

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.

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Regular Meeting
Tuesday, June 24, 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

None

PENDING: February 25, 2025, March 11, 2025, April 22, 2025, May 13, 2025, and May 27, 2025

7. RESOLUTIONS

TO BE ADOPTED

Application #24-028-ZB; Paul Miller Auto Group

Route 22 West; Block 559, Lot 5.02

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

Eligible to Vote: J. Foose, J. Weideli, P. Amin, D. Sweeney, A. Fresco, B. Bongiorno, and J. Gayeski

TO BE ADOPTED

Application #25-002-ZB; Shad, Mohammad Rizwan

Route 202/206 North & Byrd Avenue; Block 470, Lot 7

“C” Variance/Rear Yard Setback

Summary: Propose to construct a single-family dwelling on a vacant property where a 50 foot rear setback is required and they are seeking a variance for a 25.5 foot setback.

Eligible to Vote: J. Weideli, P. Amin, D. Sweeney, A. Fresco, J. Gayeski, and J. Sicat

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 BE HEARD

Application #23-023-ZB (6TH Hearing – Continuance from March 11, 2025)

Bridgewater Realty II LLC (Starbucks)

Block 222, Lot 6.01 (1288 & 1298 Rt. 22 & Morgan Lane)

Time to Act June 30, 3035

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.

ALL Eligible to Vote

ADJOURN TO SEPTEMBER 9, 2025

Application #24-029-ZB

Rockland APV Bridgewater Energy LLC

Block 338, Lot 9 (760 East Main Street)

Time to Act September 30, 3035

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.

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

9. OTHER BOARD BUSINESS

None

10. EXECUTIVE SESSION

None

11. ADJOURNMENT