

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
May 23, 2023  
—MINUTES—

**1. CALL MEETING TO REGULAR MEETING ORDER**

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

**2. ROLL CALL**

Jeff Foose-	Present	Andrew Fresco-	Present
James Weideli -	Present	Gary LaSpisa-	Present
Donald Sweeney-	Present	Jeff Sicat-	Absent
Bruce Bongiorno-	Present	Claudio Vescio-	Present
Pushpavati Amin-	Present	John Gayeski-	Present
John Kulak-	Present		

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

**3. OPEN TO THE PUBLIC**

Chairman Foose opened the meeting to the public.

With there being no members of the public wishing to speak, the Board closed the public portion.

**4. BOARD MINUTES**

There were no minutes for approval.

**5. RESOLUTIONS**

**NATALE CHILDREN LLC**

**Block 163.01, Lot 1 (701 Route 202 North)**

**#22-015-ZB – Application for Certificate of Nonconforming Use/Use Variance**

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

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

Nays:

Ineligible: Mr. LaSpisa, Mr. Vescio, Mr. Gayeski & Mr. Kulak

Abstain:

Absent: Mr. Sicat

**22 GARRETSON F LAND HOLDINGS LLC**  
**Block 408, Lot 3 (Route 22 & Garretson Road)**  
**#22-0027-ZB – Minor Site Plan, Use Variance, Bulk Variance/s**

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, Mr. Bongiorno, Ms. Amin, Mr. Fresco  
& Chairman Foose  
Nays:  
Ineligible: Mr. LaSpisa, Mr. Vescio, Mr. Gayeski & Mr. Kulak  
Abstain:  
Absent: Mr. Sicat

**1251 L BRIDGEWATER LH LLC**  
**Block 581, Lot 2 (1251 Route 22 West)**  
**#22-0022-ZB – Minor Site Plan, Use Variance, Bulk Variance/s**

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, Mr. Bongiorno, Ms. Amin, Mr. Fresco,  
Mr. LaSpisa & Chairman Foose  
Nays:  
Ineligible: Mr. Vescio, Mr. Gayeski & Mr. Kulak  
Abstain:  
Absent: Mr. Sicat

**6. LAND DEVELOPMENT APPLICATIONS**

**7. Rebekkah Zimmerman & Jeffrey Barsnica**  
**Block 377, Lot 6 (810 Hawthorne Avenue)**  
**#23-002-ZB - D Variance, Bulk Variance/s**

Mr. Silbert was present to represent the applicants. Sworn testimony was provided by Jeffrey Barsnica, Owner, JoAnn Montero, Professional Architect and Mr. John Chadwick, Professional Planner. Exhibits were entered as follows:

- A-1 Twenty photographs of the subject Property and surrounding neighborhood properties**

Mr. Silbert provided a brief overview of the history of the property. He then introduced Mr. Barsnica as the property owner. Mr. Barsnica was sworn and accepted by the Board.

Mr. Barsnica provided a history of the property and residence. He advised his wife currently works from home and they have children. He further advised there is insufficient storage space within the home and then reviewed the various upgrades the residence needs.

Mr. Silbert introduced Ms. JoAnn Montero as the Professional Architect. She was sworn and accepted by the Board.

Ms. Montero described the proposed demolition plans and the proposed improvements for the residence. Ms. Montero testified that the rear wall of the dwelling would be removed, and the entire central portion of the dwelling would be gutted. She further testified that a portion of the southerly (right) side of the dwelling and the rear of the dwelling would be expanded. The second floor would be rebuilt entirely, and a portion of the side addition would also be two stories.

Ms. Montero introduced and described exhibit **A-1 Twenty photographs of the subject Property and surrounding neighborhood properties**. Ms. Montero confirmed that the proposed improvements would be compatible with the neighborhood scheme. The proposed improvements would provide for a home office which is a modern trend.

The Board engaged in a discussion regarding the siding of the garage and the applicant's conceded that the existing garage would be sided to match the dwelling.

Chairman Foose opened the meeting to the public for questions, with there being no questions from the public, the Board closed the public portion.

Mr. Silbert introduced Mr. John Chadwick as the applicants Professional Planner. He was sworn and accepted by the Board.

Mr. Chadwick discussed the FAR and opined it can be reasonably accommodated on the property. He further opined that homes in the neighborhood, which have been modernized with attached garages, will appear much larger than the subject dwelling. Mr. Chadwick further opined that the proposed improvements are consistent with the neighborhood surroundings.

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

The Board deliberated.

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

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

Nays:

Ineligible: Mr. Vescio, Mr. Gayeski & Mr. Kulak

Abstain:

Absent: Mr. Sicat

**Application No. 21-020-ZB; GATEWAY 70-B**

**Block 221, Lot 1.01; 229 Adamsville Rd.**

#21-020-ZB – Request for Extension of Prior Approval

Mr. Michael Silbert, Esq. was present to represent the applicant.

Mr. Silbert advised the Board that the applicants have applied to the Board for a one-year extension of approvals. The applicant advised there have been delays incurred at the NJDEP and the applicant's plans have not yet been reviewed.

Mr. Silbert agreed to the applicant supplying the Township a status letter of the application as a condition of approval for the extension.

The Board expressed concerns with the state of the property.

Chairman Foose opened the meeting to the public for questions or comments. With there being no questions or comments from the public, the Board closed the public portion.

The Board deliberated.

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

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

Nays:

Ineligible: Mr. Vescio, Mr. Gayeski & Mr. Kulak

Abstain:

Absent: Mr. Sicat

**8. OTHER BOARD BUSINESS**

There was no other business.

**9. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 7:30 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "J. Ricks", written in a cursive style.

Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer