

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, March 6, 2018
—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 17, 2018 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 – present
Michael Kirsh – present	John Fallone Alternate #3 - present
Evans Humenick – present	Jeff Foose Alternate #4 - absent
Alan Fross – absent	

Others present: Board Attorney Steven K. Warner, Board Planner Scarlett Doyle, Planning Division Secretary, Ann Marie Lehberger and Jacqueline Pino Municipal Services Secretary.

MINUTES FOR APPROVAL:

January 16, 2018, Reorganization & Regular Meeting-Motion by Mrs. Amin; Second by Mr. Weideli the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mrs. Powers, Chairman Sweeney, Mr. Weideli, Ms. Guttschall

ABSENT: Mr. Fross, Mr. Foose

NOT ELIGIBLE: Mr. Riga, Mr. Fallone

MEMORIALIZING RESOLUTIONS:

CHRISTY BITNER – Union Ave

Block 222 Lot 37 & 38

#17-022-ZB- Variances –Construct new Home on Vacant Lot

Decision: Approved with conditions 2/6/18

Motion by Mr. Weideli, second by Mr. Kirsh the foregoing resolution memorializing the approval on 2/6/18 was adopted as amended on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mrs. Powers, Chairman Sweeney, Mr. Weideli

ABSENT: Mr. Fross, Mr. Foose

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

C & H CUSTOM HOME BUILDERS LLC- 254 Leeham Ave.

Block 544 Lots 2 & 3

#17-025-ZB- Preliminary & Final Major Subdivision with Variances -3 Lots

Decision: Approved with conditions 2/6/18

Chairman Sweeney stated that at the applicant's request, the resolution would be carried to the next meeting.

HEARING AND DELIBERATIONS:

ELIAS ASIMOGLU-276 Vanderveer Road
Block 197 Lot 6
#18-001-ZB- Variance- Covered Portico and Roof Overhang

Elias Asimoglou, the applicant was sworn in for testimony. Mr. Asimoglou explained that he is planning to construct an addition to his existing home including the addition of a one car garage.

Daniel D'Agostino, AIA, the applicant's architect was sworn in for testimony and accepted by the Board as an expert witness. Mr. D'Agostino submitted an exhibit that was marked into evidence as follows:

A-1 3/6/18 Photo rendering

Mr. D'Agostino provided testimony as follows: The project includes a 192 square foot overhang and front porch which requires a variance for front yard setback. The applicant would like to add this to provide protection from the elements as well visual enhancement. Mr. D'Agostino reviewed the reports of the Township professionals. He noted that the street tree on Ventura will be removed and will be replaced once construction is completed and prior to receiving a certificate of occupancy. Mr. D'Agostino stated that the improvements to the home will be consistent with the other homes that are currently in the neighborhood.

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

The board deliberated 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, Mrs. Powers, Chairman Sweeney,
Mr. Weideli

ABSENT: Mr. Fross, Mr. Foose

NOT ELIGIBLE: Ms. Guttschall, Mr. Fallone

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 draft 2017 Annual Report prepared by Board Attorney Steven Warner and discussed some recommendations they would like to make to the governing body and the Planning Board. Board Attorney Warner noted that he will complete the report based on the details discussed this evening and will have it ready for further discussion and adoption at the next meeting.

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 9:30 pm.

Respectfully submitted,
Ann Marie Lehberger
Planning Division Secretary