

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
Tuesday, October 20, 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 – 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 – absent	

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

**MINUTES FOR APPROVAL:**

**October 6, 2015, Regular Meeting** (*pending*)

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

**MEMORIALIZING RESOLUTIONS:**

**BRENDENBECK** – Old York Road

Block 122 Lots 24

#15-022-ZB- Bulk Variance-Single Family Home

TIME: 120= 11/15/15

DECISION: Approved with conditions 10/6/15

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

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the approval on 10/6/15 was adopted as amended on the following roll call vote:

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

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

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

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**PRESBYTERIAN CHURCH OF BOUND BROOK- Mountain Ave**

Block 381 Lots 27, 28 & Portion of 22

#25-11-ZB- Preliminary and Final Site Plan, Minor Subdivision, and Variances

TIME: 120= 11/15/15

DECISION: Approved with conditions 10/6/15

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

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

**HEARING AND DELIBERATIONS:**

**CHERBONNEAU - 1779 West Circle Drive**

Block 702 Lots 13

#15-017- ZB- Simple Variance- Shed

TIME: 120= 1/29/16

Applicant Gregg Cherbonneau was present and was sworn in for testimony. Mr. Cherbonneau provided testimony as follows: He is requesting a variance for side yard setback to put a 10 x 16 shed on his property. 25 feet is the required setback and 5 feet is proposed. The reason he selected this location for the shed is because he receives a lot of water on his property. There is a drainage ditch that is located between his property and the adjacent property to the north that overflows causing heavy flooding in the back portion of his backyard. He is concerned that if the residents on the northern lot 11 do any landscaping work it will cause the water to flow down to his property and flood his entire backyard. Chairman Sweeney noted that it is tough to imagine what the water flow is like in that area without a topographic map showing the elevations. The board suggested other locations where the shed could be placed that wouldn't put it in the rear yard and it would maintain the required setback. Mr. Cherbonneau stated that based on the way the water flows in his backyard during a significant rainfall that the location he chose for the shed is the ideal place. Mr. Cherbonneau reviewed the reports of the board professionals.

The board questioned if the applicant gets water into their home. Mr. Cherbonneau stated that he gets water on the back side of his home and also in his basement.

The board questioned what was holding the shed down and noted that a building permit would be required for this shed and it would be required to be anchored down.

The board discussed other options where the applicant could move the shed, and still maintain the required setback.

The board began deliberations.

Motion by Mr. Weideli second by Mr. Kirsh to approve the foregoing application was denied on the following roll call vote:

AFFIRMATIVE: Mr. Kirsh, Mr. Weideli

NEGATIVE: Mr. Sweeney, Mrs. Amin, Mr. Humenick, Mr. Pearly, Ms. Guttschall

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

NOT ELIGIBLE: Mr. Fallone

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**PAPP – 1379 Coriell Drive**

Block 602 Lots 9

#15-024-ZB- Simple Variance-Addition

TIME: 120= 1/18/16

Applicant Robert Papp was present and was sworn in for testimony. Mr. Papp provided testimony as follows: He has submitted an application for a variance for side yard and backyard setback. He is planning to rebuild his kitchen by expanding the back of the house. The proposed addition would go back 14 feet from the existing kitchen. They currently have a detached garage on their property. They are proposing to construct a covered walkway that would connect the existing garage to the house. The walkway would not be enclosed. The current detached garage is considered an accessory structure. By attaching it to the house it becomes part of the principle structure which triggers the variances needed. The house abuts interstate 78 so there are no homes behind them. Mr. Papp reviewed the reports of the professionals with the board. He noted that they had previously received a variance in 1998 to build the existing garage. Mr. Papp also noted that there are pavers currently where the proposed addition would be so there will not be a change to the impervious coverage.

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. Kirsh, Mr. Humenick, Mr. Pearly, Mr. Weideli  
Ms. Guttschall

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

NOT ELIGIBLE: Mr. Fallon

**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.

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 8:40 pm.

Respectfully submitted,

Ann Marie Lehberger, Planning Secretary