

**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, December 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**

November 14, 2023 Regular Meeting (pending)

November 28, 2023 Regular Meeting (pending)

**7. RESOLUTIONS**

**Application No. 21-020-ZB; Gateway 70-B LLC (pending)**

**Block 221, Lot 1.01**

Approved: 11/28/23

Eligible to Vote: Mr. Weideli, Mr. LaSpisa, Ms. Amin, Mr. Fresco, Mr. Bongiorno, Mr. Gayeski, J. Foose

**Application No. 23-012-ZB; Somerville Lumber Company (pending)**

**1468 & 1480 Route 22; Block 234, Lots 2, 3&4**

Decided: 11/28/23

Eligible to Vote: Mr. Weideli, Ms. Amin, Mr. Fresco, Mr. Bongiorno, Mr. Gayeski, J. Foose

**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.

**App. No. 23-011-ZB; 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 variances

Summary: The 27.6-acre property is located on the southerly side of Route 22 eastbound and is in the M-1B and zone. To the east is Adamsville Road and to the West is Woodside Lane. To the south is the Elks Club. There is currently a 3-story officed building on the site which is to remain. The proposed office area is 112,000 s.f. and the warehouse area is 179,973 s.f. (35 loading bays) plus 28 outside trailer parking spaces. The buildings will be located at the very back of the property, abutting the site is the ELKS, located in the R-20 Zone and some residential lots on Woodside Lane which are located in the R-10 zone. Lots 2.02 and 2.03 are located in the M-1B zones but were granted to have single family dwellings located on them. Currently on the property is a 3-story office building which is proposed to remain. Insufficient parking is provided on the site and the Applicant asks the Board to grant relief from the required number of parking spaces and relief from the requirement to provide Banked Parking. The required buffer against residential requires variance relief as well. The Manufacturing Zone (Small Lot) M-1B zone is controlled by Section 126-317. This zone does not permit warehouses as a Principal Permitted Use. The Applicant seeks a d(1) and a d(6) variance. For this reason, the application is before the Zoning Board. The Applicant also requests 'c' variance and design waiver relief. In addition to steep slopes, there are a floodway (3.3 acres), flood fringe (2.5 acres), wetlands (5.20 acres), and wetland buffers on this site as well

**Application No. 23-010-ZB; Bellie Holdings LLC**

**Block 249, Lot 40; 19-21 Mount Pleasant Ave**

Use Variance

Summary: The 1.24-acre property is located on the northerly side of Main Street and lies within the R-10 zoning district, which is limited to single-family residential purposes. The applicant seeks approval to construct 14 townhomes on the site, all of which are 3-bedroom units. The access to the townhomes will be from Main Street and then through a portion of existing Mt. Pleasant Avenue (an existing easement that services Mt. Pleasant Villas, which is in the R-MDU 10.5 zone district). There are no steep slopes on the property. The applicant seeks use variances, which are the type of units (a d(1) for townhouse v. single-family), a d(4) which is for F.A.R. and a d(5) which is for exceeding the density permitted for the lot. If the applicant believes that the c variances are to be subsumed with the d's, the application also violates the maximum lot coverage.

**TO BE CARRIED TO JANUARY 9, 2024 AT 7:00pm WITHOUT FURTHER NOTICE:**

**Application No. 23-009-ZB; Chimney Rock Self Storage**

**Block 800, Lot 9; 1661 Route 22**

Major Site Plan with D Variance & Bulk Variances

Summary: The 3.44-acre site is located in the C-5 zone and currently supports an office building that the owner describes as being significantly underutilized. The applicant desires to remove all structures on the

site and construct a 3-story self-storage building having its sole frontage on Route 22. The application is for Preliminary and Final Site Plan approval with numerous variances.

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

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

Review of Board Radio Frequency Expert- Dr. Bruce Eisensten CV

#### **10. ADJOURNMENT**