

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting  
Tuesday, July 16, 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 – absent	

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

**MINUTES FOR APPROVAL:**

**MEMORIALIZING RESOLUTIONS:**

**JOSEPH C. BADIAK** –1904 Cambridge Lane  
Block 622 Lot 10  
#19-003-ZB- Simple Variance –Roof for Porch  
Decision: Approved with conditions 6/18/19

Motion by Mrs. Amin, second by Mr. Weideli the foregoing resolution memorializing the approval on 6/18/19 was adopted as amended on the following roll call vote:

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

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

**HEARING AND DELIBERATIONS:**

**PAUL & KELLY DERDERIAN**-235 Leeham Avenue  
Block 711 Lot 12  
#19-010-ZB- Variance-Addition

Paul & Kelly Derderian were sworn in for testimony. Mr. Derderian explained that they are seeking an approval for an addition to move in his Mother-in-law Nancy. Nancy is a 50 year resident of Bridgewater and my wife and I, are 20 year residents. Nancy lives alone and since the passing of her husband the split level home with a pool is a lot to maintain. Mr. Derderian stated the addition is a one story on grade addition

that is wheel chair accessible. This would let her have her own private space to maintain each other's privacy. The Chairman stated that the allowed improved coverage is 18% and currently you are at 14.2% give or take and the proposed is 21.9%. Mr. Derderian agreed and reviewed the reports of the Township professionals. The Chairman reviewed an email from David Battaglia, Township Engineer that brings up the points that Chip Mills had in his report. He also mentions a grading plan to be submitted before the construction permits. The reason for this request is since there is an increase in impervious coverage there would be an increase in drainage. Mr. Derderian explained more in detail about the rooms that will be added. For example there will be a guest room and a sitting room along with an office and a full bath for Nancy. There will be a two-car garage and a mud room along with a work shop.

Mr. Derderian submitted exhibits that were marked into evidence as follows:

**A-1     7/16/19            6 Photos of Homes in the Neighborhood**  
**A-2     7/16/19            Letters from Neighbors**

Mr. Derderian described the photos: First photo is of their current home and the second photo is the home across the street with a two car garage with an addition. Two or three houses down is another home that has been recently remodeled with a two car garage. The other three photos are three homes that are being built. There were two homes on two lots and now there are three lots with a home on each lot. The homes being built are 5 bedrooms with a three car garage. Mr. Derderian confirmed that even with the addition they will still be back from the road. The Board questioned where the drainage goes. Mr. Derderain believes it goes to the street. The rear of the lot has a better grade than the front of the lot. The Board stated when doing the grading to make sure it drains as much onto the property as possible. The Board also asked about the shed and Mr. Derderian confirmed that the shed was new. The Board also questioned if the workspace was unheated and Mr. Derderian stated yes. The Board questioned if the exterior will match the existing. Mr. Derderian stated he was going to use brick and the yellow vinyl siding to match.

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

The board deliberated and discussed conditions of approval.

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

AFFIRMATIVE: Mrs. Amin, Mr. Kirsh, Mr. Humenick, Chairman Sweeney , Mr. Weideli, Ms. Guttschall,  
Mr. Fallone  
ABSENT: Mr. Riga, Mr. Fross,  
NOT ELIGIBLE: 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 8:15 pm.

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Respectfully submitted,  
Jacqueline Pino  
Secretary of Municipal Services