

BEDMINSTER TOWNSHIP ZONING HEARING BOARD MINUTES

September 20, 2011

Bedminster Zoning Hearing Board
Members Present:

Walter Wurster, Chairman
Ken Goldenberg, Member
Alex Rankin, Vice Chairman

Staff:

William Bolla, Solicitor
Dawn Cook, Land Use Administrator

Call to Order:

Walter Wurster called the meeting to order at 6:58 pm.

Minutes

A motion was made by Alex Rankin, seconded by Ken Goldenberg to approve the minutes from the June 21, 2011 meeting. The motion passed unanimously.

General Matters

Appeals

Appeal #387 – Ms. Karen Slender

Walter Wurster read the legal notice.

Mr. Bolla entered exhibits into the record and asked if anyone wanted to be a party to this application, to which no one in the public responded.

Ms. Slender was sworn and gave testimony.

The Board and Mr. Bolla asked questions of the applicant.

Walter then asked if anyone in the public had any questions. Ms. Robin Bliss of 396 Scott Road had a few questions.

A motion was made by Alex Rankin, seconded by Ken Goldenberg to give verbal approval of a variance from Section 405, A1, e. to permit the applicant to exceed the impervious surface ratio of 3% to allow for 7.5% and a variance from Section 503 (2), e. to permit the applicant to build the structure closer to the property lines than the required 100', the applicant has asked to building the structure 50' from the rear and side property lines. The motion passed unanimously.

Mr. Bolla explained the repercussions of proceeding with a verbal approval before the written decision is signed and the appeal period has lapsed.

Appeal #388 – Mr. Hugh Pepper

Walter Wurster read the legal notice.

Mr. Bolla entered exhibits into the record and asked if anyone wanted to be a party to this application, to which Mr. Benner responded that he was an attorney there to represent Mr. & Mrs. Michael Marano of 1100 Briar Way and Mr. and Mrs. Jeffrey Landis of 1103 Briar Way.

Mr. Pepper was sworn and gave testimony and exhibits.

The Board and Mr. Bolla asked questions. Mr. Bolla asked if Mr. Pepper had seen a letter written by the Township Solicitor, Mr. Rice, to which Mr. Pepper stated he had not. After Mr. Pepper read the letter which outlined conditions if the Board gave approval of his variance, Mr. Pepper agreed to all of the conditions.

Mr. Benner then asked questions of Mr. Pepper.

Mr. Benner then called two witnesses separately, Mr. Landis and Ms. Marano. They were sworn in and gave testimony.

Mr. Bolla asked after each person gave their testimony if Mr. Pepper had any questions for these witnesses to which he declined.

Mr. Wurster then asked if anyone in audience was there to speak in favor of the applicant's request. Mr. Jay Sarver of 409 Sweetbriar Road and Ms. Laurie Ermentrout of 1385 Elephant Road spoke in favor of the application.

Mr. Wurster asked if anyone wanted to speak in opposition of the application. Mr. and Mrs. Hermann and Mr. Stear both of Briar Way spoke in opposition.

Mr. Benner gave a closing statement.

Mr. Bolla asked if Mr. Pepper wanted to give a closing statement, to which he declined.

Mr. Wurster indicated that no decision would be given at that time and that they would deliberate and have a decision by the October 18th meeting.

Adjourned

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Dawn Cook, Land Use Administrator