

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**

Regular Meeting  
September 26, 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-	Absent
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. 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 this portion.

**4. BOARD MINUTES**

May 23, 2023 Regular Meeting

June 27, 2023 Regular Meeting

July 25, 2023 Regular Meeting

September 19, 2023 Regular Meeting

Minutes were carried to the next meeting for amendments.

**5. RESOLUTIONS**

There were no resolutions for adoption.

**6. LAND DEVELOPMENT APPLICATIONS**

**Application No. 23-016-ZB; Cuoto**

**Block 112, Lot 51; 74 Sycamore Ave.**

Mr. Pablo Lemus, Professional Engineer and Mr. John Cuoto, Owner, was present to represent the application.

Mr. Lemus was sworn and accepted by the Board. He identified the variance relief being sought by the homeowner to construct the exterior basement stairs.

Mr. Lemus reviewed the Township Engineer's review memo and answered each question.

On questioning by the Board, Mr. Cuoto confirmed there is internal access to the basement but not external. The purpose of this application is to construct external access to the basement.

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

On questioning by the Board, Mr. Lemus advised the preference is to have the stairs on this side of the house for easier access.

Mr. Oller reviewed conditions for the resolution and 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, Ms. Amin Mr. Sweeney, Mr. Fresco, Mr. Bongiorno,  
Mr. Gayeski & Chairman Foose

Nays:

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

Abstain:

Absent: Mr. LaSpisa

**Application No. 23-010-ZB; Nassikar  
Block 333, Lot 7; 32 Riha St.**

Mr. John Sullivan, Esq. was present to represent the applicant. Sworn testimony was provided by Mr. Wellish, Professional Architect, Mr. William Scott, Professional Engineer and Michael Pessolano, Professional Planner. Exhibits were entered as follows:

**A1 5 Page Planning Exhibit**

**A2 Master Plan Reexamination Report Page 39**

Mr. Sullivan provided a brief overview of the application. He then introduced Mr. Shaounak Nasikkar as the owner of the property. Mr. Nasikkar was sworn and accepted by the Board.

Mr. Nasikkar described the addition and advised there are 3 bedrooms proposed as part of the plan in addition to an expansion to the living space. The residence would have a total of 3.5 bathrooms as part of this project.

On questioning by the Board, Mr. Nasikkar confirmed the deck on the right side of the home will be removed however the pool will remain.

The Board expressed concerns with the 10' proposed side yard setback of the project. Mr. Nasikkar advised there is not enough space to place the addition on the garage side of the home.

On questioning by the Board, Mr. Nasikkar clarified there is a small deck proposed on the right side of the residence.

Mr. Sullivan introduced Mr. Wellish as the applicant's Professional Architect. He was sworn and accepted by the Board.

Mr. Wellish identified page 6 of the submitted plan set to orient the Board on the existing layout of the house, deck and pool. Mr. Wellish then reviewed the proposed changes in detail to the residence using Sheets A1 and A2.

Mr. Wellish advised the garage is proposed to be 11x21 ft. Mr. Wellish opined reducing the size of the garage to meet the setback is not as beneficial for the family as accounting for space the family needs and seeking variance relief.

Mr. Wellish described the deck on the right side of the house as more of a landing that is required by Code Enforcement. He confirmed the space is not large enough for a grill.

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. Sullivan introduced Mr. William Scott as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Scott reviewed the existing conditions of the subject property in detail.

On questioning by the Board, Mr. Scott advised a "significant" multi family project is being built across the street from the subject property.

Mr. Scott reviewed the impervious coverage and clarified pools and decks are not counted towards impervious coverage in Bridgewater. He advised the proposed impervious coverage is increased by approximately 302 SF.

On questioning by the Board, Mr. Scott confirmed there is a safety railing on the deck nearest the pool.

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

Mr. Sullivan introduced Mr. Michael Pessolano as the applicant's Professional Planner. He was sworn and accepted by the Board.

Mr. Pessolano introduced exhibit **A1 5 Page Planning Exhibit** and reviewed the relief requested by the applicant in detail.

Mr. Pessolano reviewed the FAR variance relief being sought and advised the existing lot is undersized causing the building envelope to be small. He opined that granting the FAR variance relief will not cause any detriments.

Mr. Pessolano provided extensive planning testimony and opined the benefits of granting the variance relief outweigh any detriments.

Mr. Pessolano introduced exhibit **A2 Master Plan Reexamination Report Page 39** to identify the multi family project being built across the street from the subject property.

The Board took a short recess and reconvened.

Mr. Sullivan addressed the Board's concerns of the nature of the "ask" from the applicant. He advised that not only is the subject lot undersized, it is also a corner lot.

Mr. Sullivan opined Mr. Pessolano demonstrated the lot can accommodate the project and requested the Board vote favorably for the application.

Chairman Foose opened the meeting to the public for questions or comments. With there being no questions or comments, 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, Ms. Amin Mr. Sweeney, Mr. Fresco, Mr. Bongiorno,  
Mr. Gayeski & Chairman Foose

Nays:

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

Abstain:

Absent: Mr. LaSpisa

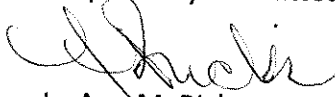
## **7. OTHER BOARD BUSINESS**

There was no other business.

**8. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 8:54 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer