

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting

June 25, 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-	Absent
Jeffrey Sicat-	Present	Andrew Fresco-	Absent
Pushpavati Amin-	Present	Chris Gabbett-	Present
John Kulak	Absent		

Others present: Board Attorney Rich Oller, Esq., Board Planner Katherine Sarmad, and Roger Dornbierer, Zoning Officer.

5. OPEN TO THE PUBLIC

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

6. APPROVAL OF MINUTES

There were no minutes for approval.

7. RESOLUTIONS

There were no resolutions for adoption.

8. LAND DEVELOPMENT APPLICATIONS

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 Tuesday July 23, 2024 Regular Meeting without further notice.

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 Tuesday July 23, 2024 Regular Meeting without further 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 Tuesday August 27, 2024 Regular Meeting without further notice.

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 Tuesday August 13, 2024 Regular Meeting without further notice.

#24-010-ZB; Psak

Block 319, Lot 8 (273 Hancock Ave)

Use Variance

Mr. Michael Osterman, Esq. was present to represent the applicant. Andrew Psak, Owner, Mr. Eric Trepkau, Professional Architect and Ms. Elizabeth McManus, Professional Planner. Exhibits were entered as follows:

A1 6-25-24 Marked Version of Applicants Property

A2 6-25-24 Aerial Photograph

Mr. Osterman provided a brief overview of the application advising the addition will consist of a bedroom with a handicap accessible kitchen and bathroom to accommodate Ms. Psak's medical needs.

Mr. Osterman introduced Mr. Andrew Psak as the Owner and Applicant. He was previously sworn. He was accepted by the Board.

Mr. Psak advised he has owned the residence for the past 41 years. The house consists of 4 bedrooms which are all located on the second floor. He advised the Board that his wife was diagnosed with a degenerative neurological disorder and is now in need of assistance with daily tasks, prompting the need for this addition.

Mr. Psak advised he removed an above ground pool and regraded the land in approximately 2013. He testified there was a ponding issue in the backyard during heavy rains which resulted in a conversation with the Township Engineer. He further advised he applied for a fence and at that time he advised the Township that he would be regrading and hydroseeding the lawn. He collaborated with Engineering Inspector, Chip Mills to address the ponding issue by installing catch basins and a headwall.

Mr. Psak introduced and described exhibit **A1 6-25-24 Marked Version of Applicants Property**. He described the measures he took at Mr. Mills' advice and stated there has not been a ponding issue since.

On questioning by the Board Planner, Mr. Psak identified the easement in the rear of the lot and opined the outlets enter the drainage in that easement. He further advised the manhole has not overrun in his experience.

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

Mr. Osterman introduced Mr. Eric Trepkau as the Professional Architect. He was sworn and accepted by the Board.

Mr. Trepkau reviewed the previously submitted architectural drawings. He described these in detail and reiterated the intent is to provide handicap accessible living and bathing spaces for Ms. Psak. He advised the addition design meets the setbacks and lot coverage however it exceeds the FAR permitted in the zone.

Mr. Trepkau advised there is no shed on the property and there are currently no trees to be removed as part of this application.

On questioning by the Board, Mr. Trepkau advised that the deck would be at the same level of the first floor to prevent installing stairs. He further confirmed the deck is part of the handicap ramp for wheel access.

On questioning by the Board, Mr. Trepkau advised the FAR does not include unfinished basements. There was a discussion regarding the actual FAR of the residence since the basement is unfinished.

Chairman Foose opened the meeting to the public for questions. With there being no questions from the public, the Board voted to close this portion of the meeting.

Mr. Osterman introduced Ms. Elizabeth McManus as the applicant's Professional Planner. She was sworn and accepted by the Board.

Ms. McManus described the lot and introduced exhibit **A2 6-25-24 Aerial Photograph**. She then reviewed her planning analysis for this application in detail.

Ms. McManus advised the first part of the analysis is whether the property can accommodate the proposed FAR. She opined that the property could since the proposed addition is roughly the size of 2 parking spaces. She then advised the front of the residence doesn't change and therefore doesn't change the characteristics of the neighborhood. The proposed addition is mostly in the rear of the residence which results in very limited visibility from Hancock Ave.

Ms. McManus opined there are no substantial detriments to the public if the Board were to approve this application.

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

Mr. Oller reviewed possible conditions should the application be approved. The Board then 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. Bongiorno, Mr. Gayeski Mr. Sicat & Chairman Foose
Nays:	
Ineligible:	Mr. Gabbett
Abstain:	
Absent:	Mr. Fresco, Mr. Kulak & Mr. Vescio

#24-04-ZB; Welsh
Block 607, Lot 3 (1015 N. Shore Dr)
Bulk Variance

Ms. Eileen Welsh was present to represent her application. She was sworn and accepted by the Board. She provided an overview of her application advising that she is seeking variance relief for her deck that was previously built. During construction, the contractor recommended the stairs be moved due to a conflict between the previously proposed steps and the roof drains. Once the final inspections were conducted by Code Enforcement, the inspections failed since the deck stairs were not built as proposed.

Ms. Welsh described the existing conditions and advised the “new” steps location no longer interferes with access to the home. She opined the stairs are safer and more aesthetically pleasing to the home. She further opined there are no substantial detriments to the public should the Board approve the application.

On questioning by the Board Professionals, Ms. Welsh advised the deck was already built at the suggestion of the contractor during construction. She then clarified that she modified a difficult situation for the residence.

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

Mr. Oller reviewed potential conditions should the application be approved 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. Bongiorno, Mr. Gayeski Mr. Sicat & Chairman Foose
Nays:	
Ineligible:	Mr. Gabbett
Abstain:	
Absent:	Mr. Fresco, Mr. Kulak & Mr. Vescio

9. OTHER BOARD BUSINESS

There was no other Board business.

10. ADJOURNMENT

The Board unanimously voted to adjourn at approximately at approximately 8:22 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Board Secretary Certified