

**Bridgewater Township
ZONING BOARD OF APPEALS
DRAFT MINUTES**

November 19, 2007 – 7:00 PM

The meeting was called to order at 7:04 by Chair Theodore Sippel with all Board members present Cynthia Carver, Henry Jordan and Theodore Sippel.

MOTION: Moved by Jordan, seconded by Carver to approve the agenda adding Reynolds under Other Business. Passed

MOTION: Moved by Jordan, seconded by Sippel to approve the minutes with the following additions, add the publication date of notice for the newspaper September 20, 2007 and letters to the property owners on September 12, 2007. Passed

No Public Comment

MOTION: Moved by Sippel, seconded by Carver to close the regular meeting and open the Public Hearing. Passed

ZBA 11-01-07, Property Q17-09-100-001

Richard Johnson, 11645 Austin Road, Variance to allow 31' from the Front setback.

A. Notification

This meeting was posted in compliance with the Open Meetings Act on November 1, 2007. It was published in the Manchester Enterprise in compliance with the Zoning Enabling Act PA 110 of 2006 on November 1, 2007. Notice was sent to owners of record within 300' of the subject property on November 1, 2007.

B. Zoning Administrator had no written report for ZBA but he was present and recommended approval.

C. Applicant states his original intentions were to build an addition attached to his home and pulled the appropriate permits for this. They discovered the foundation needed repairs and took the existing house off its foundation to replace with a new foundation underneath. He also had additional problems with his septic hook ups. He then discovered the existing house had too much structural damage to save and began building a new home. The WWCA issued a new permit and failed to get proper Zoning for the new status as a New Home. The existing home did not meet current setback requirements. Applicant and his builder state the new house is 1' further away from the street. After the error by the Building Inspector was discovered he Red Tagged the building.

Zoning Administrator clarified that the new structure was no closer to the road than the existing building was. The situation was improved by being an additional foot away from the road.

MOTION: Moved by Jordan, seconded by Sippel to close the Public Hearing and re-open the Regular meeting. Passed
Chair reviewed possible options.

MOTION: Moved by Jordan, seconded by Sippel to approved the Variance of 31' from the front street setback . Passed unanimous

OTHER BUSINESS

Chair states he has heard from Karen Reynolds and is in the process of getting information to finalize the final hearing on her application. Clerk also states we have been notified of another upcoming application, although we don't have the application at this time.

MOTION: Moved by Jordan, seconded by Sippel to adjourn the meeting at 7:50pm. Passed

Respectfully Submitted

Cynthia J. Carver

Secretary of the ZBA

Bridgewater Township Clerk