

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

ABSENT: Mrs. Powers, Ms. Guttschall

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

RAMANATHAN - 7 Sterling Drive

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

Motion by Mr. Kirsh, second by Mr. Riga the foregoing resolution memorializing the approval on 3/17/15 was adopted with amendments on the following roll call vote:

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

ABSENT: Mrs. Powers, Ms. Guttschall

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

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

DECISION: Approved with conditions 4/7/15

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

Motion by Mr. Pearly, second by Mrs. Amin the foregoing resolution memorializing the approval on 3/17/15 was adopted with amendments on the following roll call vote:

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

ABSENT: Mrs. Powers, Ms. Guttschall

NOT ELIGIBLE: Mr. Riga, Mr. Weideli, Mr. Fallone

HEARING AND DELIBERATIONS:

CLEARY -2141 Washington Valley Road

Block 907 Lot 68

#14-034-ZB-Major Subdivision

TIME: 120= 5/27/15

Attorney Marcia Zalweski was present to represent the applicant.

Craig Stires PE was present and was sworn in for testimony. He stated his credentials and was accepted by the board. Mr. Stires discussed the application with the board. Mr. Stires described the property as 2.4 acres with an existing dwelling towards the easterly side of the property and steep slopes. He stated that the property has been for sale for 4-5 years. He stated potential buyers have shown interest if the property could be subdivided. He stated the applicant is proposing to subdivide the property into 2 properties.

Mr. Stires submitted an exhibit that was marked into evidence as follows:

A-1 4/21/15 Color rendering of sheet 5 of plans

A-2 4/21/15 Aerial view of surrounding properties

Mr. Stires stated that many of surrounding lots are around 100 - 125 feet wide. He stated that the proposed new easterly lot would be 57,301 square feet with a lot width of 139.33 feet and the proposed westerly lot would be 45,422 square feet with a lot width of 110.4 feet. Mr. Stires stated that there would be one driveway that would split off into the 2 properties. Mr. Stires described the lot sizes of the surrounding properties and stated that they were consistent with their proposal. Mr. Stires reviewed the reports of the Board Planner and Engineer with the board. The board expressed concerns about the single driveway opening opposed to two separate driveways for each lot. Mr. Stires stated that the county would prefer a single driveway to reduce the number of driveway openings along Washington Valley Road. Mr. Stires also stated the plan is for the existing house to remain.

Board Planner Scarlett Doyle noted that the narrowness of lot 68.01 forced an elongated dwelling, which may not be in concert with homes in the neighborhood. Ms. Doyle questioned Mr. Stires whether, in his opinion, relaxation of the setback standards may be an appropriate way to deal with issues raised by the Board. The minimum side yard setback is 25 feet with a total of two side yards required to be 70 feet. She asked if there would be a benefit to leave the minimum side yard setback at 25 feet but reduce the required total for two setbacks to 50 feet. She added that if the revised setback was reduced, the dwelling on the subject property and the abutting lot would conform to the ordinance in that there would be a 50 foot separation between the two dwellings. Mr. Stires confirmed that reduction of the setback requirements would afford the opportunity to place the driveway on the left side of the lot.

Planner Christine Nazzaro Cofone was present and was sworn in for testimony. She stated her credentials and was accepted by the board. Ms. Cofone stated that they were there to request preliminary and final major subdivision approval as well as a 'd' variance for density. She stated in addition they are seeking 'c' variances for the lot area of proposed lot 68.01, minimum lot width variances for both lots and a side yard setback variance for 68.02. Ms. Cofone discussed the widths of the surrounding lots with the board and how they compare to the proposed lot. She stated that the proposed lots are in line with the character of the current neighborhood.

Board Attorney Mr. Vastola suggested that Mr. Stires revise the plan with the proposed changes discussed by Ms. Doyle.

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

Mr. Sweeney closed the public portion of the meeting and summed up the changes the board discussed which were:

- Reducing the eastern most side yard setback on lot 68.01 to 25 feet thereby allowing a larger footprint for whatever home is ultimately proposed on that new lot.
- 2 separate driveways

The Board concurred that the application be carried to the next meeting on May 5th, 2015 with no additional notice required.

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 8:50 pm.

Respectfully submitted,
Ann Marie Lehberger, Planning Secretary