

THIS AGENDA IS PROVIDED FOR GENERAL INFORMATION. IT IS NOT TO BE USED AS A BASIS FOR IDENTIFYING THE ORDER IN WHICH APPLICATIONS WILL BE PROCESSED. THE ORDER WILL BE DETERMINED BY THE CHAIRMAN AT THE TIME OF THE BOARD MEETING.

**BRIDGEWATER TOWNSHIP PLANNING BOARD
MEETING AGENDA
TUESDAY, MARCH 3, 2026**

DRAFT _____ FINAL X REVISSED _____

Meetings of the Bridgewater Planning Board are held in person at 7:00 p.m. at the Bridgewater Township Municipal Building located at 100 Commons Way, Bridgewater, NJ 08807 and streamed live on the Bridgewater Township YouTube channel which can be viewed by clicking on the video stream labeled "Bridgewater Planning Board" at <https://www.youtube.com/@BridgewaterNewJersey/streams>

Members of the public will be able to see and hear the meeting but will NOT have the ability to interact or provide testimony.

1. CALL TO ORDER

2. OPEN PUBLIC MEETINGS ACT 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 21, 2026, proper Notice was sent to the electronic news sources of record, filed with the Municipal Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: No new applications will be heard after 9:30 pm and no new testimony will be taken after 10:00 pm. Hearing Assistance is available upon request. Accommodations 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

5. MEETING OPEN TO THE PUBLIC

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

6. BOARD MINUTES

7. RESOLUTIONS

Settlement Agreement (*IMO SOM-L-0060-25*)

8. MASTER PLAN CONSISTENCY REVIEWS

PROPOSED TOWNSHIP ORDINANCE#26-01

An Ordinance adopting an Affordable Housing Ordinance and Development Fee Ordinance in accordance with the Fair Housing Act, Uniform Housing Affordability Controls and N.J.A.C. 5:99-1, et seq.

PROPOSED TOWNSHIP ORDINANCE#26-02

An Ordinance of the Township of Bridgewater amending Section 126-309.3.1 of the Bridgewater Township Code, RMDU-26 Multi-Family Residential Zone, allowing for a multi-family residential development on property known as Block 400, LOT 7.06 on the Bridgewater Township Tax Map and located at 520 Route 22 EAST, including Affordable Housing pursuant to the provisions of the Fair Housing Act and the Uniform Housing Affordability Controls

PROPOSED TOWNSHIP ORDINANCE#26-03

An Ordinance of the Township of Bridgewater amending Section 126 of the Bridgewater Township Code to add Section 126-321.9, entitled "AH-2 AFFORDABLE HOUSING ZONE," allowing for a multi-family residential development on property known as Block 711, LOT 7 on the Bridgewater Township Tax Map and located at 1400 Frontier Road, including Affordable Housing pursuant to the provisions of the Fair Housing Act and the Uniform Housing Affordability Controls

PROPOSED TOWNSHIP ORDINANCE#26-04

An Ordinance of the Township of Bridgewater amending Section 126 of the Bridgewater Township Code to add Section 126-321.8, entitled "AH-1 AFFORDABLE HOUSING ZONE," allowing for a multi-family residential development on property known as Block 170, LOT 4.02 on the Bridgewater Township Tax Map and located at 250 Route 28, including Affordable Housing pursuant to the provisions of the Fair Housing Act and the Uniform Housing Affordability Controls

9. LAND DEVELOPMENT APPLICATIONS

Interested parties may arrange to come to the Municipal Building during normal business hours, 9:00am to 5:00pm to review the documents for the following applications. You may also access the Municipal website and click on the application below for application information. The Planning Department number is 908-725-6300 ext. 5530.

Application # 25-026-PB (*Continuance from 2/17/26*)

Wheatsworth Properties Urban Renewal, LLC

Block 406, Lot 2.01 (Cornell Blvd. & US Highway Routes 202/206)

Minor Subdivision/Preliminary & Final Site Plan

Summary: Subdivision and development of one apartment building on each lot; (one 4 unit apartment building for disabled veterans and one 11 unit apartment building for moderate and low income residences)

Eligible to Vote: *M. Vescio, B. Bongiorno, R. Isla, M. Pappas, J. Magura, A. Sikora, I. Banga, S. Chartowich, N. Choudhury*

[Click here for documents pertaining to the above application\(s\)](#)

10. EXECUTIVE SESSION

11. OTHER BUSINESS

12. DISCUSSION

13. ADJOURNMENT