

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting  
Tuesday, June 26, 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 – absent
Michael Kirsh – absent	John Fallone Alternate #3 - present
Evans Humenick – present	Jeff Foose Alternate #4 - present
Alan Fross – present	

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

**MINUTES FOR APPROVAL:**

There were no minutes presented for Board approval

**MEMORIALIZING RESOLUTIONS:**

There were no resolutions presented for Board approval

**HEARING AND DELIBERATIONS:**

**JSM AT BRIDGEWATER LLC-** Route 28 and Adamsville Road

Block 221 Lots 28 & 29

#16-019-ZB- Preliminary Major Site Plan with Variances – Daycare and Medical Office Building

Chairman Sweeney stated that at the applicant’s request, this application will not be heard this evening. It will be carried to August 21, 2018 at 7:30 pm with no new notice required.

**ESTATE OF CHARLOTTE PICONE/MICHAEL J PICONE EXEC.** -76 Hillcrest Road

Block 815 Lot 27

#18-017-ZB – Extension of Time for Prior Approval-Variance to Construct Single Family Home

Motion by Mr. Weideli, second by Mr. Fross; the request for extension and memorializing resolution was approved on the following roll call vote:

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

ABSENT: Mr. Kirsh, Ms. Guttschall

NOT ELIGIBLE: Mr. Fallone, Mr. Foose

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

Chairman Sweeney stated that this was a continuation of the hearing from last week regarding a variance for a pool. Brian Fee, the applicant was present. It was noted that he was still under oath. Mr. Fee stated that based on the comments from the last meeting, he revised the plans to reduce the size of the patio and moved the pool equipment so that a setback variance would no longer be required. Mr. Fee also stated that the revised plans show that playhouse will be removed as well as the carpet platform which will reduce the impervious coverage by 1.68, which would now make the proposed impervious coverage 23.35 %. The Board noted that there was a discrepancy since the revised plans have the new coverage at 24.35%. Mr. Fee agreed as a condition of approval to confirm the calculations and submit them to the Township Engineering department for review.

Mr. Fee submitted an exhibit that was marked into evidence as follows:

**A-1 6/26/18 Revised Variance Plan**

Mr. Fee also stated that he sent certified letters to the School Board president Jill Gladstone and the administration of the Van Holten School regarding the fence but has not yet heard back. Mr. Fee confirmed that if he did not receive approval from the Board of Education he would relocate the fence.

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

Motion by Mr. Weideli, second by Mrs. Amin the foregoing application was approved with conditions on the following roll call vote:

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

ABSENT: Mr. Kirsh, Ms. Guttschall

NOT ELIGIBLE: Mr. Fallone, Mr. Foose

**JAMES KENNEDY** – 417 Somerville Road  
Block 572 Lots 1, 22 & 23  
#18-008-ZB- Variance-Garage Addition

James Kennedy the applicant was present and sworn in for testimony. Board Planner Scarlet Doyle was also sworn.

Mr. Kennedy explained that he is seeking a variance to construct a detached two car garage. Mr. Kennedy further explained that he is seeking a variance for accessory structure height, 23.3 feet is proposed where the maximum allowed is 16 ft. Mr. Kennedy stated he originally planned to build a three car garage and noted that he attempted to purchase adjacent land that was owned by the Township, but the Township was unwilling to sell the property.

The Board questioned the need for the additional height. Mr. Kennedy explained that he wanted to install a lift to allow for storage of another car as well as his additional equipment, such as a lawn mower and wood working tools. Mr. Kennedy reviewed the reports of the Township professionals.

To respond to questions from the Board, Mr. Kennedy stated that the garage would not have water or septic connection and confirmed that the second story of the garage would be used for storage only and would not be used as living space. Mr. Kennedy stated that he plans on adding on to the existing garage noting that the addition would not encroach further into the rear yard setback than what already exists. Mr. Kennedy further explained that the rear of his property is woods that are owned by Bridgewater Township.

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

Motion by Mr. Weideli, second by Mr. Fross the foregoing application was approved with conditions on the following roll call vote:

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

ABSENT: Mr. Kirsh, Ms. Guttschall

NOT ELIGIBLE: Mr. Fallone, Mr. Foose

**MICHAL NADOLNY** - 841 Papen Road  
Block 631 Lot 39  
#18-015-ZB- Variance-Deck

Michal Nadolny, the applicant was present and sworn in for testimony. Board Planner Scarlet Doyle was also sworn.

Mr. Nadolny stated that he is seeking a variance to construct a 16 x 16 deck in the rear of his property, 60 feet rear yard set back is proposed, 69.97 feet currently exists to the dwelling and 85 feet is required in the zone. Mr. Nadolny reviewed the reports of the Township professionals and confirmed that he would not be installing a gravel border around the deck. Mr. Nadolny agreed to work with the Township Planner to add some shrubs to enhance the buffer in the rear of the property. Mr. Nadolny confirmed that the material under the deck would be natural soil with a weed barrier over it and would not result in any additional improved lot coverage.

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

Motion by Mr. Weideli, second by Mrs. Powers the foregoing application was approved with conditions on the following roll call vote:

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

ABSENT: Mr. Kirsh, Ms. Guttschall

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 8:15 pm.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Division Secretary