

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
Tuesday, May 21, 2019
—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 16, 2019 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	James Weideli – present
Pushpavati Amin – present	Dawn Guttschall, Alternate #1- present
Paul Riga – absent	John Fallone Alternate #2 – present
Michael Kirsh – present	Jeff Foose Alternate #3 - present
Evans Humenick – present	Daniel Ahern Alternate #4 – present
Alan Fross – present	

Others present: Board Attorney Steven K. Warner & Board Planner Scarlett Doyle

MINUTES FOR APPROVAL:

April 16, 2019, 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. Humenick, Mr. Foss, Mr. Weideli, Ms. Guttschall, Mr. Foose
Chairman Sweeney

ABSENT: Mr. Riga

NOT ELIGIBLE: Mr. Kirsh, Mr. Fallone, Mr. Ahern

MEMORIALIZING RESOLUTIONS:

There were no resolutions presented for Board approval

HEARING AND DELIBERATIONS:

FRONTIER ROAD PROPERTY OWNER, LLC-1001 & 999 Frontier Road
Block 711 Lot 12
#19-002-ZB- Preliminary & Final Major Subdivision with Variances

Chairman Sweeney stated that the application will not be heard this evening at the applicant's request. The application will be carried to Tuesday June 18, 2019 at 7:30pm and no new notice is required.

MATTHEW & KAREN HOFFMAN-10 Frohlin Drive

Block 618 Lot 55

#19-005-ZB- Simple Variance-Front Porch

Matthew & Karen Hoffman were sworn in for testimony along with the Board Planner Scarlett Doyle.

Mr. Hoffman explained that they are seeking a variance for a front yard setback for a front porch. The required setback is 75 feet, where as it is 74.9 feet now and he is requesting an additional 9 feet reduction. Mr. Hoffman also stated that the porch is about 7 feet and an extra 2 feet will be near the entrance way. There is a small overhang with two columns and a front stoop now which comes out about 5 feet and 7 feet wide. The entrance way will be moved out a couple feet and new columns will be put in place. The porch is about 7 feet wide and will be about 20 feet long. This all came about since there was a leak in the roof and they needed to replace the siding and windows.

Mr. Hoffman reviewed the reports of the Township professionals. Mr. Hoffman also stated that the bay window will be replaced with a flat window. Mr. Hoffman described the neighborhood as suburban and rural area which is located near Hamilton Elementary School. There are about 45 homes in that area and Frohlin Drive is a dead end. Most of the homes have a front porch and or sitting area which would be consistent with our application. The Board questioned if the architect was here. Mr. Hoffman stated Mr. Booth had a conflict and couldn't be here. The Board questioned what materials will be underneath the porch. Mr. Hoffman stated that there will be a concrete slab and slate on top with landscape around it. The Board confirmed that the impervious coverage is under the requirement and Mr. Hoffman agreed. The Board stated to Mr. Hoffman that a grading plan will be required when he applies for a building permit. The Board also stated that the sewer information must be put on the plans prior to being signed by the Board. The Chairman stated if Mr. Hoffman has any questions regarding that request that the Township Planner, Scarlett Doyle can help him.

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

The board deliberated and discussed conditions of approval.

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

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

ABSENT: Mr. Riga

NOT ELIGIBLE: Mr. Fallone, Mr. Foose, Mr. Ahern

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 8:00 pm.

Respectfully submitted,
Jacqueline Pino
Secretary of Municipal Services