

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

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

Others present: Attorney Amanda C. Wolfe for Board Attorney Steven K. Warner, and Municipal Services Secretary Jacqueline Pino.

MINUTES FOR APPROVAL:

May 1, 2018, Regular Meeting-Motion by Ms. Guttschall; Second by Mrs. Amin the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Kirsh, Mr. Humenick, Chairman Sweeney, Ms. Guttschall, Mr. Foose

ABSENT: Mr. Weideli, Mr. Fross

NOT ELIGIBLE: Ms. Powers, Mr. Fallone

May 15, 2018, Regular Meeting-Motion by Mr. Kirsh; Second by Mr. Fallone the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick, Mr. Fallone, Mr. Foose

ABSENT: Mr. Weideli, Mr. Fross

NOT ELIGIBLE: Mr. Riga, Mrs. Powers, Chairman Sweeney, Ms. Guttschall

May 29, 2018, Special Meeting-Motion by Mrs. Powers; Second by Ms. Guttschall the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Mr. Weideli, Mr. Fross

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

MEMORIALIZING RESOLUTIONS:

PATTISON SIGN GROUP-1550 Route 22 East (Lexus)
Block 356 Lot 2
#17-027-ZB- Minor Site Plan-Replacement of Pylon Sign
Decision: Approved with conditions 5/15/18

Motion by Mr. Foose, second by Mrs. Amin the foregoing resolution memorializing the approval on 5/15/18 was adopted as amended on the following roll call vote:

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

SOMERSET LAND EQUITIES, LLC-Newmans Lane
Block 706 Lot 9
#18-007-ZB- Variances for New Home on a Vacant Lot
Decision: Approved with conditions 5/29/18

Motion by Ms. Guttschall, second by Mrs. Amin the foregoing resolution memorializing the approval on 5/29/18 was adopted as amended on the following roll call vote:

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

MARTINSVILLE REALTY ASSOCIATES LLC-784-792 Chimney Rock Road
Block 802 Lot 129
#17-024-ZB- Amend Prior Approval- Construct free standing storage garage
Decision: Approved with conditions 5/29/18

Motion by Mr. Kirsh, second by Mrs. Amin the foregoing resolution memorializing the approval on 5/29/18 was adopted as amended on the following roll call vote:

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

HEARING AND DELIBERATIONS:

BRIAN FEE-372 Van Holten Road
Block 418.02 Lot15.01
#18-014-ZB- Variance-Pool

Brian Fee, applicant was present and sworn in for testimony. Mr. Fee explained that he is seeking a variance to put in an in ground pool in the back yard of his home. Mr. Fee stated that a variance is needed for maximum improved lot coverage, 25% is proposed whereas 18% is allowed in the zone. He further explained that a variance is also needed for the location of the pool equipment; 8 ft from the side yard is proposed where 20 ft is required. It was also noted that the applicant would require a variance for the number of accessory structures on the property; four are existing whereas two are allowed. Mr. Fee reviewed the reports of the Township professionals.

The Board questioned if anything could be done to reduce the amount of improved coverage that was being proposed. Mr. Fee stated that he could remove one of the sheds, the outdoor playhouse and also the wood platform, which is leveled off dirt with carpeting.

The Board suggested that the applicant consider reducing the size of the patio and deck to help reduce the impervious coverage noting that it is an undersized lot more in line with those in an R-20 zone. The Board also suggested moving the pool equipment location 12 feet to comply with the ordinance and eliminate the need for a variance. Mr. Fee agreed to move the pool equipment.

The Board also questioned the fence that appears to be on the Board of Education's property. Mr. Fee stated that he sent a letter to the Board of Education to request permission to leave the fence as it is on their property noting that he will remove the fence if they require him to. Mr. Fee also stated the school property was originally a farm owned by his grandfather and the fence has existed there for many years.

The Board suggested that the applicant consider the revisions as discussed and come back to the Board with revised plans. The applicant agreed to revise the plans and come back to the Board.

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

The application will be carried to the meeting on June 26, at 7:30 pm with no new notice 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:

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:04 pm.

Respectfully submitted,
Jacqueline Pino
Secretary to Municipal Services