

NOTE: 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 CHAIRMAN WILL DETERMINE THE ORDER AT THE TIME OF THE MEETING.

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
October 22, 2024**

— AGENDA—

Draft _____ Revised _____ Final x

Meetings of the Bridgewater Planning Board are held in person 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 Zoning 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 MEETING ANNOUNCEMENT

Both adequate and electronic notice of this meeting specifying the time, place and manner in which such notice was provided in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, eq. Specifically, 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 Municipal bulletin board. Please be aware of the Zoning Board of Adjustment 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. CALL REGULAR MEETING TO ORDER/MEETING OPEN TO THE PUBLIC

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

6. BOARD MINUTES

PENDING: 8/13/24, 8/27/24, 9/10/24, 9/24/24, 10/8/24

7. RESOLUTIONS

Application # 24-018-ZB

Sabella, Jonathan

Block 606, Lot 9 (1377 Meiners Drive)

D Variance (FAR)

Eligible to Vote: J. Foose, J. Weideli, P. Amin, D. Sweeney, B. Bongiorno, J. Gayeski, J. Sicat

Application #24-015-ZB

Chen, Xi

Block 663, Lot 56 (950 Sunset Ridge)

Simple Variance/Design Wavier

Eligible to Vote: J. Weideli, P. Amin, D. Sweeney, A. Fresco, B. Bongiorno, J. Gayeski, J. Sicat, J. Kulak, C. Vescio, C. Gabbett

Application # 24-013-ZB

Shalaby, Sherif

Block 374, Lot 9 (233 Shepherd Avenue)

Bulk Variances

Eligible to Vote: J. Foose, J. Weideli, P. Amin, D. Sweeney, B. Bongiorno, J. Gayeski, J. Sicat

8. LAND DEVELOPMENT APPLICATIONS

Interested parties may arrange to come to the Municipal Building during normal business hours (9am-5pm) to review documents for the following applications. You may also access the documents from the Municipal website and click on the link below for application information. The Planning Department can be reached at (908)725-6300, ext. 5530.

TO PROCEED AS SCHEDULED ON 10/22/24

Application #24-012-ZB

Patel, Shivam & Amy

Block 107, Lot 1.02 (4 Franklin Street)

Bulk Variance/s

Summary: Proposal to construct a covered deck into setbacks.

Eligible to Vote: All

Application #24-011-ZB (Carried from 10/8/24)

St. Bernard of Clairvaux

Block 400, Lot 26 (551 Route 28)

Preliminary & Final Site Plan, D Variance, C Variance/s

Summary: Expansion of existing mausoleum structure.

Eligible to Vote: All

ANNOUNCEMENTS ONLY

Continuance from 8/13/24 (TO BE ADJOURNED TO 11/12/24 WITHOUT FURTHER NOTICE)

Application #24-005-ZB

821 Bridgewater LLC and Jewish Community Center of Somerset, Hunterdon & Warren

Block 477, Lots 45&46 (821 & 831 Route 202-206)

D(1), D(4), D(5) Variances

Summary: Proposal to construct 64 [age-restricted] townhomes.

Eligible to Vote: J. Foose, J. Weideli, P. Amin, A. Fresco, B. Bongiorno, J. Gayeski, J. Sicat, J. Kulak, C. Gabbett

Continuance from 8/27/24 (TO BE ADJOURNED TO 1/14/25 FOR PURPOSES OF SCHEDULING ONLY – NEW NOTICE PENDING/REQUIRED)

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

Summary: Proposal to build a drive-thru fast food restaurant (not permitted in zone) and make site modifications based on prior approvals.

CARRIED TO 11/12/24 (NEW NOTICE PENDING/REQUIRED)

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)

Summary: Construction of a tower that exceeds height restrictions.

CARRIED TO 12/10/24 – Continuance from 6/11/24 (NEW NOTICE PENDING/REQUIRED)

Application #23-010-ZB

Bellie Holdings LLC

Block 249, Lot 40 (19-21 Mount Pleasant Ave)

D Variances, Bulk Variances

Summary: Proposal to construct townhomes.

CARRIED TO 12/10/24 (NEW NOTICE PENDING/REQUIRED)

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)

Summary: Proposal to construct a warehouse.

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

9. OTHER BOARD BUSINESS
10. EXECUTIVE SESSION
11. ADJOURNMENT