

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, February 21, 2017

—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 18, 2017 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.

SWEAR IN NEW MEMBERS:

Dawn Guttschall Alternate #2

ROLL CALL:

Don Sweeney – present

Pushpavati Amin – present

Paul Riga – present

Michael Kirsh, – present

Evans Humenick – present

Alan Fross – present

Beth Powers – absent

James Weideli, Alternate #1- present

Dawn Guttschall Alternate #2 – present

John Fallone Alternate #3 - present

Jeff Foose Alternate #4 - present

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

Chairman Sweeney announced that the application for BA Massey would not be heard this evening due to defective notice noting that they would be rescheduled to another meeting date and new notice is required.

MINUTES FOR APPROVAL:

January 17, 2017, Regular Meeting-Motion by Mr. Kirsh; Second by Mr. Weideli the foregoing minutes were adopted as amended on the following roll call vote:

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

ABSENT: Mrs. Powers

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

MEMORIALIZING RESOLUTIONS:

617 EAST MAIN STREET LLC – 617 East Main Street & Finderne Ave.

Block 254 Lots 19 & 20

#16-018-ZB- Preliminary and Final Major Site Plan with C and D Variances- 7-Eleven Retail Store

Decision: Denied 12/6/16

—MINUTES—

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the denial on 12/6/16 was adopted on the following roll call vote:

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

ABSENT: Mrs. Powers

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

KRESNIK SALIJAJ- 774-Route 202/206 North

Block 549 Lots 13

#16-037-ZB- Variance-Single family home

Decision: Approved with conditions 1/17/17

Motion by Mr. Weideli, second by Mr. Kirsh the foregoing resolution memorializing the approval on 1/17/17 was adopted on the following roll call vote:

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

ABSENT: Mrs. Powers

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

HEARING AND DELIBERATIONS:

MARTA CZYRNEK-5 Ash Street

Block 547 Lot 7

#16-040-ZB- Variance-Addition to Existing Garage

Margaret Peterson, AIA was present on behalf of the applicant. Ms. Peterson was sworn in for testimony and accepted by the board as an expert witness. Marta Czyrnek, applicant was also sworn.

Ms. Peterson provided an overview of the existing conditions on the property and provided testimony as follows: The existing home is a small ranch with a one car garage on an undersized lot. The existing home is outdated and in poor condition. The applicant is proposing to construct two additions, a bedroom addition and a garage addition. Only the garage addition requires variance relief. The applicant is proposing to construct an addition to the currently existing garage to make it a two car garage. The proposed garage addition requires front, side and combined yard setback relief. The applicant looked at other locations on the property to construct the garage but there were no other locations that would allow them to conform to the ordinance requirements. The applicant will plant two additional rows of evergreens between 6 and 8 feet high along the southerly property line and install a six foot tall wrought iron fence to enclose the rear yard.

The Board questioned if the deck shown on the plans was existing or proposed. Ms. Peterson confirmed that the deck shown on the plans was new and that there would be only dirt below the deck.

Ms. Peterson reviewed the report of the Township Professionals.

Chairman Sweeney opened the meeting to comments from the public portion of the meeting. There were no comments.

The Board began deliberations and discussed conditions of approval.

Motion by Mr. Weideli; Second by Mr. Kirsh, 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. Fross, Mr. Weideli

ABSENT: Mrs. Powers

NOT ELIGIBLE: Ms. Guttschall, 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 was no other business discussed.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:15 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary