

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, August 21, 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 – absent
Pushpavati Amin – present	James Weideli, Alternate #1- present
Paul Riga – present	Dawn Guttschall Alternate #2 – absent
Michael Kirsh – present	John Fallone Alternate #3 - present
Evans Humenick – present	Jeff Foose Alternate #4 - present
Alan Fross – absent	

Others present: Board Attorney Steven K. Warner

MINUTES FOR APPROVAL:

June 19, 2018, Regular Meeting-Motion by Mrs. Amin; Second by Mr. Kirsh the foregoing minutes were adopted as written on the following roll call vote:

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

ABSENT: Mrs. Powers, Mr. Fross, Ms. Guttschall

NOT ELIGIBLE: Mr. Weideli

June 26, 2018, Regular Meeting-Motion by Mr. Weideli; Second by Mrs. Amin the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Riga, Mr. Humenick, Chairman Sweeney, Mr. Weideli,
Mr. Fallone, Mr. Foose

ABSENT: Mrs. Powers, Mr. Fross, Ms Guttschall

NOT ELIGIBLE: Mr. Kirsch

MEMORIALIZING RESOLUTIONS:

BRIAN FEE-372 Van Holten Road

Block 418.02 Lot 15.01

#18-014-ZB- Variance-pool

Decision: Approved with conditions 6/26/18

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the approval on 8/21/18 was adopted as amended on the following roll call vote:

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

JAMES KENNEDY-417 Somerville Road
Block 572 Lot 1, 22 & 23
#18-008-ZB- Variance-Garage Addition
Decision: Approved with conditions 6/26/18

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the approval on 8/21/18 was adopted as amended on the following roll call vote:

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

MICHAEL NADOLNY-841 Papen Road
Block 631 Lot 39
#18-015-ZB- Variance-Deck
Decision: Approved with conditions 6/26/18

Motion by Mr. Weideli, second by Mrs. Amin the foregoing resolution memorializing the approval on 8/21/18 was adopted as amended on the following roll call vote:

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

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 Sue Bateman, Attorney for DiFrancesco Batemen representing JSM is here to ask for an extension.

A letter dated August 6, 2018 was sent by JSM requesting the application be carried forward until December 18, 2018 and JSM will re-notice for a new hearing.

Chairman Sweeney stated that multiple extensions have been granted in the past. He asked Mrs. Bateman to advise the applicant if they must proceed forward within the December 18, 2018 extension. Otherwise they can withdraw the application without prejudice. Mrs. Bateman confirmed that she will advise her client.

The application is carried until December 18, 2018 until further notice is received.

PETER & MICHELE BEST -1822 Ridge Road
Block 703 Lot 3
#18-018-ZB – Variance-Addition

Peter Best the applicant was present and sworn in for testimony. Mr. Best stated that his architect could not come due to another variance hearing. Mr. Best stated that he would like to update his 1950 home enlarge the garage. Mr. Best explained that he is seeking a variance for a front yard set-back and rear yard set-back.

Chairman Sweeney asked Mr. Best to start his testimony with the front-yard set- back, since the addition will reduce it from the existing 41 ft to 31 ft where 75 ft is required.

Mr. Best explained that the house is a Cape Cod that has a wing, which consists of a kitchen and a small garage. The garage floor is broken and when it rains the water seeps in. Also, barely two vehicles can fit in the garage. He would like to enlarge the garage to fit two cars and also use it for other projects. Due to the lot size he can't build anything without encroaching on the set-backs. Mr. Best stated that there is not a single home in the neighborhood that meets the front yard set-backs. The front yard for the neighbor across the street is 38 ft, neighbor to the side is 43 ft and the other side is 44 ft.

Chairman Sweeney looked at the average of all the neighbors' front yard set-back and came up with a little over 46 ft. Chairman Sweeney questioned why the garage could not be moved. Mr. Best agreed, but explained the only way to make the new and old roof lines meet is what is being proposed. The wing that is attached to the garage is also where the kitchen is and there is a basement underneath.

The Board questioned if he can move the garage portion back. Mr. Best explained that the roof lines would not match. Mr. Best also stated that how it is now the water can not remotely drain properly off the roof.

The Board pointed out that the proposed roof line will not line up with the existing due to the addition being 4 ft forward. The Board stated that it is easy to move the garage back, since it does not follow the roof lines. The Board also pointed out that the roof shingles are going in the opposite direction. The shingles over the kitchen are in one direction and in the opposite direction over the garage.

The Board suggested that the applicant check with the architect about moving the garage back and discussing the additional information with him. The Board asked the applicant's architect back at the next meeting.

The application will be carried to September 4, 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:

ADJOURNMENT:

It was the consensus of the Board to adjourn the meeting at approximately 8:10 pm.

Respectfully submitted,
Jacqueline Pino
Secretary of Municipal Services