

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
Regular Meeting
Tuesday, September 12, 2023
—AGENDA—

You can access the Township's YouTube Channel below to livestream the meeting:

<https://www.youtube.com/@BridgewaterNewJersey/streams>

Please click Bridgewater Zoning Board meeting icon.

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 bulletin board at the Municipal Building. 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. MEETING OPEN TO THE PUBLIC

6. APPROVAL OF BOARD MINUTES

- **PRESENTED FOR APPROVAL:**
 - December 7, 2021 Regular Meeting
 - January 31, 2023 Regular Meeting
 - February 7, 2023 Regular Meeting
 - March 7, 2023 Regular Meeting
 - March 21, 2023 Regular Meeting
 - April 18, 2023 Regular Meeting

- **Pending** May 23, 2023, June 27, 2023, July 25, 2023, August 22, 2023

7. RESOLUTIONS

8. LAND DEVELOPMENT APPLICATIONS

Interested parties may arrange to come to the Municipal Building during normal business hours (9:00am to 5:00pm) in order to review the documents related to the following applications: Access is also available on the Municipal website and/or by clicking on the links below. The Planning Department phone number is 908-725-6300, Ext. 5530.

Application No: 23-019-ZB; Cottages at Martinsville LLC Block 802, Lot 131; Chimney Rock Rd. (South of Washington Valley Rd.)

Summary: The applicant is seeking Final Site Plan approval for this case. The applicant previously applied for Preliminary Site Plan approval (#21-031 ZB) and received Zoning Board approval for an age-restricted community development (consisting of 8 new homes). The community is age-restricted and specifically designated for seniors being 62 years of age or older. The single tract is also shown to have an Open Space area within Block 802, Lot 131.

Application No. 23-015-ZB; Hamamatsu Corporation Block 584, Lots 1,2,3,4&5; 360 Foothill Rd

Summary: The property is located on Foothill Road in the HIC Highway Interchange Commercial zone. Ground mounted solar arrays are not a permitted use in the HIC zone and are therefore subject to the requirements for a use variance. The applicant proposes to construct four elevated arrays to serve as a canopy(s) over portions of an existing parking area and as overhangs over the parking area and covered grass areas and sidewalk walking paths. The arrays are proposed to be located to the east and to the west of the existing Hamamatsu office building. The roof mounted arrays that are proposed to be mounted to the office building are a permitted use, not subject to site plan and are therefore not part of this application.

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

9. OTHER BOARD BUSINESS

10. ADJOURNMENT