

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, July 22, 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, May 27, 2025, June 24, 2025, and July 8, 2025

7. RESOLUTIONS

PENDING

Application #23-023-ZB; Bridgewater Realty II LLC (Starbucks); Block 222, Lot 6.01; 1288 & 1298 Route 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: J. Foose, J. Weideli, P. Amin, A. Fresco, J. Gayeski and J. Kulak

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.

Application No. 24-009-ZB; Gurmukh Oil, LLC

24 Finderne Avenue; Block 319, Lot 8

Procedure: Amended Site Plan, D Variances, Bulk Variances

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

Application No. 25-001-ZB; Café Emilia, Inc.

Block 163.02, Lot 9 and 17; 705 Route 202 North & 49 Charlotte Drive

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

Summary: Proposal to construct an addition to an existing 2 story restaurant and to construct a new building for a banquet hall in the adjacent lot requiring a use variance.

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

9. OTHER BOARD BUSINESS

None

10. EXECUTIVE SESSION

None

11. ADJOURNMENT