

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT

Regular Meeting

July 9, 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-	Absent	Jeff Foose-	Present
Bruce Bongiorno-	Present	John Gayeski-	Present
James Weideli-	Present	Claudio Vescio-	Present
Jeffrey Sicat-	Present	Andrew Fresco-	Present
Pushpavati Amin-	Present	Chris Gabbett-	Present
John Kulak	Present		

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

**5. OPEN TO THE PUBLIC**

Chairman Foose opened the meeting to the public. With there being members of the public wishing to speak, this portion of the meeting was closed.

**6. APPROVAL OF MINUTES**

There were no minutes for approval.

## **7. RESOLUTIONS**

There were no resolutions for adoption.

## **8. LAND DEVELOPMENT APPLICATIONS**

**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 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 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.

**23-010-ZB; Bellie Holdings LLC**

**Block 249, Lot 40; 19-21 Mt. Pleasant Ave.**

D Variances, Bulk Variances

This application was adjourned to the Tuesday December 10, 2024 pending new notice.

**# 24-008-ZB; Ramnath Iyervenkateswaran**

**Block 182.01, Lot 1 (16 Wexford Way)**

D Variance, Bulk Variances

Ms. Ruchi Thar, Professional Architect was present to represent the application. She was sworn and accepted by the Board.

Exhibits were entered as follows:

A1 7-9-24

Ms. Thar provided a brief overview of the application advising the applicant to seek bulk variances for a proposed addition.

On questioning by the Board, Ms. Thar advised the lot can support the 53 square foot addition. She opined that there are no detriments to the public good should the Board approve the application.

On questioning by the Board, Ms. Thar reviewed the stormwater for the site and identified the existing drainage for the site. Mr. Burr suggested redirecting the roof leaders out to the roadway to help mitigate any impacts of increased storm water.

Ms. Thar reviewed the joint memo from the Board Professionals, a discussion ensued regarding the totality of the side yard impacts. Mr. Oller clarified the total of both side yards are not increasing.

Ms. Sarmad identified a discrepancy in the survey resulting in a different shape of the patio configuration. The applicant agreed to return to the Board should there be a deviation from the survey.

On questioning by the Board, Mr. Iyervenkateswaran confirmed underneath the deck will remain dirt.

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

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

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

#### **9. OTHER BOARD BUSINESS**

There was no other business.

#### **10. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately at approximately 7:51 pm.

Respectfully Submitted,



Jo-Ann M. Ricks

Board Secretary Certified