

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

**April 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.

**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**

April 9, 2024 Regular Meeting (Pending)

**7. RESOLUTIONS**

**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.

**ANNOUNCEMENT ONLY - Carried to 5/14/24 WITHOUT FURTHER NOTICE:**

- **App.#23-023-ZB – Bridgewater Realty II LLC (Starbucks)**  
**Block 222, Lot 6.01; 1288 & 1298 Rt. 22 & Morgan Lane**  
Preliminary & Final Major Site Plan, Use Variance, Bulk Variances  
Summary: Proposal to build drive-thru fast food restaurant and make site modifications on the former Houlihan's restaurant and hotel site located in the HIC Zone. The variance relief needed is for the drive thru restaurant and also for a determination as to whether a second, independent restaurant would be permitted if/when a single hotel is constructed on the property. The original approval for the site included a hotel and preschool (Goddard) and associated Houlihan's. Starbucks is relying on variances and design waivers previously granted for the Goddard preschool application. The current lot is vacant since Goddard never constructed the preschool. The prior variances and waivers are called into question as they were approved for a different use, different building geometry, different access location and different circulation. The applicant must apply for relief on all elements of new site plan.  
Eligible to Vote:

**ANNOUNCEMENT ONLY - TO BE CARRIED TO 5/28/24 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: 1.24-acre property located on the northerly side of Main Street in 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. Access to the townhomes will be from Main Street and then through a portion of existing Mt. Pleasant Avenue. The applicant seeks use variances for the type of units (a d(1) for townhouse v. single-family), a d(4) for F.A.R. and a d(5) for exceeding permitted density. If the applicant believes that the c variances are to be subsumed with the d's, the application also violates maximum lot coverage.  
Eligible to Vote:

**ANNOUNCEMENT ONLY - TO BE CARRIED TO 5/28/24 AT 7pm (NEW NOTICE PENDING):**

- **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.  
Eligible to Vote:

**ANNOUNCEMENT ONLY - TO BE CARRIED TO 6/11/24 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: 27.6-acre property located on the southerly side of Route 22 East, in the M-1B 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 warehouse area is 179,973 s.f. with 35 loading bays plus 28 outside trailer parking spaces. The buildings will be located at the rear of the property which is in the R-20 Zone and some residential lots on Woodside Lane which are in the R-10 zone. Lots 2.02 and

2.03 are located in the M-1B zone but were granted to have single family dwellings on them. The 3 story office building is proposed to remain. There is Insufficient parking on the site which the Applicant is seeking variance relief for together with a variance for the required buffer to residential properties. The M-1B zone is controlled by Section 126-317 of the Ordinance which does not permit warehouses as a Principal Permitted Use. The Applicant seeks a d(1) and d(6) variance, as well as a 'c' variance and design waiver relief. There are steep slopes, a floodway (3.3 acres), flood fringe area (2.5 acres), wetlands (5.20 acres), and wetland buffers on the site.  
Eligible to Vote:

**ANNOUNCEMENT ONLY - Carried to 6/11/24 WITHOUT FURTHER NOTICE:**

- **App.#23-009-ZB - Chimney Rock Self Storage**  
**Block 800, Lot 9; 1661 Route 22**  
Major Site Plan with D Variance & Bulk Variances  
Summary: Proposal to raze all existing (office) building/s on the site in order to construct a 3 story self-storage building fronting on Route 22.  
Eligible to Vote:

**HEARING TO PROCEED AS SCHEDULED**

- **App#24-007-ZB; Ravi**  
**Block 161, Lot 2; 97 Ivy Lane**  
Bulk Variance  
Summary: Proposal to construct an addition to an existing single-family dwelling in the R20 Zone which includes: 1) a great room that is 17' x 23' (391 sf); 2) a new 2-story addition to the rear with a first floor bedroom (13' x 25') and second floor bedroom (13' x 25') that are a total of 663 sf; 3) a new master bedroom on the second floor level (32.33' x 18.83') that is a total of 609 sf; a new garage (13.5' x 38') for a total of 513 sf. A new basement addition, attached to the existing basement area at the rear under the great room (17' x 23') for a total of 391sf is also noted. A 360 sf covered paver porch and a 76 sf cantilevered deck are proposed for the outside.  
Eligible to Vote:

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

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