

BRIDGEWATER TOWNSHIP  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
October 22, 2024  
—MINUTES—

**1. CALL MEETING TO ORDER:**

Chairman Foose called the meeting to order at 7:00 pm.

**2. OPEN PUBLIC MEETING ANNOUNCEMENT:**

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 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 bulletin board in the Municipal Building. Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 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**

Donald Sweeney-	Present	Jeff Foose-	Present
Bruce Bongiorno-	Present	John Gayeski-	Present
James Weideli-	Present	Claudio Vescio-	Present
Jeffrey Sicat-	Absent	Andrew Fresco-	Present
Pushpavati Amin-	Present	Chris Gabbett-	Absent
John Kulak	Present		

Others present: Board Attorney Rich Oller, Esq. and Board Planner Katherine Sarmad

**5. OPEN TO THE PUBLIC**

Chairman Foose opened the meeting to the public. With there being no members of the public wishing to speak, the Board closed this portion of the meeting.

**6. APPROVAL OF MINUTES**

There were no minutes for approval



**7. RESOLUTIONS**

**Application #24-018-ZB; Sabella**

Block 606, Lot 9; 1377 Meiners Drive

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the foregoing resolution was adopted as presented based on the following roll call vote:

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Bongiorno, Mr. Gayeski,  
& Chairman Foose  
Nays:  
Ineligible: Mr. Fresco, Mr. Kulak & Mr. Vescio  
Abstain:  
Absent: Mr. Sicat & Mr. Gabbett

**Application #24-015-ZB; Chen**

Block 663, Lot 56; 950 Sunset Ridge

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the foregoing resolution was adopted as presented based on the following roll call vote:

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Fresco, Mr. Bongiorno,  
Mr. Gayeski, Mr. Kulak  
Nays:  
Ineligible: Chairman Foose, Mr. Vescio & Mr. Gabbett  
Abstain:  
Absent: Mr. Sicat & Mr. Gabbett

**Application #24-013-ZB; Shalaby**

Block 374, Lot 9; 233 Shepherd Ave

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the foregoing resolution was adopted as amended based on the following roll call vote:

Ayes: Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Bongiorno, Mr. Gayeski,  
Mr. Sicat & Chairman Foose  
Nays:  
Ineligible: Mr. Fresco, Mr. Kulak & Mr. Vescio  
Abstain:  
Absent: Mr. Sicat & Mr. Gabbett



**8. LAND DEVELOPMENT APPLICATIONS**

**#24-005-ZB; 821 Bridgewater LLC & JCC of Somerset, Hunterdon & Warren  
Block 477, Lot 45&46 (821 & 831 Route 202-206)  
D(1), D(4), D(5) Variances**

This application was carried to the November 12, 2024 Regular Meeting without further notice.

**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**

This application was carried to the January 14, 2025 Reorganization Meeting for scheduling purposes only.

**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)**

This application was carried to the November 12, 2024 Regular Meeting pending new notice.

**Application #23-010-ZB; Bellie Holdings LLC  
Block 249, Lot 40 (19-21 Mount Pleasant Ave  
D Variances, Bulk Variances**

This application was carried to the December 10, 2024 Regular Meeting pending new notice.

**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)**

This application was carried to the December 10, 2024 Regular Meeting pending new notice.

**Application #24-011-ZB; St. Bernard of Clairvaux  
Block 400, Lot 26; 551 Route 28  
PFSP with C&D Variances**

This application was carried to the January 14, 2025 Reorganization Meeting for scheduling purposes only



**Application #24-012-ZB; Patel**  
**Block 107, Lot 1.02; 4 Franklin St.**  
Bulk Variance/s

Mr. John Sullivan, Esq. was present to represent the application. Sworn testimony was provided by Amy Patel, Owner and John Chadwick, Professional Planner.

Mr. Sullivan provided a brief overview of the application and identified the variance relief being sought for a partially covered deck in the rear yard. He then introduced Ms. Amy Patel as the property owner. She was sworn and accepted by the Board.

Ms. Patel advised she purchased the land in June 2022 and built a new residence on it. She advised she is now proposing a partially covered deck in the rear yard to create backyard enclosed space for her family. She then described the materials and look of the covered deck in detail and confirmed underneath the deck will remain as grass.

The Board opened the meeting to the public for questions. With there being no questions from the public, the Board closed this portion.

Mr. Sullivan introduced Mr. John Chadwick as the applicant's Professional Planner. He was sworn and accepted by the Board.

Mr. Chadwick identified the variance relief being sought for additional 4' into the setback. He described the lot as "L" shaped and stated the deck is 80' feet from the other property line. He also advised the nearest home is 100' feet away with trees in between the lots. He then provided planning testimony in favor of the application.

Ms. Sarmad confirmed the residence does have room to grow based on the lot size. The home does not exceed the FAR or ILC for the zone.

The Board opened the meeting to the public for questions or comments. With there being no questions or comments from the public, the Board closed this portion.

Mr. Oller reviewed conditions for the resolution and the Board deliberated.

On motion by Mr. Weidli, seconded by Ms. Amin, the foregoing resolution was adopted as amended based on the following roll call vote:

Ayes:	Mr. Weideli, Ms. Amin, Mr. Sweeney, Mr. Fresco, Mr. Bongiorno, Mr. Gayeski & Chairman Foose
Nays:	
Ineligible:	Mr. Kulak & Mr. Vescio
Abstain:	
Absent:	Mr. Sicat & Mr. Gabbett





**9. OTHER BOARD BUSINESS**

The Board had no other business.

**10. ADJOURNMENT**

The Board unanimously voted to adjourn at approximately 7:31 pm.

Respectfully Submitted,



Jo-Ann M. Ricks  
Certified Board Secretary

