

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, June 30, 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 June 1, 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 – absent
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 – present	

Others present: Board Attorney Larry Vastola, Board Engineer Thomas J. Forsythe, Board Planner Scarlett Doyle, Ann Marie Lehberger, Planning Secretary

MINUTES FOR APPROVAL:

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

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

June 16, 2015, Regular Meeting (*pending*)

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

MEMORIALIZING RESOLUTIONS:

Vadinsky-44 Bradley Lane

Block 121 Lot 29

#15-011-ZB- Minor Site Plan with variances -pool

TIME: 120= 8/21/15

DECISION: Approved with conditions 6/16/15

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

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the approval on 6/16/15 was adopted as amended on the following roll call vote:

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

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ABSENT: Mr. Riga, Mr. Kirsh, Mr. Fross
NOT ELIGIBLE: Mrs. Powers, Ms. Guttschall, Mr. Fallone

HEARING AND DELIBERATIONS:

KANHAA LLC- 600 East Main Street
Block 315 Lot 3
#15-009-ZB- Preliminary and Final Major Site Plan with variances
TIME: 120= 7/29/15

Attorney Donald Whitelaw was present to represent the applicant.

Beth Kenderdine, engineer for the applicant was sworn in for testimony and accepted by the board. Ms. Kenderdine reviewed the site plans and provided testimony as follows. The proposed development will demolish the existing building and build a new building. Some of the existing parking spaces will be removed. According to the requirements of Somerset County, the driveway will be relocated further west away from the intersection of Finderne Ave. and East Main St. Half of the parking lot will be reconstructed to provide a few more grass islands and a dumpster area next to the building. The existing parking lot will be re graded and new storm inlets will be installed to connect to the existing public storm sewer system on East Main St. Evergreen trees are proposed along the back in a tight cluster for buffering. Shade trees are also proposed along the back and in the front. All of the light poles in the parking lot will be replaced with led light fixtures. The board questioned what the plan was for the existing fence that is on the southern portion of the property. Ms. Kenderdine stated that their plan was to keep the fence but agreed to make improvements since the existing fence is in poor condition. The board questioned the parking spots that are along East Main Street. Ms. Kenderdine stated that they would be revising the plans to remove these spots. Ms. Kenderdine reviewed the reports of the township professionals.

Chairman Sweeney opened the public portion of the meeting.

Christopher Faulborn of 591 East Main Street questioned why the driveway was being moved. Mr. Faulborn is concerned because of the many accidents that occur at this intersection. Chairman Sweeney stated that since East Main is a county road, the board does not have a say and he would have to go to Somerset County Planning Board to express his concerns.

John Veneroso of 595 Bridgewater Ave. questioned the use of the existing the sewer line. Ms. Kenderdine said they would size the sewer line to accommodate the five stores. Mr. Veneroso asked how many dumpsters there would be. Ms. Kenderdine said the five stores would share dumpsters and there would not be five separate dumpsters. Mr. Veneroso asked if the dumpsters could be moved to the east side of the building. Ms. Kenderdine stated that there must be enough room for the garbage trucks to have access to pickup. Mr. Veneroso expressed concern about the condition of the current fence and the buffer line on the southern portion of the property. Mr. Whitelaw stated that the applicant is willing to work with the township and the neighbors as to the location and landscape buffer along the existing fence. Mr. Veneroso also expressed concern about the brightness of the proposed led lighting. Ms. Kenderdine stated that the lighting can be shielded on the residential side of the lighting fixtures.

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Dan Landau of 597 Bridgewater Ave. questioned if the number of parking spots could be reduced because all of the houses in the neighborhood have severe water problems. Ms. Kenderdine stated that there would be slightly less impervious coverage and all of the runoff would drain to East Main St. away from his property.

John Veneroso of 595 Bridgewater Ave. is concerned about the drainage because he gets a lot of water on his property.

Chairman Sweeney closed the public portion of the meeting.

Mr. Paul Ricci, the applicant's planner was recalled for testimony. At the last meeting the board asked Board Planner Scarlett Doyle to prepare a report that included the prior resolutions on the property as well as the uses that are currently permitted in the C-1 zone. Mr. Ricci reviewed this report with the board. Mr. Ricci stated that if the board was agreeable, the applicant would agree to consider the principle uses in the C-1 zone to carry forth as part of the application. Board Planner Scarlett Doyle noted that if the board wanted to clarify the uses it should be stated as "uses such as a bank, a dry goods store and a florist".

Chairman Sweeney opened the public portion of the meeting.

John Langel of 36 Harry Road is in favor of the application. Mr. Langel stated that he knows the applicant and has seen other businesses that he has and that he is willing to comply with the requests of the board and is willing to work with the neighbors.

Bill Marzacco of 582 Locust Street is in favor of the application.

Dharmendra Dave of 549 East Main Street is in favor of the application because it will allow a place for people to go with their families.

Terry Snyder of 120 Morgan Place lives across the street from the applicants. Ms. Snyder stated that they are wonderful people and would do a great job at whatever task they do.

Christopher Faulborn of 591 East Main Street is concerned about the impact to his home. He feels that this part of town needs improvement and if the applicant is willing to work with neighbors it can be a nice thing for the community.

Dianne Veneroso of 595 Bridgewater Ave. stated she has lived there for 40 years. Ms. Veneroso expressed concern about the traffic in the area because it is a very dangerous intersection. Ms. Veneroso stated that there are many other similar businesses in close proximity to the proposed retail building and feels that no more are needed. Ms. Veneroso stated that she is not in favor of the application.

Dan Landau of 597 Bridgewater Ave. expressed concern about the type of businesses that would occupy the proposed retail building. Mr. Landau also expressed concern about the traffic in the area.

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Jeff Lichtman, owner of the office building at 590 East Main St. stated he was in favor of the application but expressed his concern about the relocation of the driveway entrance and the impact it will have on the people coming in and out of his property.

Mr. Whitelaw provided closing comments.

The board began deliberations and discussed several conditions.

It was noted that a developer's agreement is required.

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

AFFIRMATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mrs. Powers
Mr. Pearly, Mr. Weideli, Ms. Guttschall
ABSENT: Mr. Riga, Mr. Kirsh, Mr. Fross
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:

There was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 9:15 pm.

Respectfully submitted,
Ann Marie Lehberger, Planning Secretary