

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
Tuesday, September 15, 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 – absent
Pushpavati Amin – present	Roger Pearly, Alt. #1 – absent
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 – absent	

Others present: Board Attorney Larry Vastola, Ann Marie Lehberger, Planning Secretary

**MINUTES FOR APPROVAL:**

**September 1, 2015, Regular Meeting** (pending)

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

**MEMORIALIZING RESOLUTIONS:**

None Pending

**HEARING AND DELIBERATIONS:**

**BARGHASH** - 10 Wilpert Rd.  
Block 706 Lots 20  
#15-028-ZB- Simple Variance - Deck  
TIME: 120= 12/6/15

David Stires, PE and the applicant Hani Barghash were sworn in for testimony.  
Mr. Stires provided testimony as follows. The property is located at 10 Wilpert Road. The lot was created as a result of a subdivision that was part of a cluster approval. With this subdivision, 11 acres of open space

was dedicated to the township and as a result the lots that were created are substandard. The applicant is seeking a C-1 variance for a proposed deck. The applicant would like to replace the existing deck that is in need of repair with a slightly larger deck. The applicant would like to expand the deck to increase the useable space for his family. There is substantial buffer along the north. The rear of property is open space that is fully wooded. The proposed deck would be consistent with what is currently in the neighborhood. The concrete patio that is below the deck will remain.

Mr. Stires reviewed the reports of the township professionals.

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

The board began deliberations.

It was noted that a developer's agreement is not required.

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

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

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**DARJI** - 5 Charlotte Drive  
Block 163.02 Lot 16  
#15-015-ZB- Bulk Variance - Garage  
TIME: 120= 10/24/15

Attorney Phil Barrood was present to represent the applicant.

The applicant, Atul Kumar Darji was sworn in for testimony. Mr. Darji provided testimony as follows. The proposal is to build a two car garage that would be used for storage, a laundry room and a place to store their car. Their basement floods and they need a space to store their items that will keep them dry. There is currently not an existing garage on their property.

Chairman Sweeney asked for clarification as to whether the garage would be attached to the home. Mr. Darji noted that they originally planned to attach it to the home but the construction company they hired for the project will not attach so they do not plan to attach it. They plan to have a 10 foot covered overhang in between the house and the garage.

The board questioned why they would not choose to attach the overhang to the house since they would be going to the garage to do the laundry. The board noted that this would be difficult in the winter and bad weather since there would be a portion that would be uncovered.

Chairman Sweeney clarified for the applicant that if they do not attach it to the home it would be then considered an accessory structure and it would create additional variances. Chairman Sweeney stated that if they attached it to the home, they would only need a variance for side yard setback.

Mr. Darji agreed that he would attach the overhang to the home.

Mr. Darji reviewed the reports of the township professionals. Mr. Darji stated that the proposed garage would fit in nicely in the neighborhood because most of the houses on his street have garages.

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

The board began deliberations and discussed several conditions.

It was noted that a developer's agreement is not required

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. Kirsh  
Mr. Weideli, Ms. Guttschall, Mr. Fallone

ABSENT: Mr. Riga, Mrs. Powers, Mr. Fross, Mr. Pearly

**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 8:30 pm.

Respectfully submitted,  
Ann Marie Lehberger, Planning Secretary