

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
February 13, 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.

1. CALL MEETING TO ORDER

Time: 7:00 pm

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. 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

- January 23, 2024 Reorganization Meeting
Not Eligible: Jeff Sicat
- January 23, 2024 Regular Meeting (pending)
Not Eligible: Jeff Sicat

7. RESOLUTIONS

There are no resolutions for adoption.

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 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.

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

9. OTHER BOARD BUSINESS

10. EXECUTIVE SESSION

11. ADJOURNMENT