

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 MEETING.

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**BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
October 8, 2024**

— AGENDA—

Draft   x      Revised           Final       

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 on the agenda may do so at this time.

**6. BOARD MINUTES**

**PENDING:** 8/13/24, 8/27/24, 9/10/24

**7. RESOLUTIONS**

**Application # 24-003-ZB**

**Somerset Properties Associates, LLC (“Senior Life”)**

**Block 476, Lot 20 (757 Route 202/206)**

Preliminary & Final Site Plan with Use Variance

*Eligible to Vote:* Chairman Foose, Mr. Weideli, Mrs. Amin, Mr. Sweeney, Mr. Fresco, Mr. Bongiorno, Mr. Sicat

**Application # 24-018-ZB (PENDING)**  
**Sabella, Jonathan**  
**Block 606, Lot 9 (1377 Meiners Drive)**  
D Variance (FAR)

**Application # 24-013-ZB (PENDING)**  
**Shalaby, Sherif**  
**Block 374, Lot 9 (233 Shepherd Avenue)**  
Bulk Variances

**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.

**\*TO PROCEED AS SCHEDULED ON 10/8/24\***

**Application #24-011-ZB**  
**St. Bernard of Clairvaux**  
**Block 400, Lot 26 (551 Route 28)**  
Preliminary & Final Site Plan, D Variance, C Variance/s  
*Summary: Expansion of existing mausoleum structure.*  
*Eligible to Vote: ALL*

***CARRIED FROM 9/24/24 WITH NEW NOTICE***

**Application #24-015-ZB**  
**Chen, Xi**  
**Block 663, Lot 56 (950 Sunset Ridge)**  
Simple Variance/Design Wavier  
*Summary: Fence height exceeds ordinance requirements.*  
*Eligible to Vote: ALL*

**\*ANNOUNCEMENTS ONLY\***

***CARRIED TO 10/22/24 WITHOUT FURTHER NOTICE - Continuance from 8/13/24***

**Application #24-005-ZB**  
**821 Bridgewater LLC and Jewish Community Center of Somerset, Hunterdon & Warren**  
**Block 477, Lots 45&46 (821 & 831 Route 202-206)**  
D(1), D(4), D(5) Variances  
*Summary: Proposal to construct 64 [age-restricted] townhomes.*

***CARRIED TO 11/12/24 – Continuance from 8/27/24 (NEW NOTICE PENDING/REQUIRED)***

**Application #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 a drive-thru fast food restaurant (not permitted in zone) and make site modifications based on prior approvals.*

***CARRIED TO 11/12/24 (NEW NOTICE PENDING/REQUIRED)***

**Application #23-014-ZB**

**CX Towers**

**Block 163, Lot 6.01 (719 Route 202)**

Preliminary & Major Final Site Plan with D Variance, C Variance (s)

Summary: *Construction of a tower that exceeds height restrictions.*

***CARRIED TO 12/10/24 – Continuance from 6/11/24 (NEW NOTICE PENDING/REQUIRED)***

**Application #23-010-ZB**

**Bellie Holdings LLC**

**Block 249, Lot 40 (19-21 Mount Pleasant Ave)**

D Variances, Bulk Variances

Summary: *Proposal to construct townhomes.*

***CARRIED TO 12/10/24 (NEW NOTICE PENDING/REQUIRED)***

**Application #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 D Variance(s), Bulk Variance(s)

Summary: *Proposal to construct a warehouse.*

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

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