

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
November 26, 2024

—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 9, 2024 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 FLAG:

4. ROLL CALL

| | | | |
|------------------|---------|-----------------|---------|
| Donald Sweeney- | Present | Jeff Foose- | Present |
| Bruce Bongiorno- | Present | John Gayeski- | Present |
| James Weideli- | Present | Claudio Vescio- | Present |
| Jeffrey Sicat- | Absent | Andrew Fresco- | Absent |
| Pushpavati Amin- | Present | Chris Gabbett- | Present |
| John Kulak | Present | | |

Others present: Board Attorney Rich Oller, Esq. and Board Planner Katherine Sarmad

5. 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 of the meeting.

6. APPROVAL OF MINUTES

There were no minutes for approval.

7. RESOLUTIONS

There were no resolutions for adoption.

8. LAND DEVELOPMENT APPLICATIONS

Application #23-011-ZB; 1200 Route 22 Land Investors & 1200 Route 22 LLC Holding Block 221; Lots 1.02, 1.03, 1.04, 2 & 2.01 (1210 & 1220 Route 22)
Preliminary & Final Site Plan Approval with D Variance(s), Bulk Variance(s)

This application was carried to the December 10, 2024 Regular Meeting pending new notice.

Application #24-021-ZB; Visions & Pathways Block 508, Lot 4.01; 8 Third Ave.
Preliminary & Final Major Site Plan w/ Variances

This application has been carried to the January 14, 2025 Reorganization meeting without further notice, for scheduling purposes only.

Application #24-005-ZB; 821 Bridgewater LLC & JCC of Somerset, Hunterdon & Warren Block 477, Lot 45&46 (821 & 831 Route 202-206)
D(1), D(4), D(5) Variances

This application has been carried to the January 14, 2025 Reorganization meeting without further notice for scheduling purposes only.

Application #23-014-ZB; CX Towers Block 163, Lot 6.01 (719 Route 202)
Preliminary & Major Final Site Plan with D Variance, C Variance (s)

This application was carried to the January 14, 2024 Reorganization Meeting pending new notice.

Application #23-010-ZB; Bellie Holdings LLC Block 249, Lot 40 (19-21 Mount Pleasant Ave)
D Variances, Bulk Variances

This application was carried to the January 14, 2024 Reorganization Meeting pending new notice.

Application #23-023-ZB; Bridgewater Realty II LLC (Starbucks)
Block 222, Lot 6.01 (1288 & 1298 Rt. 22 & Morgan Lane)
Preliminary & Final Major Site Plan, Use Variance, Bulk Variances

This application was carried to the January 14, 2025 Reorganization Meeting pending new notice for scheduling purposes only.

Application #23-010-ZB; Bellie Holdings LLC
Block 249, Lot 40 (19-21 Mount Pleasant Ave)
D Variances, Bulk Variances

This application was carried to the January 14, 2025 Reorganization Meeting pending new notice for scheduling purposes only.

Application #24-019-ZB; Pierre & Kadi
Block 374, Lot 14 (821 Hawthorne Ave)
D Variance, Bulk Variance

Mr. Gregory Ralph, Professional Architect, was present to represent the application. He was sworn and accepted by the Board. Mr. Ross Peirre was sworn as the property owner.

Mr. Ralph reviewed the application and identified the variance relief being sought for the addition, front portico and accessory structure. He then described the existing dwelling and existing lot, confirming the lot is undersized compared to the neighboring lots.

Mr. Ralph described the proposed addition, advising the addition creates additional bedrooms to create a five-bedroom home with a walk up attic. He opined the size of the proposed addition is appropriate for this sized lot. He then described the proposed garage in detail.

Mr. Ralph reviewed the Planners memo and stated the applicant wishes to keep the shed in the existing location otherwise it would encroach onto the proposed garage. He also stated the applicant is trying to maintain open lawn space.

Mr. Ralph identified one 6-inch red maple tree that will be removed.

On questioning by the Board, Mr. Pierre stated he is planning to have children and would like to ensure adequate space for the family, but no extended family members are planned to move in.

On questioning by the Board, there have been similar applications submitted to the Board. He opined that the house will not stand out if the addition is approved.

On questioning by the Board, Mr. Pierre confirmed he intends to plant new trees.

On questioning by the Board, Mr. Ralph stated the pitch of the roof is for aesthetics. Mr. Pierre confirmed there is no basement in the residence. Mr. Pierre also confirmed no bedrooms will be constructed in the attic.

Chairman Foose opened the meeting to the public for questions and comments. With there being no members of the public, wishing to speak, the Board closed this portion.

Mr. Oller reviewed conditions of approval, and the Board deliberated.

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the application was approved with conditions based on the following roll call vote:

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

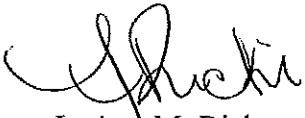
9. OTHER BOARD BUSINESS

The Board had no other business.

10. ADJOURNMENT

The Board unanimously voted to adjourn at approximately 7:55 pm.

Respectfully Submitted,



Jo-Ann M. Ricks
Board Secretary Certified

