

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, July 19, 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 – present
Pushpavati Amin – present	James Weideli, Alternate #1- present
Paul Riga – present	Dawn Guttschall Alternate #2 – absent
Michael Kirsh, – present	John Fallone Alternate #3 – present
Evans Humenick – present	Jeff Foose Alternate #4 – present
Alan Fross – present	

Others present: Board Attorney Steven Warner Esq., Board Planner Scarlett Doyle and Ann Marie Lehberger, Planning Division Secretary

MINUTES FOR APPROVAL:

June 21, 2016, Regular Meeting

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

MEMORIALIZING RESOLUTIONS:

THIELMAN – 706 Van Nest Drive

Block 802 Lots 26

#16-013-ZB- Variances- Deck

DECISION: Approved with Conditions 6/21/16

Motion by Mrs. Amin; Second by Mrs. Powers, the foregoing resolution memorializing the approval on 5/17/16 was adopted on the following roll call vote:

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

MORANO – 177 Maple Street
Block 153 Lots 39
#16-011-ZB- Variances- Demolish existing Home and Construct New Home
DECISION: Approved with Conditions 6/21/16

Motion by Mrs. Amin; Second by Mrs. Powers, the foregoing resolution memorializing the approval on 4/5/16 was adopted as amended as on the following roll call vote:

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

HEARING AND DELIBERATIONS:

SUMEET KHURANA and KAMESHWARI BULUSU-929 Route 202-206
Block 478 Lot 5
#16-017-ZB-Request for Extension of Prior Approval
(Variance to build new home on vacant lot formerly Appl#16-09-ZB –Ciesla)

Attorney Barry Rosenberg was present to represent the applicant. Mr. Rosenberg explained that the applicant is requesting an extension on a prior approval of the Board in 2010. The application was to construct a new single family home on an existing vacant lot. Mr. Rosenberg noted that the applicant intends to build the exact home that was previously approved.

William Hollows, PE was sworn in for testimony and was accepted by the Board as an expert witness. Mr. Hollows reviewed the reports of the Township Professionals. Mr. Hollows noted that compliance to the conditions of the approval had to be completed and a DOT road opening permit would also be needed.

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

The applicant's attorney requested an extension of six months to submit the compliance package and an additional four months thereafter to obtain a building permit and commence construction.

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

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

MAREPALLI – 1734 Washington Valley Road
Block 701 Lots 5.01
#16-010-ZB- Variances- Driveway Extension and Fountain

Attorney Evan Pickus was present to represent the applicant. Mr. Pickus noted that they were previously in front of the Board and that the applicant has revised the plans based on the previous comments and feedback they received from the Board. Mr. Pickus noted that the loop driveway in the front was reduced in width which in turn reduces the amount of variance relief for impervious coverage being requested. Mr. Pickus also noted that they included a picture of the proposed fountain as requested.

The Board questioned what the height of the fountain would be. Mr. Pickus stated that it would be 9 feet high from grade.

William Scott, PE, the applicant's engineer was previously sworn in for testimony and accepted by the Board as an expert witness. Mr. Scott provided testimony as follows. The ground level at the fountain will be about 4 feet lower than the level at the road. The fountain will be placed back approximately 55 feet from the road and opposite to the front door of the house.

The Board questioned the purpose of the proposed porte cochere. Mr. Scott stated that it was aesthetic.

Mr. Pickus reviewed the reports of the Township professionals

The Board questioned what kind of lighting the applicant was planning to use.

Hanumantha Marepalli, applicant was sworn in for testimony. Mr. Marepalli stated that he had not yet thought about lighting but agreed that any lighting added would be subject to approval of the Township Planner.

The Board expressed concern about emergency vehicles reaching the home in the event of a fire due to the placement of the porte cochere. The Applicant agreed as a condition of approval that the construction of the porte cochere would be subject to the approval of the Township Fire Official.

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

The Board began deliberations.

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

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

The Board discussed the 2015 Annual Report.

Motion by Mrs. Amin, second by Mr. Fross the resolution approving the 2015 Annual Report was adopted on the following roll call vote:

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

Board Attorney Steven Warner provided Part 1 of Land Use Seminar for the members of the Board.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 9:00 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary