

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, December 20, 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 – absent	Jeff Foose Alternate #4 – present
Alan Fross – present	

Others present: Board Attorney Steven Warner Esq., Board Engineer Thomas Forsythe and Ann Marie Lehberger, Planning Division Secretary

MINUTES FOR APPROVAL:

November 1, 2016 Regular Meeting
November 15, 2016 Regular Meeting
December 6, 2016, Regular Meeting

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

MEMORIALIZING RESOLUTIONS:

No Resolutions were considered for Board action

HEARING AND DELIBERATIONS:

TWELFTH STREET PROPERTIES LLC – 158 Chestnut Street
Block 151 Lot 12
#16-033-ZB- Variance-single family home on vacant lot

Attorney Kathryn Kopp was present to represent the applicant. Ms. Kopp stated that the applicant was seeking variance approval to construct a two story single family residence. Ms. Kopp noted that a variance is required because the building envelope of the lot is too small to allow for a functional home.

Maureen Matson, member of Twelfth Street properties was sworn in for testimony. Ms. Matson provided testimony as follows. The lot is currently vacant. There was a house on the property that was previously

demolished. The proposal is to construct a 2,400 square foot 2 story single family home with 4 bedrooms, 2 and ½ baths, two car garage. an attic for storage only and a cellar for storage only. The house will be a colonial style and will match the homes that are in the surrounding neighborhood.

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

Stephen Fisk, LS and PP was sworn in for testimony and accepted by the Board as an expert witness. Mr. Fisk submitted an exhibit that was marked into evidence as follows

A-1 12/20/16 Photo of the property

Mr. Fisk described the property and provided testimony as follows: The property is located in the R-10 zone. It is 50 feet wide, where 100 feet is required in the zone. Three variances are being requested, lot width, single side yard setback and total side yard setback. There is no land available to make this lot more compliant. The properties on either side are occupied with dwellings. According to the tax records, the dwelling that was previously on the lot was demolished 4 or 5 year ago. The lot is currently vacant. The dwelling that appears on the old aerial photos looks to contain a home of similar size to what is being proposed. The lot is narrow for the R-10 zone therefore creating a hardship for the applicant to build a house and meet the zoning requirements. Mr. Fisk reviewed the reports of the Board professionals specifically noting that the applicant is proposing a cellar in the basement therefore it is not included in the FAR calculations. Mr. Fisk also noted that there will be some regrading of the area in the backyard to improve the drainage and allow the water to flow naturally.

The Board questioned if there was any consideration to the placement of the windows in relations to the neighboring homes since the homes will be very close together. Ms. Matson stated that they would agree as much as practically possible to avoid placing the windows directly across from the windows on the adjacent homes.

Chairman Sweeny opened the public potion of the property.

Dan Gaughan of 160 Chestnut Street expressed concern about the placement of the windows on the side of the home that will face his property as well as the drainage.

Ms. Kopp provided some closing comments. and the Board began deliberations.

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

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

ADJOURNMENT:

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

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary