

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting  
Tuesday, June 18, 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 - absent
Evans Humenick – present	Daniel Ahern Alternate #4 – present
Alan Fross – absent	

Others present: Attorney Amanda C. Wolfe for Board Attorney Steven K. Warner, Board Engineer Thomas Forsythe & Jacqueline Pino Municipal Services Secretary

**MINUTES FOR APPROVAL:**

**May 28, 2019, Special Meeting-**Motion by Ms. Guttschall; Second by Mr. Weideli the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mrs. Amin, Mr. Humenick, Mr. Weideli, Ms. Guttschall, Mr. Fallone, Mr. Ahern  
Chairman Sweeney

ABSENT: Mr. Fross

NOT ELIGIBLE: Mr. Riga, Mr. Kirsh, Mr. Foose

**MEMORIALIZING RESOLUTIONS:**

**MATTHEW & KAREN HOFFMAN** –10 Frohlin Drive  
Block 618 Lot 55  
#19-005-ZB- Simple Variance –Front Porch  
Decision: Approved with conditions 5/21/19

Motion by Mr. Weideli, second by Ms. Guttschall the foregoing resolution memorializing the approval on 5/21/19 was adopted as amended on the following roll call vote:

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

ABSENT: Mr. Fross

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

**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 application will not be heard this evening at the applicant's request. The application will be carried to Tuesday July 16, 2019 at 7:30pm and no new notice is required.

**JOSEPH C. BADIAC-1904 Cambridge Lane**  
Block 622 Lot 10  
#19-003-ZB- Simple Variance-Roof for Porch

Joseph Badiak was sworn in for testimony.

Mr. Badiak explained that there is a stoop that is 35 square feet in front of the house and the overhang of the roof is poorly constructed. His front door gets wet often and because there is a shade tree nearby it does not dry. He had to replace the front door once already and had to do numerous fixes for dry rot over the years. He finally decided to put a roof over it and there are no other changes that he is requesting. Mr. Badiak stated that there are numerous homes in the neighborhood in the R50 zone that don't have a 75 foot setback. He has some examples and the most recent is 845 Brown Road. Since there was a lot of construction and they put a roof over the front stoop that he measured. Mr. Badiak also stated that this is a simple request and doesn't understand why it's such a long process. The Chairman asked Mr. Badiak who has made him jump through hoops. Mr. Badiak stated he tried to do this process twice and had a difficult time but this time was easier and Scarlett Doyle helped him.

Mr. Badiak asked if the zone was ever changed after the homes were built because most of the homes do not have 75 foot setback. The Chairman stated he wasn't sure. A Board member pointed out that based on the survey the lot next door looks to have a 50 foot setback. Chairman agreed, maybe back then it was 50 feet and the applicant would have been able to build this porch because the setback is 55 feet. Mr. Badiak stated that the porch will be 6 feet from the house. The stoop is 5 feet and the stairs is another foot and 7 feet wide. Mr. Badiak also stated that there are columns as well. Mr. Badiak reviewed the reports of the Township professionals and confirmed that all he is doing is the roof. Mr. Badiak is doing the work himself with help of a neighbor who is a retired carpenter. The Board questioned the picture of 845 Brown Road and confirmed with Mr. Badiak that this is what it will look like. The Board also confirmed that Mr. Badiak will need a building permit and he agreed.

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

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

ABSENT: Mr. Riga, Mr. Fross, Mr. Foose

NOT ELIGIBLE: 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:**

Annual Report 2018

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

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

ABSENT: Mr. Riga, Mr. Fross, Mr. Foose

NOT ELIGIBLE: Mr. Ahern

There was a discussion by the Board members regarding the ordinance methodology to establish building height using four corners at grade

**ADJOURNMENT:**

It was the consensus of the Board to adjourn the meeting at approximately 8:02 pm.

Respectfully submitted,  
Jacqueline Pino  
Secretary of Municipal Services