

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 BOARD MEETING.

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Reorganization & Regular Meeting
Tuesday, January 14, 2025
— AGENDA—

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.

REORGANIZATION MEETING

1. CALL MEETING TO ORDER

Time: 7:00 p.m.

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. OATHS OF OFFICE

	DESIGNATION		BOARD MEMBER	EXPIRATION
4a		Regular Member	John Gayeski	12/31/28
4b		Regular Member	Jeffrey Foose	12/31/25
4c		Regular Member	Donald Sweeney	12/31/25
4d		Regular Member	James Weideli	12/31/26
4e		Regular Member	Bruce Bongiorno	12/31/27
4f		Regular Member	Pushpa Amin	12/31/26

4g		Regular Member	Andrew Fresco	12/31/28
4h		Alternate 1	Jeff Sicat	12/31/25
4i		Alternate 2	John Kulak	12/31/26
4j		Alternate 3	Claudio Vescio	12/31/26
4k		Alternate 4	Chris Gabbett	12/31/25

5. ROLL CALL

6. ELECTION OF OFFICERS

	DESIGNATION		
6a	Election of Chairperson		
6b	Election of Vice Chairperson		
6c	Election of Board Secretary		
6d	Election of Assistant Board Secretary		

7. REORGANIZATION RESOLUTIONS/APPOINTMENT OF BOARD PROFESSIONALS

7a	Appointment of Board Professional	Richard Oller, Esq.	Board Attorney
7b	Appointment of Board Professional	William Burr IV, P.E.	Board Engineer
7c	Appointment of Board Professional	Katherine Sarmad, PP, AICP	Board Planner
7d	Appointment of Board Professional	Michael Sullivan (Clark Caton Hintz)	Consulting Planner
7e	Appointment of Board Professional	Bruce Eisenstein	Consulting Radio Frequency Engineer
7f	Designation of Meeting Dates		
7g	Designation of Official Newspapers		

REGULAR MEETING

1. CALL MEETING TO ORDER

Time: 7:00 p.m.

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 April 19, 2023 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 listed on the agenda may do so at this time.

6. BOARD MINUTES

November 26, 2024; December 10, 2024

7. RESOLUTIONS

Application # 24-024-ZB

Assante & Prokopczyk

Block 906, Lot 47 (10 Assante Lane)

Bulk Variance/s

Application # 24-023-ZB (PENDING)

Solar Landscape, LLC

Block 303, Lot 8.01 (3-5 Finderne Avenue)

Minor Site Plan & Use Variance Application

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.

SCHEDULED FOR HEARING ON 1/14/25:

Application #24-016-ZB

Cravatts, Mark & Mary

Block 703, Lot 12 (1823 Middle Road)

Bulk Variance/s

Summary: Bulk Variance/s relief for construction of an addition.

Eligible to Vote: All

Application #24-017-ZB

O'Brien, Christopher

Block 602, Lot 12 (1397 Coriell Drive)

D(4) FAR Variance and Bulk Variances

Summary: Variance relief to reconstruct fire damaged home, with new addition.

Eligible to Vote: All

CARRIED TO OR LISTED ON 1/14/24 FOR SCHEDULING PURPOSES ONLY:

Application #23-011-ZB (NEW NOTICE PENDING/REQUIRED)

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.

Eligible to Vote: All

Application #24-021-ZB (NEW NOTICE PENDING/REQUIRED)

Visions & Pathways

Block 508, Lot 4.01 (8 Third Avenue)

Preliminary & Final Major Site Plan with D(3), D(4), FAR and Bulk Variances

Summary: Proposal to demolish all improvements and construct low income housing for temporarily displaced young adults/make site improvements.

Eligible to Vote: All

Application #24-005-ZB (CONTINUANCE FROM 11/12/24)

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, D. Sweeney, J. Weideli, P. Amin, A. Fresco, B. Bongiorno, J. Gayeski, J. Sicut, J. Kulak, C. Gabbett

Application #23-014-ZB (NEW NOTICE PENDING/REQUIRED)

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.

Eligible to Vote: All

Application #24-011-ZB (NEW NOTICE PENDING/REQUIRED)

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

Application #23-023-ZB (NEW NOTICE PENDING/REQUIRED)

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.

Eligible to Vote: All

Application #23-010-ZB (NEW NOTICE PENDING/REQUIRED)

Bellie Holdings LLC

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

D Variances, Bulk Variances

Summary: Proposal to construct townhomes.

Eligible to Vote: All

Application #24-028-ZB

Paul Miller Auto Group

Block 559, Lot 5.02 (Route 22 West)

Preliminary and Final Site Plan with Bulk Variance and D(1) Use Variance

Summary: Use Variance with associated bulk variances to permit new automotive dealership.

Eligible to Vote: All

Application #24-009-ZB

Gurmukh Oil, LLC

Block 319, Lot 8 (24 Finderne Ave.)

Amended Site Plan, D Variances, Bulk Variances

Summary: Expansion of pre-existing, non conforming gas station use with addition of new food mart.

Eligible to Vote: All

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

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