

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, September 4, 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- 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: Board Attorney Steven K. Warner

MINUTES FOR APPROVAL:

There were no minutes presented for Board approval

MEMORIALIZING RESOLUTIONS:

There were no resolutions presented for Board approval

HEARING AND DELIBERATIONS:

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

**** Per applicant's written request the application will not be heard this evening and will be carried to October 16, 2018.**

ANBL LLC - 84 Walnut Ave
Block 142 Lot 9
#18-013-ZB- Variance-Construct Single Family Home

Attorney Peter Lanfrit was present on behalf of the applicant. Ms. Maureen Matson, Project manager for ANBL, LLC was sworn in for testimony. She stated that the property was purchased in June of 2017 as a vacant lot. They propose to build a single family home on the lot. It will be a 4 bedroom colonial with a basement, one car garage and vinyl siding. The home will be similar to other homes across the street. The home will be built as shown on the architectural plans that were submitted with the application.

Ms. Matson stated that they had contacted the surrounding neighbors to find out if they had any interest in selling their property or buying the applicant's lot. Responses received from the neighbors were submitted as exhibit by Mr. Lanfrit and were marked into evidence as follows:

A-1 9/4/18 Letters & Responses to Three Neighbors

The Board questioned Ms. Matson if the houses around the area met the front yard & side yard set-backs. She responded that they did not. The Board questioned if there would be a finished basement. Ms. Matson confirmed the basement will not be finished.

Chairman Sweeney opened the public portion of the meeting for questions to Ms. Matson's testimony. There were no questions.

Stephen Fisk, LS & PP, the applicant's Land Surveyor & Planner was sworn in for testimony and accepted by the Board as an expert witness. Mr. Fisk provided testimony as follows: The property had an old dwelling that was demolished a few years ago. The property is now vacant and the surrounding properties have homes on them. The variances requested are (1) lot area is 750 sq. ft whereas 10,000 sq. ft is required (2) lot width is 50 ft whereas 100 ft is required, (3) proposed side yards are 10ft and 11.2 ft, whereas 15 ft is required and (4) total proposed side yard is 21.2 ft whereas 40 ft is required.

Mr. Fisk stated that all the lots in this neighborhood are undersized. Prior applications seeking approvals in the past were granted by this Board. He confirmed that the proposed house is within character and scale with the surrounding neighborhood.

Mr. Fisk reviewed the reports of the Township professionals. He stated that they will comply with all the requests in reports from Mr. Mills, Ms. Doyle and the sewer utility.

Chairman Sweeney pointed out that Ms. Doyle's report mentions a concrete walkway on adjacent Lot # 8 that encroaches the applicant's lot. Even though that is not the Board's concern, it should be looked into. Mr. Lanfrit responded he will contact the property owner to remove the walkway or get an easement for it.

The Board questioned if the proposed side yards on lots 7 & 8 are similar to the proposed side yards. Mr. Fisk confirmed that the side yards are similar.

The Board questioned the location of the windows on the sides of the house and suggested that maximum privacy be considered in locating the windows. Mr. Fisk submitted an exhibit that was marked into evidence as follows:

A-2 9/4/18 Copy of the Variance Plan showing windows

Mr. Fisk described the proposed windows. No bedroom windows on either of the side properties will face the proposed windows. Mr. Fisk stated they have carefully considered the issue of privacy in locating the windows.

The Board pointed out that the unfinished basement is considered as a cellar and it is up to the homeowner if they choose to finish it.

Chairman Sweeney opened the public portion of the meeting for questions to Mr. Fisk's testimony. There were no questions. Mr. Lanfrit provided closing comments.

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

The Board deliberated and discussed conditions of approval for the variances.

Motion by Mr. Kirsh, second by Ms. Guttschall the foregoing application was approved with conditions on the following roll call vote:

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

ABSENT: Mrs. Powers, Mr. Fross, Mr. Weideli

NOT ELIGIBLE: 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 8:10 pm.

Respectfully submitted,
Jacqueline Pino
Secretary of Municipal Services