

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
December 6, 2022

—MINUTES—

1. CALL MEETING TO ORDER

Chairman Foose 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 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 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 THE FLAG

4. ROLL CALL

Jeff Froose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Present
Donald Sweeney-	Present	Jeff Sicat-	Present
Dawn Guttschall-	Present	Bruce Bongiorno-	Present
Pushpavati Amin-	Present	John Gayeski-	Absent
Mr. Kulak-	Present		

Others present: Board Attorney Rich Oller, Esq., Board Engineer William Burr, IV, PE, and Zoning Officer Roger Dornbierer.

5. APPROVAL OF MINUTES

September 20, 2022 Regular Meeting

On motion by Mr. Weideli, seconded by Mr. LaSpisa, the Board voted to approve the minutes based on the following roll call vote:

Ayes: Mr. Weideli, Mr. Sweeney, Ms. Amin, Mr. Fresco, Mr. LaSpisa
& Chairman Foose

Nays:

Ineligible: Ms. Guttschall, Mr. Bongiorno, Mr. Sicat & Mr. Kulak

Abstain:

Absent: Mr. Gayeski

6. OPEN TO THE PUBLIC

Chairman Foose opened the meeting to the public for comments or questions. With there being no members of the public wishing to speak, the Board unanimously voted to close the public portion of the meeting.

7. MEMORIALIZING RESOLUTIONS

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

#21-003-ZB – WITHDRAWAL

On motion by Mr. Weideli, seconded by Mr. LaSpisa, the Board voted to approve the resolution based on the following roll call vote:

Ayes: Mr. Weideli, Mr. Sweeney, Ms. Amin, Mr. Fresco, Mr. LaSpisa
& Chairman Foose

Nays:

Ineligible: Ms. Guttschall, Mr. Bongiorno, Mr. Sicat & Mr. Kulak

Abstain:

Absent: Mr. Gayeski

8. HEARINGS & DELIBERATIONS

SHAH, NEEL B. & SEJAL – Block 633, Lot 36 (850 Sunset Ridge)

#22-013-ZB – Site Plan/Use Variance/Bulk Variance

Mr. Michael Siblert, Esq. was present to represent the applicant. He provided a brief overview of the application and the previous hearings.

Mr. Silbert introduced Ms. Shah as the applicant. She was sworn and accepted by the Board.

Ms. Shah reviewed the previous approval received in 2014 and advised the removal of the soil was intended to flatten the property. Due to excessive costs, the applicant was not able to finish the basement at that time however; she now needs the basement space for her in-laws.

Chairman Foose opened meeting to the public for questions. With there being no questions from the public, the Board unanimously voted to close the public portion.

Mr. Silbert reintroduced Mr. Craig Stires as the applicant's Professional Engineer. He was previously sworn and remains under oath.

Mr. Stires reviewed the changes made to the plans including the elimination of impervious coverage around the pool, elimination of the 545 SF of paved surface in the driveway and the removal of the existing shed. He further advised all the changes reduced the impervious coverage to 18% which is the amount permitted by the ordinance.

Mr. Stires stated he was able to determine some of the basement will have a ceiling height of less than 7 ft. thereby reducing the FAR.

Chairman Foose opened the meeting to the public for questions. With there being no questions, the Board unanimously voted to close the public portion of the meeting.

Chairman Foose opened the meeting to the public for comments. With there being no questions, the Board unanimously voted to close the public portion of the meeting.

On motion by Mr. Weideli, seconded by Mr. Fresco, the Board voted to approve the application with conditions based on the following roll call vote:

Ayes: Mr. Weideli, Mr. Sweeney, Ms. Guttschall, Ms. Amin, Mr. Fresco, Mr. LaSpisa & Chairman Foose
Nays: Ms. Amin
Ineligible: Mr. Bongiorno, Mr. Gayeski, Ms. Sicut & Mr. Kulak
Abstain:
Absent:

SIGNATURE ACQUISITIONS, LLC – Block 206, Lot 3
#22-008-ZB – Preliminary Site Plan with Variances
Eligible to Vote: All Members

This application was carried to the January 31, 2023 Regular Meeting.

9. OTHER BOARD BUSINESS

There was no other business.

10. ADJOURNMENT

The Board unanimously voted to adjourn at approximately 8:15 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer