

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

Regular Meeting

Tuesday, October 15, 2024

—AGENDA—

DRAFT _____

FINAL x

REVISED _____

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 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 MEETING TO ORDER

Time: 7:00 pm

Place: Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey 08807

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 **February 7, 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 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. 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

5. MEETING OPEN TO THE PUBLIC

Members of the public wishing to address the Board on any Land Use matter (other than any application that will be heard on tonight's agenda), may do so at this time.

6. BOARD MINUTES

For Adoption: 5/21/24, 8/13/24, 10/1/24

7. RESOLUTIONS

Gerardo, Leonard

Block 718, Lots 50 & 51 (Mountaintop Road)

#23-025-PB – Major Subdivision

Eligible to Vote: M. Vescio, M. Kirsh, M. Pappas, J. Magura, A. Sikora, N. Choudhury, W. Atkins

Kumar Realty, LLC

Block 418.02, Lot 14 (386 Van Holten Road)

#23-006-PB – Extension of Prior Approval (Minor Subdivision)

Eligible to Vote: *M. Vescio, M. Kirsh, M. Pappas, J. Magura, H. Wang, A. Sikora, I. Banga, S. Chartowich, W. Atkins*

Area in Need of Redevelopment (Ethicon)

Block 411, Lot 39 (555 Route 22) and Block 408, Lot 67 (Northwest Corner of Route 22 and Country Club Lane)

Memorialization of Board Action taken 10/1/24 (Designation as Area in Need of Redevelopment)

Eligible to Vote: *M. Vescio, M. Kirsh, M. Pappas, J. Magura, H. Wang, A. Sikora, I. Banga, S. Chartowich, W. Atkins*

8. OTHER BOARD BUSINESS

- **PRELIMINARY INVESTIGATION OF AN AREA IN NEED OF REDEVELOPMENT (PUBLIC HEARING)**

Block 221, Lots 1.02, 1.03, 1.04, 2.00 & 2.01 (1200, 1210 and 1220 Route 22)

Council Resolution# 24-08-15-221 (adopted 8/15/24) authorized and directed the Planning Board to undertake a preliminary investigation pursuant to N.J.S.A. 40A:12A-1, et. seq. for classification as an “Area in Need of Redevelopment” and directed the Township Redevelopment Planner to prepare a study investigating whether Block 221, Lots 1.02, 1.03, 1.04, 2.00 and 2.01 constitute an “Area in Need of Redevelopment.”

9. LAND DEVELOPMENT APPLICATIONS

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

Chick-fil-A

Block 164, Lot 6.05 (754 Route 202)

24-014-PB – Preliminary & Final Major Site Plan +

Eligible to Vote: *All*

Has, Hulya (Request for adjournment to 12/3/24)

Block 150, Lots 12 & 13 (147 Chestnut Street)

#23-024-PB – Minor Subdivision with Bulk Variances (Continuance from 4/16/24)

Eligible to Vote: *M. Vescio, M. Kirsh, M. Pappas, J. Magura, A. Sikora, I. Banga, S. Chartowich, N. Choudhury, W. Atkins*

10. DISCUSSION ITEMS**11. EXECUTIVE SESSION****12. ADJOURNMENT**

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