

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting

April 23, 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-	Absent	John Gayeski-	Absent
James Weideli-	Present	Claudio Vescio-	Present
Jeffrey Sicat-	Absent	Andrew Fresco-	Absent
Pushpavati Amin-	Present	Chris Gabbett-	Absent
John Kulak	Present		

Others present: Board Attorney Rich Oller, Esq., Board Planner Katherine Sarmad, William Burr, PE, Board Engineer, Joseph Fishinger, Board Traffic Engineer and Roger Dombierer, Zoning Officer.

5. OPEN TO THE PUBLIC

Chairman Foose opened the meeting to the public.

6. APPROVAL OF MINUTES

There were no minutes for approval.

7. RESOLUTIONS

There were no resolutions for adoptions.

8. LAND DEVELOPMENT APPLICATIONS

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

This application was carried to the Tuesday May 14, 2024 Regular Meeting.

Application No. 23-010-ZB; Bellie Holdings LLC
Block 249, Lot 40; 19-21 Mount Pleasant Ave
Use Variance

This application was carried to the Tuesday May 28, 2024 Regular Meeting.

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

This application was carried to the Tuesday May 28, 2024 Regular Meeting.

Application No. 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 variances

This application was carried to the Tuesday June 11, 2024 Regular Meeting.

App.#23-009-ZB - Chimney Rock Self Storage
Block 800, Lot 9; 1661 Route 22
Major Site Plan with D Variance & Bulk Variances

This application was carried to the Tuesday June 11, 2024 Regular Meeting.

#24-007-ZB; Ravi
Block 161, Lot 2; 97 Ivy Lane
Bulk Variance

Mr. Oller confirmed notice is sufficient and confirmed the Board has jurisdiction.

Laurn Ravi and Genaro Ravi were present as the owners. They were sworn in and accepted by the Board. Exhibits were entered as follows:

A1 3 Photograph of Existing Dwelling
A2 Compendium of 5 Photographs

Mr. Ravi purchased the home in 2003 and advised the intent of this application is to expand the home to accommodate an elderly family member.

Mr. Ravi introduced and described exhibit **A1 3 Photograph of Existing Dwelling** for the Board. He then identified where the proposed addition is to be located and described addition. Mr. Ravi then used the elevations previously submitted to further describe the addition.

Mr. Ravi introduced and described **A2 Compendium of 5 Photograph** and advised the proposed addition will total 3,000 SF. He then reviewed the joint memo written by Mr. Burr and Ms. Sarmad and identified the preexisting nonconformities.

On questioning by the Board, Mr. Ravi confirmed more basement space will be added as part of the project. He also confirmed the 221 sq ft in the plans reflect the finished portion of the basement.

Mr. Ravi discussed storm water management and the grading for the site in detail.

On questioning by the Board, Mr. Burr advised there is a street excavation ordinance that requires applicants to file a Road Opening Permit. The ordinance contains a moratorium which prevents the road from being opened for 7 years unless it's an emergency and stated that this road is under a moratorium. Mr. Burr further advised if the road is opened, the ordinance will require a full repair of the roadway and ensure that it is properly repaired. The applicant agreed.

On questioning by the Board, Mr. Ravi confirmed the existing trees will be undisturbed.

On questioning by the Board, Mr. Ravi opined that this proposed addition is what they desire in a home. He advised there is a lack of storage in the home and that the existing garage functions as a pantry. This addition will provide the space his family needs.

On questioning by the Board Professionals, Mr. Ravi confirmed the proposed garage is a "pass through" style garage.

Ms. Sarmad asked about the finished basement and Mr. Ravi confirmed only approximately 200 sq. ft. is finished space. The remainder of the space is mechanical rooms and crawl space. He then identified the new proposed finished basement space.

Mr. Ravi opined the benefits of granting the variance relief would outweigh the detriments since the proposed addition would add value to his home and the surrounding neighborhood.

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

The Board deliberated and Mr. Oller reviewed possible conditions should the Board grant the variance.

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

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Kulak, Mr. Vescio,
& Chairman Foose

Nays:

Ineligible:

Abstain:

Absent: Mr. Gabbett, Mr. Fresco, Mr. Bongiorno, Mr. Gayeski & Mr. Sicat

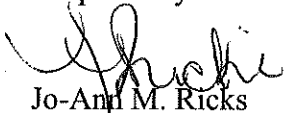
9. OTHER BOARD BUSINESS

There was no other Board business.

10. ADJOURNMENT

The Board unanimously voted to adjourn at approximately at approximately 7:46 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Board Secretary Certified