

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**

Virtual Online Regular Meeting

Tuesday, May 4, 2021

—AGENDA—

For the duration of the Corona virus Health Emergency, meetings will be held digitally, connected by conferencing software provided by RingCentral.com. Members of the public are invited to view meetings live using RingCentral webinar, which also allows them to “raise a hand” and contribute when they are invited to do so during public portions of the meeting. Instructions for Virtual online meeting:

1. Download RingCentral meetings on preferred device: <https://www.ringcentral.com/apps/rc-meetings>
2. At the advertised start time of the meeting, enter: <https://webinar.ringcentral.com/j/1487815221> into your browser.  
*\*This method allows listening & participation.*

Please Note: You may also join via telephone: Dial: +1(470)8692200, Webinar ID: 1487815221 *\*telephone access allows only listening and not participation.* If you would like to ask a question, you can do so via audio and video through RingCentral.com, just audio via RingCentral.com, or via text 1(908) 912-4247 with name, contact information and the questions for the Applicant’s witness or the Board and the questions will be read into the record. However, if you wish to make public comment/testimony, you **must** do so through both audio and video through RingCentral.com pursuant to N.J.A.C. 5:39-1.7(c).

**1. CALL MEETING TO ORDER:**

Time: 7:30 p.m.

Place: Virtual Online Public Meeting

**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, and recently enacted Emergency Remote Meeting Protocols for Local Public Bodies, N.J.A.C. 5:39-1, et seq. Specifically, on **January 13, 2021** 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 at the Municipal Building. Public meetings are held with participants at remote locations, connected by conferencing software provided by RingCentral.com. Members of the public are invited to attend and participate in live meetings either by using the RingCentral client, which allows audio and video participation, or by phoning into a meeting for audio only participation. The required access information is provided in the notice, as well as set forth on the agenda.

The procedures and requirements for making public comment are as follows: Attendees are admitted to meetings via the waiting room and microphones are muted until enabled by the host. Members of the public may participate in meetings at certain designated times as announced by the Board Chair. Members of the public will be allowed to address applicants and their experts, ask questions and/or make comments as appropriate once recognized to do so. Attendees may request to be heard by 'raising a hand', either physically or virtually.

Regulation of conduct by members of the public on the remote public meeting shall be consistent with law and practices followed if a member of the public disrupts an in-person meeting. Specifically, if a member of the public becomes disruptive during any period for public comment, the member of the public shall be muted and warned that continued disruption may result in him or her being prevented from speaking during the remote public meeting or removed from the remote public meeting. Disruptive conduct includes sustained inappropriate behaviors, such as, but not necessarily limited to, shouting, interruption, and use of profanity. A member of the public who continues to act in a disruptive manner after receiving a warning may be muted while other members of the public are allowed to proceed with their questions or comments. If time permits, the disruptive individual shall be allowed to speak after all other members of the public have been given the opportunity to make their comment. Should the person remain disruptive, the individual may be muted or kept on mute for the remainder of the remote public meeting, or removed from the remote public meeting. Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:00 pm and no testimony will be taken after 10:15pm.

**3. SALUTE TO FLAG:**

**4. ROLL CALL:**

**5. APPROVAL OF MINUTES:**

February 16, 2021 Virtual Meeting

March 2, 2021 Virtual Meeting (pending)

March 16, 2021 Virtual Meeting (pending)

March 30, 2021 Virtual Special Meeting (pending)

April 6, 2021 Virtual Special Meeting (pending)

## **6. MEMORIALIZING RESOLUTION(S):**

**TERRENO MIDDLEBROOK LLC - CHIMNEY ROCK ROAD AND ROUTE 22 (pending)**

**Block 356 Lot 1 & 3**

**20-039-ZB- USE VARIANCE**

*Eligible to vote: Mr. Weideli, Mr. Fresco, Mr. Foose, Mr. Wrobel, and Ms. Amin*

*Click [here](#) and [here](#) to access documents for this application*

**ROBERT AND JAYNE SPENGLER - 1378 MT. VERNON ROAD (pending)**

**Block 652 Lot 33**

**21-006-ZB- BULK VARIANCE - SWIMMING POOL INSTALLATION IN BACK YARD**

*Eligible to vote: Mr. Weideli, Ms. Amin, Mr. Fresco, Mr. Foose, Mr. Wrobel, Mr. Sweeney, and Mr. La Spisa*

*Click [here](#) to access documents for this application*

## **7. MEETING OPEN TO THE PUBLIC**

### **8. HEARING AND DELIBERATIONS:**

*During the period of the COVID-19 pandemic, please email [planning@bridgewaternj.gov](mailto:planning@bridgewaternj.gov) or call 908-725-6300 ext. 5530 to arrange to review the documents for the following applications. We will respond promptly and give you a time to pick up the submission for your review. The subject of your email should be: DOCUMENTS FOR INSPECTION. You may also access the Municipal website and click on the application below for updated information.*

**TESLA, INC - 582 UNION AVENUE (Carried from 4-20-21)**

**Block 257 Lot 3.01**

**20-035-ZB- AMENDED SITE PLAN APPROVAL SUBMISSION/ AS SUPPLEMENTED**

*Eligible to vote: All Members*

*Click [here](#) and [here](#) to access documents for this application*

## **9. OTHER BOARD BUSINESS:**

### **10. EXECUTIVE SESSION:**

**Pending Litigation - Skymanor Properties, LLC v. The Zoning Board of Adjustment of the Township of Bridgewater and the Township of Bridgewater, docketed in the Superior Court of New Jersey, Law Division, Somerset County as Docket No. SOM-L-000569-21. (Application No. 20-007-ZB)**

## **11. ADJOURNMENT:**