

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Special Meeting
Tuesday, February 23, 2016
—MINUTES—

CALL MEETING TO ORDER:

Chairman Sweeney called the meeting to order at 7:30 pm in the Auditorium of The Bridgewater Raritan Middle School, 128 Merriwood Road, 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 February 8, 2016 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

Pushpavati Amin – present

Paul Riga – absent

Michael Kirsh, – present

Evans Humenick – absent

Alan Fross – absent

Beth Powers – present

James Weideli, Alternate #1- present

Dawn Guttschall Alternate #2 – present

John Fallone Alternate #3 – present

Jeff Foose Alternate #4 – present

Others present: Board Attorney Lawrence A. Vastola and Ann Marie Lehberger, Planning Division Secretary

MINUTES FOR APPROVAL:

November 17, 2015, Regular Meeting

November 24, 2015, Special Meeting

February 2, 2016, Regular Meeting

February 16, 2016, Regular Meeting

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

MEMORIALIZING RESOLUTIONS:

OPEN ROAD AUTO GROUP –400 Route 22 East

Block 400 Lots 5.03

#15-034-ZB- Minor Site Plan & Use Variance

TIME: 120=5/1/16

DECISION: Approved with conditions 2/16/16

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

Debra Kurz of 413 Route 28 was present and noted that while her letter notifying her of the hearing was postmarked on February 5, 2016, she did not receive the letter until February 18, 2016. She noted that she did not receive any notification of a prior delivery attempt. It was noted by the chairman that the applicant

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did send the notices out on time. Mrs. Kurz stated that she did listen to the CD, reviewed the plans and read the resolution. She expressed concern about the fence that is currently located at the back of the subject property since her home is located directly behind this lot. Chairman Sweeney confirmed that a board on board fence would be installed to replace the current fence and that the Board Planner would ensure that there is an effective vegetative buffer in the back.

Motion by Mrs. Amin, second by Mr. Kirsh the foregoing resolution memorializing the approval on 2/16/16 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Sweeney, Mrs. Powers

ABSENT: Mr. Riga, Mr. Fross, Mr. Humenick

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

DE FALCO – 5 Levan Court

Block 172 Lots 39

#15-033-ZB- Bulk Variance- Pool & Patio

TIME: 120=4/8/16

DECISION: Approved with conditions 2/16/16

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

Board Attorney Vastola read the resolution into the record.

Motion by Mr. Kirsh, second by Mrs. Powers the foregoing resolution memorializing the approval on 2/16/16 was adopted as read on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Sweeney, Mrs. Powers

ABSENT: Mr. Riga, Mr. Fross, Mr. Humenick

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

HEARING AND DELIBERATIONS:

QUICK CHEK CORP Block 400 Lots 1 & 2

#14-033-ZB- Preliminary & Final Major Site Plan w/ Variances

TIME: 120=2/28/16

Chairman Sweeney announced to the members of the public in attendance that the foregoing application for Quick Chek was withdrawn by the applicant.

The Board answered some questions from the public in attendance about how the application process works.

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:

Board Attorney Vastola stated that he received a letter from the attorney for the applicant Presbyterian Church of Bound Brook Application# 25-11-ZB requesting an amendment to the resolution that was originally adopted on 11/24/15. Mr. Vastola read the changes as follows:

1. Paragraph 4 of the resolution states that the life estate portion of Lot 27 is to be devoted to cemetery use. The resolution is amended to provide that all of Lot 27 is to be devoted to cemetery use.
2. The second sentence of paragraph 4 states: "The area within the circle will have the potential for 950 cemetery plots or a columbaria". This sentence is eliminated and the following inserted in its place.

“The applicant shall have the option of 208 regular grave sites or a combination of columbaria and gravesites within the circle”.

3. No Developer’s Agreement shall be required.
4. In all other respects the Resolution remain unchanged.

Motion by Mrs. Powers, second by Mr. Weideli, the resolution for the Presbyterian Church of Bound Brook Application# 25-11-ZB was amended as read on the following roll call vote:

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

Board Attorney Vastola announced that he would be resigning from the Board after 39 years. The Board thanked Mr. Vastola for his hard work and dedication to the Board throughout the years. Mr. Vastola noted that he would remain on until a replacement was found.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:30 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary