

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
September 6, 2022
—MINUTES—

1. CALL MEETING TO ORDER:

Chairman called the meeting to order at 7:00 pm.

2. OPEN PUBLIC MEETING ANNOUNCEMENT:

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 19, 2022 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 9:30 pm and no new testimony will be taken after 10:00 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 Department 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.

3. SALUTE TO FLAG:

4. ROLL CALL:

Jeff Foose	Present		Gary La Spisa	Absent
James Weideli	Present		Bruce Bongiorno	Absent
Dawn Guttshall	Present		John Gayeski	Present
Pushpavati Amin	Present		Jeffrey Sicat	Present
Donald Sweeney	Present		John Kulak	Present
Andrew Fresco	Present			

Others present Board Attorney Richard Oller, Esq., and Zoning Officer, Roger Dornbierer

5. MEETING OPEN TO THE PUBLIC:

Members of the public wishing to comment to the Board on any matter not listed on the agenda were able to do so at that time. Please note that under the Municipal Land Use Law and case Law, any questions or comments about a pending application must be made in the hearing on that specific application.

June Scortino of 1244 Mount Vernon Rd. expressed opposition to the Park application approved on August 2, 2022. She requested that the Zoning Board reconsider its decision. Mr. Foose spoke to her concerns. Mr. Oller stated that she is entitled to appeal the decision to the NJ Courts.

6. MINUTES FOR APPROVAL:

July 19, 2022 Regular Meeting

Eligible to vote: Mr. Foose, Mr. Weideli, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

Motion by Mr. Weideli, **seconded** by Ms. Amin to approve

AFFIRMATIVE: Mr. Foose, Mr. Weideli, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

DENIED: NONE

August 2, 2022 Regular Meeting

Eligible to vote: Mr. Foose, Mr. Weideli, Mr. Sweeney, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

Motion by Mr. Weideli, **seconded** by Ms. Amin to approve

AFFIRMATIVE: Mr. Foose, Mr. Weideli, Mr. Sweeney, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

DENIED: NONE

7. MEMORIALIZING RESOLUTION(S):

- **T-MOBILE NORTHEAST, LLC – ROUTE 202/206 (Block 601, Lot 107)**
Prior Applications #20-018-ZB & 21-001-ZB (Preliminary & Final Site Plan, d1 (Use) Variance, d6 (Height) Variance & Bulk Variances) - **Amended Site Plan Approval/Amendment of Prior Conditions of Approval**

Eligible to vote: Mr. Weideli, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

Motion by Mr. Weideli, **seconded** by Ms. Guttschall to approve

AFFIRMATIVE: Mr. Weideli, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

DENIED: NONE

- **SAHAJ PATEL – 524 BRIDGEWATER AVENUE (Block 308, Lot 2)**
#22-007-ZB – d(4) Variance (F.A.R.)

Eligible to vote: Mr. Foose, Mr. Weideli, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

Motion by Mr. Weideli, **seconded** by Ms. Amin to approve

AFFIRMATIVE: Mr. Foose, Mr. Weideli, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

DENIED: NONE

JENNIFER PARK – 2 WATERFORD LANE (Block 651, Lot 4.01)

#22-006-ZB – Bulk Variance/s

Eligible to vote: Mr. Foose, Mr. Weideli, Mr. Sweeney, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

Motion by Mr. Weideli, **seconded** by Ms. Amin to approve

AFFIRMATIVE: Mr. Foose, Mr. Weideli, Mr. Sweeney, Ms. Guttschall, Ms. Amin, Mr. Gayeski, Mr. Kulak

DENIED: NONE

- **PLANNING CONSULTING SERVICES**

MICHAEL F. SULLIVAN, ASLA, AICP OF CLARK, CATON HINTZ

Eligible to vote: Mr. Foose, Mr. Weideli, Mr. Sweeney, Ms. Guttschall, Ms. Amin, Mr. Fresco, Mr. Gayeski, Mr. Sicat, Mr. Kulak

Motion by Mr. Weideli, **seconded** by Ms. Guttschall to approve

AFFIRMATIVE: Mr. Foose, Mr. Weideli, Mr. Sweeney, Ms. Guttschall, Ms. Amin, Mr. Fresco, Mr. Gayeski, Mr. Sicat, Mr. Kulak

DENIED: NONE

8. LAND DEVELOPMENT APPLICATIONS:

- **NATALE CHILDREN LLC – 701 Route 202 North (Block 163.01, Lot 1)**

#22-015-ZB – Application for Certificate of Non-Conforming Use

Eligible to Vote: All Members

Chairman Foose announced the application would be carried to October. The applicant will re-notice.

- **GCP BRIDGEWATER, LP – 530 ROUTE 22 (Block 400, Lot 7)**

#21-003-ZB – d(3) Variance (Use)

Eligible to Vote: All Members

The Chairman announced that the application would be carried.

9. OTHER BOARD BUSINESS:

None

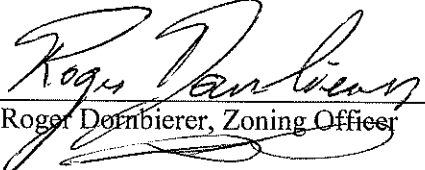
10. EXECUTIVE SESSION:

None

11. ADJOURNMENT

Motion by Mr. Weideli, **seconded** by Ms. Guttschall. Motion carried without objection. Meeting was adjourned at approximately 7:35 PM.

Respectfully Submitted,


Roger Dornbierer, Zoning Officer

APPROVED _____