

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 27, 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

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

*Eligibly to vote: Mr. Weideli, Mr. LaSpisa, Ms. Amin, Mr. Fresco, Mr. Bongiorno, Mr. Gayeski
& Chairman Foose*

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. 23-023-Z B; Bridgewater Realty II LLC (Starbucks)

Block 222, Lot 6.01; 1288 & 1298 Rt 22 & Morgan Ln.

Expiration: 4/12/24

Summary: This is an application for a drive-thru fast-food Starbucks restaurant and site modifications for the former Houlihan's restaurant and hotel. The variance relief needed is for a drive thru restaurant and also a determination if the ordinance permits a second, independent restaurant on the site if and when a single hotel is constructed on the property. The property is located within the HIC (Highway Interchange Commercial) zone. Abutting properties located to the south lie within the R-40/MDU-1 zone, which contains multifamily dwellings. According to the Environmental Impact Statement prepared by PK Environmental, the natural slope of the site is less than 10% and there are no wetlands or wetland transition areas that would affect the proposed development. A portion of the site is already developed with the former Houlihan's restaurant. There were two proposed access locations to the site, one being on Highway Route 22 and one on Morgan Lane. The original application included a hotel and children's preschool (Goddard) and associated Houlihan's. In this Starbucks application, the Applicant has relied on variances and design waivers previously granted for the Goddard preschool application and shows them on the first sheet of the site plan. The Goddard preschool was never constructed; and the current lot is vacant. Since these variances and design waivers were granted for an entirely different use (School vs. restaurant), different building geometry, different access location and different site circulation, this report dismisses these previously-approved variances and waivers. The applicant must apply for relief on all elements of this new site plan.

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

9. OTHER BOARD BUSINESS

10. EXECUTIVE SESSION

11. ADJOURNMENT