

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, July 18, 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.

ROLL CALL:

Don Sweeney – present
Pushpavati Amin – present
Paul Riga – absent
Michael Kirsh, – present
Evans Humenick – present
Alan Fross – absent

Beth Powers – present
James Weideli, Alternate #1- present
Dawn Guttschall Alternate #2 – absent
John Fallone Alternate #3 - present
Jeff Foose Alternate #4 - present

Others present: Attorney Thomas Molica for Board Attorney Steven K. Warner, Board Engineer Thomas Forsythe, Board Planner Scarlett Doyle and Planning Division Secretary Ann Marie Lehberger

MINUTES FOR APPROVAL:

There were no minutes presented.

MEMORIALIZING RESOLUTIONS:

There were no resolutions presented.

HEARING AND DELIBERATIONS:

RAMAN SUNDARARAJAN-17 Schaal Street
Block 178 Lot 21
#17-009-ZB- Variance –Conservatory

Raman Sundarajan and Kalpana Raman, applicants were sworn in for testimony. Board Planner Scarlett Doyle and Board Engineer Thomas Forsythe were also sworn in for testimony.

Mr. Sundarajan explained that they were present to request a rear yard setback variance, 17.9 feet is proposed where 24 feet is required, to construct a conservatory on an existing stone patio on the rear of the home. Mr. Sundarajan submitted an exhibit that was marked into evidence as follows:

A-1 7/1817 Packet of photos showing existing conditions and also other similar conservatories in the surrounding neighborhood

Mr. Sundarajan explained that he and his family have lived in Bridgewater since in 2002 and provided testimony as follows: They would like to construct the conservatory because it would provide additional space for their family of five. He explained that the existing dwelling only has three bedrooms and the conservatory would provide a study area for his high-school aged children. The proposed conservatory is a 12 x 18 structure. It is made of glass windows and will be aesthetically beautiful. There are similar structures in the neighborhood. Mr. Sundarajan reviewed the report of the Township professionals. The applicant agreed to provide additional landscape buffer if deemed necessary by the Township planner.

Chairman Sweeney opened the public portion of the meeting for questions or comments.

Donald McPherson of 1020 Washington Valley Road was present and stated that he was in favor of the application.

The Board deliberated and discussed conditions of approval.

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

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Mr. Sweeney, Mr. Weideli, Mr. Fallon

ABSENT: Mr. Riga, Mr. Fross, Ms. Guttschall

NOT ELIGIBLE: Mr. Foose

DONALD MCPHERSON-1020 Washington Valley Road
Block 605 Lot 3
#17-017-ZB- Variances- Garage Addition and 2nd Floor Addition

Donald McPherson, applicant was sworn in for testimony. Mr. McPherson submitted exhibits that were marked into evidence as follows:

A-1 7/18/17 Packet of photos of existing property and surrounding properties
A-2 7/18/17 Addendum entitled, "Sewer pipe and gravel driveway adds"

Mr. McPherson provided testimony as follows: He purchased the property in October of 2016 with the intention of making improvements to the property. There is currently a small 3 bedroom home on the property that was built in 1936. The proposal is to add a one-car garage and a second story to the home. It is also proposed as part of the renovation to replace the existing three season porch with a kitchen on the main floor rather than keeping it in the basement as it currently exists. The existing roof is in poor condition and will be replaced as part of the renovation. There are steep slopes and a drainage ditch on the westerly side of the property that flows from Washington Valley Road to the rear of the property and eventually to Sunset Lake. The drainage ditch separates the driveway from the home and there is a small wooden bridge that connects the two areas of the property. The addition of the garage would allow him to turn around his vehicle instead of backing out onto Washington Valley Road which is a very busy road.

The Board questioned if some of the existing driveway could be removed to help reduce the amount of impervious coverage. The applicant stated that while he cannot relocate the driveway due to the location of the drainage ditch, he can trim a portion of the driveway and walkway which would reduce the impervious coverage.

The Board questioned as to whether the three season porch was included in the FAR calculations. Mr. McPherson stated that it was not included in the FAR calculations. Based on Board discussion it was

determined that the three season porch should have been included in the FAR calculations. The applicant agreed to revise the calculations that were submitted with the application to reflect this.

Mr. McPherson explained that his proposal will fit in with the other homes that are currently in the neighborhood.

Mr. McPherson reviewed the reports of the Township professionals. Mr. McPherson stated that he requests to keep the shed that currently exists on the property.

Chairman Sweeney opened the public portion of the meeting.

Mike Clemm of 1021 Sunset Drive was sworn and expressed his concerns about storm water runoff flowing onto his property. Mr. McPherson explained that all storm water runoff would drain into the existing ditch and the drainage pattern would remain the same.

Juliana Clemm of 1021 Sunset Drive was sworn and expressed her concern about the amount of water that would drain to the ditch during storm events stating that she presently gets water in her basement.

Chairman Sweeney closed the public portion of the meeting.

On recommendation from the Board, the applicant agreed to carry the application to another date to allow him to provide the following information to address the questions of the Board and its professionals:

- Revised lot coverage and FAR calculations
- A copy of the home inspection report he obtained in regard to the wooden bridge and its ability to handle a vehicle crossing
- A grading plan
- Information on source of potable water
- Clarification on the height of the structure

The application was carried to September 5, 2017 at 7:30 pm. No new notice is required.

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 9:15 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Secretary