

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 ORDER WILL BE DETERMINED BY THE CHAIRMAN AT THE TIME OF THE BOARD MEETING.

BRIDGEWATER TOWNSHIP PLANNING BOARD

Regular Meeting

Tuesday, April 2, 2024

—AGENDA—

Meetings of the Bridgewater Planning Board are held in person at 7:00 p.m. 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 Planning 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

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

2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On **February 7, 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 bulletin board in the Municipal Building. Please be aware of the Planning Board 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. BOARD MINUTES

- March 19, 2024

6. RESOLUTIONS

- **BRIDGEWATER RARITAN REGIONAL SCHOOL DISTRICT**

Block 411, Lot 40 (600 Garretson Road)

#24-006-PB – High School Field House Renovations & Site Improvements (Courtesy Review)

Eligible to Vote: All members EXCEPT M. Pappas, M. Moench

(PENDING)

- **AR BRIDGEWATER II, LLC**
Block 483, Lot 17 (1041 Route 202/206)
#21-037-PB – Extension of Preliminary & Final Major Site Plan with Bulk Variance(s)
Eligible to Vote: All members EXCEPT M. Pappas, M. Moench
(PENDING)

- **DR. BRADLEY MCADAM C/O KATHLEEN O’CONNOR, LLC**
Block 549, Lot 9 (794 Route 202 North)
#24-002-PB – Request for Amendment of Prior Approval
Eligible to Vote: All members EXCEPT M. Pappas, M. Moench
(PENDING)

8. LAND DEVELOPMENT APPLICATIONS

Interested parties may arrange to come to the Municipal Building during normal business hours, 9am to 5pm to review the documents for the following applications. You may also access the Municipal website and click on the application below for application information. The Planning Department number is 908-725-6300 ext. 5530 or 5507.

- ****HIDDEN RIVER FARMS (HALL RESIDENCE)****
Block 429, Lot 53 (639 Meadow Road)
#23-020-PB – Preliminary & Final Major Site Plan with Bulk Variance(s)
Proposal to construct a 3,192 s.f., 6 horse barn that exceeds accessory use size and height requirements on a 33 acre site where only 2 horses are permitted by Ordinance.

9. DISCUSSION

- **Area in Need of Redevelopment – Preliminary Investigation of Blocks 411, Lot 39 and Block 408, Lot 67 (Township Council Resolution # 24-03-21-102)**
Resolution authorizing and directing the Planning Board to undertake a preliminary investigation of Block 411, Lot 39 and Block 408, Lot 67 pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, Et Seq.) for classification as an “AREA IN NEED OF REDEVELOPMENT” and directing the Township’s Redevelopment Planner to prepare a study investigating whether Block 411, Lot 39 also known as 555 Route 22 and block 408, Lot 67 located on the northwest corner of Route 22 and Country Club Road constitute an “Area in Need of Redevelopment. “

10. OTHER BOARD BUSINESS

- **Master Plan Update**
Board Planner to provide update on status of Master Plan Re-examination in anticipation of upcoming Public Information Session

10. EXECUTIVE SESSION

11. ADJOURNMENT

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