

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT

Regular Meeting
September 10, 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-	Absent
James Weideli-	Present	Claudio Vescio-	Absent
Jeffrey Sicat-	Present	Andrew Fresco-	Present
Pushpavati Amin-	Present	Chris Gabbett-	Absent
John Kulak	Present		

Others present: Board Attorney Rich Oller, Esq., Board Planner Katherine Sarmad, Bill Burr, PE Township Engineer and Roger Dombierer, Zoning Officer.

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.

Chairman Foose recognized Mayor Moench. Mayor Moench advised the local Girl Scouts Troops placed flags around the municipal building for the September 11th ceremony.

Mayor Moench thanked the Board for their service to the Township.

6. APPROVAL OF MINUTES

There were no minutes for adoption.

7. RESOLUTIONS

There were no resolutions for adoption.

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 October 22, 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 November 12, 2024 Regular Meeting pending new notice.

**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 # 24-003-ZB; Somerset Properties Associates LLC (“Senior Life”)
Block 476, Lot 20 (757 Route 202/206)
Preliminary & Final Site Plan with Use Variance

See attached transcript prepared by Fishman Court Reporting Agency dated 9/19/24.

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board voted to approve the application with conditions based on the following roll call vote:

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

9. OTHER BOARD BUSINESS

There was no other Board business.

10. ADJOURNMENT

The Board unanimously voted to adjourn at approximately at approximately 9:47 pm.

Respectfully Submitted,



Jo-Ann M. Ricks
Certified Board Secretary

