

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
Reorganization & Regular Meeting
Tuesday, January 23, 2024
— AGENDA—

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.

REORGANIZATION MEETING

****PLEASE NOTE 6:30 p.m. START TIME****

1. CALL MEETING TO ORDER

Time: 6:30 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 9, 2024** 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. OATHS OF OFFICE

	DESIGNATION		BOARD MEMBER	EXPIRATION
4a		Regular Member	Gary La Spisa	12/31/24
4b		Regular Member	Jeffrey Foose	12/31/25
4c		Regular Member	Donald Sweeney	12/31/25
4d		Regular Member	James Weideli	12/31/26
4e		Regular Member	Bruce Bongiorno	12/31/27
4f		Regular Member	Pushpa Amin	12/31/26
4g		Regular Member	Andrew Fresco	12/31/24
4h		Alternate 1	John Gayeski	12/31/25
4i		Alternate 2	Jeffrey Sicat	12/31/24
4j		Alternate 3	John Kulak	12/31/24
4k		Alternate 4	Claudio Vescio	12/31/25

5. ROLL CALL

6. ELECTION OF OFFICERS

	DESIGNATION		
6a	Election of Chairperson		
6b	Election of Vice Chairperson		
6c	Election of Board Secretary		
6d	Election of Assistant Board Secretary		

7. REORGANIZATION RESOLUTIONS/APPOINTMENT OF BOARD PROFESSIONALS

7a	Appointment of Board Professional	Richard Oller, Esq.	Board Attorney
7b	Appointment of Board Professional	William Burr IV, P.E.	Board Engineer
7c	Appointment of Board Professional	TBA	Board Planner
7d	Appointment of Board Professional	Boswell Engineering	Consulting Engineer
7e	Appointment of Board Professional	Michael Sullivan (Clark Caton Hintz)	Consulting Planner
7f	Appointment of Board Professional	Bright View Engineering	Consulting Traffic Engineer
7g	Appointment of Board Professional	Bruce Eisenstein	Consulting Radio Frequency Engineer
7h	Designation of Meeting Dates		
7i	Designation of Official Newspapers		

REGULAR MEETING

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 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. CALL REGULAR MEETING TO ORDER/MEETING OPEN TO THE PUBLIC

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

6. BOARD MINUTES

- November 14, 2023 Regular Meeting
Eligible to Vote: Mr. Foose, Mr. Fresco, Mr. Weideli, Mr. Sweeney, Mr. Bongiorno, Mr. Vescio, Mr. Gayeski, Mr. Kulak
- November 28, 2023 Regular Meeting
Eligible to Vote: Mr. Foose, Mr. Fresco, Mr. Weideli, Mr. La Spisa, Mr. Sicat, Mr. Bongiorno, Mr. Vescio, Mrs. Amin, Mr. Gayeski, Mr. Kulak
- December 12, 2023 Regular Meeting
Eligible to Vote: All members

7. RESOLUTIONS

Application No. 22-008-ZB; SIGNATURE ACQUISITIONS, LLC

Block 206, Lot 3; 1130 Route 22

Summary: Applicant has requested to formally withdraw the application.

Eligible to Vote: Mr. Foose, Mr. Fresco, Mr. Weideli, Mr. Bongiorno, Mr. Gayseski, Mrs. Amin, Mr. LaSpisa

Application No. 21-020-ZB; GATEWAY 70-B, LLC

Block 221, Lot 1.01; 229 Adamsville Road

Summary: Extension of prior approval.

Eligible to Vote: Mr. Foose, Mr. Fresco, Mr. Weideli, Mr. Bongiorno, Mr. Gayseski, Mrs. Amin, Mr. LaSpisa

8. 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.

- **Application 23-014-ZB; CX Towers**
Block 163, Lot 6.01; 719 Route 202
Preliminary & Major Final Site Plan with C&D Variances
Summary: Maintenance activity of the New Jersey American Water tank in 2015 required the installation of a temporary tower to accommodate wireless communications antennae housed on the tank. At that time, the height of the antennae was 110 feet. The temporary tower structure was proposed to be 140' in height. The current proposal is to construct a tower that is 160' tall. The proposed tower does not conform to the permitted use or height restrictions set forth in the ordinance.
- **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.

ANNOUNCEMENT ONLY - TO BE CARRIED TO 2/13/24 AT 7pm WITHOUT FURTHER NOTICE:

- **Application 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. There is currently a 3-story office 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.

ANNOUNCEMENT ONLY - TO BE CARRIED TO 3/12/24 AT 7pm WITHOUT FURTHER NOTICE:

- **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.

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

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