

BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
October 10, 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-	Absent
James Weideli -	Present	Gary LaSpisa-	Present
Donald Sweeney-	Absent	Jeff Sicat-	Present
Bruce Bongiorno-	Present	Claudio Vescio-	Present
Pushpavati Amin-	Present	John Gayeski-	Absent
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 this portion.

**4. BOARD MINUTES**

May 23, 2023 Regular Meeting  
June 27, 2023 Regular Meeting  
July 25, 2023 Regular Meeting  
August 22, 2023 Regular Meeting  
September 19, 2023 Regular Meeting  
September 26, 2023 Regular Meeting

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

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

**5. RESOLUTIONS**

**Application No: 23-019-ZB; Cottages at Martinsville LLC  
Block 802, Lot 131; Chimney Rock Rd. (South of Washington Valley Rd.)  
Approved: 9/12/23**

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

**Application No. 23-015-ZB; Hamamatsu Corporation  
Block 584, Lots 1,2,3,4&5; 360 Foothill Rd  
Approved: 9/12/23**

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

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

**Application No. 23-016-ZB; Cuoto  
Block 112, Lot 51; 74 Sycamore Ave.  
Approved: 9/26/23**

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

**6. LAND DEVELOPMENT APPLICATIONS**  
**Application No. 23-013-ZB; Cohan**  
**Block 404, Lot 13; 55 Northwood Drive**  
**C/D Variances**

Mr. Robert Cohan, Owner, was present to represent his application. Sworn testimony was provided by Mr. Cohan, Yuval Wellisch, Professional Architect and Mr. William Scott, PE. Exhibits were entered as follows:

**A1 Compendium of 9 Photographs**

Mr. Wellisch was sworn and accepted by the Board. He introduced described exhibit **A1 Compendium of 9 Photographs**. He then described the existing residence in detail. Mr. Wellisch then identified the preexisting non-conformities.

Mr. Wellisch described the proposed layouts of both floors in detail as well as the façade materials. The purpose of the project is to update the existing residence.

On questioning by the Board, Mr. Wellisch confirmed the foundation will remain. Mr. Wellisch also confirmed the basement will remain unfinished.

Mr. Wellisch and Mr. Oller identified the variance relief as the side yard setback, the combined side yard, lot coverage and the floor area ratio.

Mr. Wellisch referenced exhibit **A1 Compendium of 9 Photographs** and described each photograph.

On questioning by the Board, Mr. Wellisch confirmed all siding will be removed and replaced.

Chairman Foose opened the meeting to the public for questions.

Cheryl Martino of 210 West End Ave. Bridgewater NJ. Ms. Martino expressed concern with water runoff. Ms. Martino was deferred to the Engineer's testimony and public comment portion of the meeting.

With there being no further questions, Chairman Foose closed the public portion of the meeting.

Mr. William Scott, applicant's Professional Engineer was sworn and accepted by the Board.

Mr. Scott reviewed the previously submitted site plan to orient the Board to the project.

Mr. Scott discussed the drainage improvement project on West Summit St. that will help these residents. Mr. Scott then opined there is no drainage impact from the project.

Chairman Foose opened the meeting to the public for questions.

Ms. Cheryl Martino of 210 West End Ave. Bridgewater NJ. Ms. Martino asked about the water runoff. Mr. Scott confirmed the applicant is proposing to connect the roof drains to the storm sewer system.

With there being no further questions, Chairman Foose closed the public portion.

Mr. Cohan provided a brief summation of the project.

Chairman Foose opened the meeting to public comment. With there being on comments from the public, Chairman Foose closed the public portion of the meeting.

Mr. Oller reviewed conditions for the resolution and the Board deliberated.

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

Ayes: Mr. Weideli, Mr. LaSpisa, Ms. Amin, Mr. Bongiorno, Mr. Sicat,  
Mr. Kulak & Chairman Foose

Nays:

Ineligible: Ms. Vescio

Abstain:

Absent: Mr. Sweeney, Mr. Fresco & Mr. Gayeski

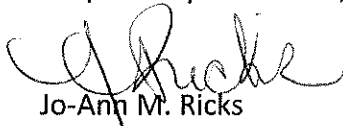
## **7. OTHER BOARD BUSINESS**

There was no other business.

## **8. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 8:02 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Deputy Land Use Administrator/Deputy Zoning Officer