

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.

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BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
**Tuesday, January 28, 2025**  
— AGENDA—

DRAFT \_\_\_ FINAL \_x\_ REVISED \_\_\_

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 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 15, 2025** 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. MINUTES**

December 10, 2024, January 14, 2024

**6. RESOLUTIONS**

- Appoint Board Attorney
- Appoint Board Engineer
- Appoint Board Planner
- Appoint Consulting Planner
- Appoint Consulting Radio Frequency Engineer
- App.#24-023-ZB (Solar Landscape) Block 303, Lot 8.01 (3-5 Finderne Avenue)
- App.#24-016-ZB (Cravatts, Mark & Mary) block 703, Lot 12 (1823 Middle Road) (*PENDING*)
- App.# #24-017-ZB (O'Brien, Christopher) Block 602, Lot 12 (1397 Coriell Drive) (*PENDING*)

## 7. 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 1/28/25:**

#### **Application #24-028-ZB**

**Paul Miller Auto Group (*CARRIED FROM 1/14/25 WITHOUT FURTHER NOTICE*)**

**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

### **SCHEDULED FOR HEARING ON 1/28/25 BUT NOT PROCEEDING - ANNOUNCEMENT ONLY**

#### **(Request to carry to 3/11/25):**

#### **Application #23-023-ZB (*PROOF OF NOTICE PENDING*)**

**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

### **SCHEDULED FOR HEARING ON 2/11/25:**

#### **Application #23-011-ZB (*NEW NOTICE 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

**SCHEDULED FOR HEARING ON 2/11/25:**

**Application #24-021-ZB (NEW NOTICE 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

**SCHEDULED FOR HEARING ON 2/11/25:**

**Application # 24-029-ZB (NOTICE PENDING)**

**Rockland APV Bridgewater Energy LLC**

**Block 338, Lot 9 (760 East Main Street)**

Procedure: Preliminary & Final Major Site Plan & Minor Subdivision Plan

Summary: Proposal to subdivide two lots owned by the Somerset County Improvement Authority, (used by the County as a maintenance yard) in order to construct a new battery energy storage system facility on one of the lots.

Eligible to Vote: All

**SCHEDULED FOR HEARING ON 2/25/25:**

**Application #24-005-ZB (CONTINUANCE FROM 11/12/24; NEW NOTICE REQUIRED)**

**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. Sicat, J. Kulak, C. Gabbett

**SCHEDULED FOR HEARING ON 2/25/25:**

**Application #24-011-ZB (NEW NOTICE 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

**SCHEDULED FOR HEARING ON 3/11/25:**

**Application #23-010-ZB (NEW NOTICE 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

**SCHEDULED FOR HEARING ON 3/11 BUT NOT PROCEEDING - ANNOUNCEMENT ONLY**

**(Request to carry to 5/27/25):**

**Application #23-014-ZB (NEW NOTICE 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

**SCHEDULED FOR HEARING ON 3/25/25:**

**Application #24-009-ZB (NOTICE PENDING)**

**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

**SCHEDULED FOR HEARING ON 3/25/25:**

**Application #24-027-ZB (NOTICE PENDING)**

**Bridgewater Self Storage, LLC**

**Block 400, Lots 1 & 2 (351 Route 28 & 322 Route 22)**

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

Summary: Proposal to construct new self storage facility.

Eligible to Vote: All

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

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