

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT

Regular Meeting

June 27, 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-	Present
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**

**Rebekkah Zimmerman & Jeffrey Barsnica**  
**Block 377, Lot 6 (810 Hawthorne Avenue)**  
#23-002-ZB – C&D Variance Approval

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

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

Nays:

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

Abstain:

Absent:

**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. Silbert, Esq. was present to represent the applicant. He advised the property has been cleaned up based on the Board concerns.

The Board deliberated.

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

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

Nays:

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

Abstain:

Absent:

**LAND DEVELOPMENT APPLICATIONS**  
**Signature Acquisitions, LLC**  
**Block 206, Lot 3 (1130 Route 22)**  
#22-008-ZB – Preliminary Site Plan with Variances

This application has been carried to the July 25, 2023 Regular Meeting pending proper notice.

**Philip Herro**  
**Block 381, Lot 3 (770 Hawthorne Ave)**  
#23-005-ZB – Simple Variance

Mr. Phillip Herro was present to represent his application. He was sworn and accepted by the Board.

Mr. Herro described the existing residence and advised the intent is to convert the half bath to a full bath and move the laundry upstairs causing the need for an addition.

On questioning of the Board, Mr. Herro confirmed the residence will be consistent with surrounding homes.

Mr. Herro introduced Mr. Dan Fortunato, Professional Architect. He was sworn and accepted by the Board.

Mr. Fortunato described the addition and confirmed the gutters will be a continuation of how they are currently set up. He confirmed there will not be additional water runoff to the side of the lot.

Mr. Fortunato opined the proposed addition is inline with the characteristics of the neighborhood and there are no substantial detriments.

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 the application with conditions based on the following roll call vote:

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

Nays:

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

Abstain:

Absent:

**T-Mobile Northeast, LLC**  
**Block 623, Lot 12 (1222 Washington Valley Road)**  
#20-011-ZB – Extension

Mr. Ed Purcell, Esq. was present to represent the applicant. He provided a brief overview of the previously approved application. Mr. Purcell advised there was a delay due to a fire on the site.

Mr. Purcell introduced Mr. Timothy Kronk as the Project Manager. He was sworn and accepted by the Board.

Mr. Kronk advised the applicant has been waiting on the fiber instillation from Crown Fire. The delivery date is typically a one-year lead time and right now, it is a two-year lead time.

On questioning by the Board, Mr. Kronk advised the work is now able to be completed and T Mobile can ensure the extension requested is adequate.

The Board expressed concerns with temporary tower still remaining and extending the approvals.

On questioning by the Board, Mr. Kronk advised T Mobile corporate handles the contracts and he is only advised of the delays.

Chairman Foose opened the meeting to the public for questions or comments.

Mr. Tim Menza of 1079 Brown Rd. Bridgewater NJ. Mr. Menza asked who the contractor is for the project. Mr. Kronk advised the contractor for the fiber is not the general contractor for T Mobile. T Mobile has been awaiting the fiber from the supplier.

With there being no further questions or comments, the Board voted to close the public portion of the meeting.

The Board deliberated.

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the extension 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. Sicat, Mr. Gayeski & Mr. Kulak

Abstain:

Absent:

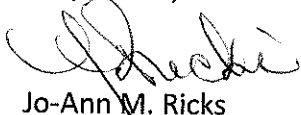
**6. OTHER BOARD BUSINESS**

There was no other business.

**7. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 8:07 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer