

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, May 17, 2016
—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 08807

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 25, 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	Beth Powers – absent
Pushpavati Amin – present	James Weideli, Alternate #1- present
Paul Riga – present	Dawn Guttschall Alternate #2 – present
Michael Kirsh, – present	John Fallone Alternate #3 – present
Evans Humenick – present	Jeff Foose Alternate #4 – present
Alan Fross – absent	

Others present: Board Attorney Steven Warner, Ann Marie Lehberger, Planning Division Secretary

MINUTES FOR APPROVAL:

May 3, 2016 Regular Meeting

Motion by Mrs. Amin; Second by Mr. Kirsh, the foregoing minutes were adopted as amended on the following roll call vote:

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

MEMORIALIZING RESOLUTIONS:

NEW YORK SMSA LIMITED PARTNERSHIP/ dba Verizon Wireless - 65 Old York Road

Block 134 Lots 4

#16-001-ZB- Amendment of Prior Approval

TIME: 120=4/5/16

DECISION: Approved with conditions 4/5/16

Eligible to vote: Mrs. Amin, Mr. Humenick, Mr. Fross, Mr. Sweeney, Mrs. Powers, Mr. Weideli, Mr. Foose

It was noted by Chairman Sweeney that above resolution will be not be memorialized this evening because the application escrow account was still in arrears.

HEARING AND DELIBERATIONS:

ADANAN JAVAN (GRBNJ TRUST) – 351 Garretson Road

Block 420 Lots 14

#16-008-ZB- Variance- Garage Addition

TIME: 120=8/26/16

The Applicant Adanan Javan was present and represented himself. Mr. Javan was sworn in for testimony. Board Attorney Steve Warner explained in detail the applicant's ability to appear without counsel given that a trust is not a business entity requiring counsel to appear and Mr. Javan is the sole trustee and beneficiary of the trust. Mr. Javan provided testimony as follows: He stated that he is requesting a variance so that he can construct a two car garage addition to his home. There is no garage currently on his property. The proposed garage would be a 624 square foot one story structure, 15 feet high. The only variance needed is for front yard setback where 36 feet is proposed but 50 feet is required. Mr. Javan explained that he considered other options that would make the garage more conforming but these options would leave a large void in front of the garage and to the side of the existing home. It would also be out of character to what is currently in the neighborhood. Mr. Javan submitted an exhibit that was marked into evidence as follows:

A-1 5/17/16 Photos of similar homes in neighborhood

Mr. Javan noted that many of the homes in the neighborhood have garages that are similar to what he is proposing so it would fit in nicely in the neighborhood. He described that the need for the variance is due to the unique conditions of his property. The home being located on a corner lot results in there being two front yards. Mr. Javan reviewed the reports of the Township professionals.

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

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

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

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 were no other matters of Board business.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary