

**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, November 28, 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. MOMENT OF SILENCE FOR Mr. Subash Amin**

**6. MEETING OPEN TO THE PUBLIC**

**7. APPROVAL OF BOARD MINUTES**

**8. RESOLUTIONS**

**Application No. 20-008-ZB; Shah, Samir & Sheetal**

Block 624, Lot 127; 1052 Rt. 202/206 North

Withdrawal approved 11/14/23

## **9. 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. 21-020-ZB; Gateway 70-B LLC Block 221, Lot 1.01**

Summary: Applicant is requesting a second of approval granted for Preliminary & Final Major Site Plan with d variance relief.

### **Application No. 23-012-ZB; Somerville Lumber Company 1468 & 1480 Route 22; Block 234, Lots 2, 3&4**

Summary: Applicant is appealing the Zoning Officers denial for outdoor and indoor warehousing of products.

### **Application No. 23-014-ZB; CX Tower Leasing 719 Route 202; Block 163, Lot 6.01**

Summary: NJ American Water has notified its wireless carriers to vacate their equipment from their water tower for Homeland Security safety reasons. The current water tower is located on Route 202 across from the Wegman's site, the property lies within the C-7 zoning district. Although it is in a C-7 commercial enterprise zone; the lots within it hold all rights to maintain the R-20 single-family zone districts, including the right to expand homesteads on the lot. Based on town records, which may not be current, the land supports the existing water tower and four wireless communication carriers which have antennae on the water tower (Verizon, AT&T, Sprint and T-Mobile). Two of these carriers are the subject of this application: T-Mobile and AT&T and mention of Dish Wireless. There are two fenced compounds that apparently contain the equipment necessary for the four wireless communication carriers. The leased portion of the property consists of 0.229 acres and has dimensions of 100' x 100'. The leased portion is 'landlocked' in that it does not have direct frontage onto Route 202. It does, however, have a designated access through a lot that does front on Route 202. Back around 2015, maintenance activity of painting of the New Jersey American Water tank required the installation of a temporary tower to accommodate wireless communications antennae that were housed on the tank. At that time, the height of the antennae was 110 feet. The temporary tower structure was proposed to be 140 feet in height. The current proposal is to construct a tower that is 160' tall plus another 10 feet for lighting, thereby making the structure 170' in height. The proposed tower does not conform to the permitted use or the height restrictions set forth in the ordinance.

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

## **10. OTHER BOARD BUSINESS**

## **11. ADJOURNMENT**