

**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.**

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BRIDGEWATER TOWNSHIP  
**ZONING BOARD OF ADJUSTMENT**  
Regular Meeting  
**Tuesday, February 11, 2025**  
— AGENDA—  
DRAFT \_\_\_ FINAL x REVISED \_\_\_

Meetings of the Bridgewater Zoning Board of Adjustment 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 p.m.

Place: Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey 08807

**2. OPEN PUBLIC MEETING ANNOUNCEMENT**

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, eq. Specifically, on **January 15, 2025** 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. Accommodations 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 THE FLAG**

**4. ROLL CALL**

**5. 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. MINUTES**

January 28, 2024 (*PENDING*)

**7. RESOLUTIONS**

- App.#24-016-ZB (Cravatts, Mark & Mary) Block 703, Lot 12 (1823 Middle Road)
- App.# #24-017-ZB (O’Brien, Christopher) Block 602, Lot 12 (1397 Coriell Drive) (*PENDING*)

## 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 (TO BE CARRIED TO 4/22/25)**

#### **Application #24-029-ZB**

**Rockland APV Bridgewater Energy LLC  
Block 338, Lot 9 (760 East Main Street)**

Procedure: Preliminary & Final Major Site Plan & Minor Subdivision Plan

Summary: Proposal to subdivide 2 lots owned by Somerset County Improvement Authority, (used by the County as a maintenance yard) so as to construct a new battery energy storage system facility on 1 of the lots.

Eligible to Vote: All

### **TO PROCEED ON 2/11/25 (AS SCHEDULED)**

#### **Application #24-021-ZB**

**Visions & Pathways**

**Block 508, Lot 4.01 (8 Third Avenue)**

Preliminary & Final Major Site Plan with D(3), D(4), FAR and Bulk Variances

Summary: Proposal to demolish all improvements and construct low income housing for temporarily displaced young adults/make site improvements.

Eligible to Vote: All

### **SCHEDULED FOR HEARING ON 2/25/25**

#### **Application #24-005-ZB (3<sup>rd</sup> Hearing- Continuance from 11/12/24)**

**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.

Eligible to Vote: J. Foose, D. Sweeney, J. Weideli, P. Amin, A. Fresco, B. Bongiorno, J. Gayeski, J. Sicat, J. Kulak, C. Gabbett

### **SCHEDULED FOR HEARING ON 2/25/25**

#### **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

### **SCHEDULED FOR HEARING ON 3/11/25**

#### **Application #23-023-ZB (4<sup>TH</sup> Hearing – Continuance from 8/27/24)**

**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.

Eligible to Vote: TBA

**SCHEDULED FOR HEARING ON 3/11/25**

**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.

Eligible to Vote: All

**SCHEDULED FOR HEARING ON 3/25/25**

**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.

Eligible to Vote: All

**SCHEDULED FOR HEARING ON 3/25/25**

**Application #24-027-ZB**

**Bridgewater Self Storage, LLC**

**Block 400, Lots 1 & 2 (351 Route 28 & 322 Route 22)**

Procedure: Preliminary & Final Site Plan with Bulk Variance and D(1) Use Variance

Summary: Proposal to construct new self-storage facility.

Eligible to Vote: All

**SCHEDULED FOR HEARING ON 3/25/25**

**Application #24-009-ZB**

**Gurmukh Oil, LLC**

**Block 319, Lot 8 (24 Finderne Ave.)**

Amended Site Plan, D Variances, Bulk Variances

Summary: Expansion of pre-existing, non-conforming gas station use & addition of new food mart.

Eligible to Vote: All

**SCHEDULED FOR HEARING ON 4/8/25**

**Application #24-028-ZB (2<sup>nd</sup> Hearing - Continuance from 1/28/25)**

**Paul Miller Auto Group**

**Block 559, Lot 5.02 (Route 22 West)**

Preliminary and Final Site Plan with Bulk Variance and D(1) Use Variance

Summary: Use Variance with associated bulk variances to permit new automotive dealership.

Eligible to Vote: All EXCEPT J. Kulak

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

9. OTHER BOARD BUSINESS

10. EXECUTIVE SESSION

11. ADJOURNMENT