

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 ORDER WILL BE DETERMINED BY THE CHAIRMAN AT THE TIME OF THE BOARD MEETING.

**BRIDGEWATER TOWNSHIP PLANNING BOARD
MEETING AGENDA
TUESDAY, AUGUST 19, 2025 - REVISED**

Meetings of the Bridgewater Planning Board are held in person at 7:00 p.m. at the Bridgewater Township Municipal Building located at 100 Commons Way, Bridgewater, NJ 08807 and streamed live on the Bridgewater Township YouTube channel which can be viewed by clicking on the video stream labeled "Bridgewater Planning 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 TO ORDER

2. OPEN PUBLIC MEETINGS ACT 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, 2025, proper Notice was sent to the Courier News and the Star-Ledger, filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board 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 FLAG

4. ROLL CALL

5. MEETING OPEN TO THE PUBLIC

Members of the public wishing to address the Board on any matter not listed on the agenda may do so at this time.

6. BOARD MINUTES

June 25, 2025 Special Meeting Minutes

7. RESOLUTIONS

Rackson Restaurants Extension of Prior Approval; Application #21-024-PB; 44 Finderne Avenue and 1503 Main Street; Block 317, Lot 1, 2, and 4

8. MASTER PLAN CONSISTENCY REVIEW

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126 OF THE BRIDGEWATER TOWNSHIP CODE, ADDING SECTION 126-321.10 "TITLED AH-3 AFFORDABLE HOUSING ZONE" ALLOWING FOR 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND DISABLED VETERANS HOUSING PURSUANT TO THE PROVISIONS OF THE FAIR HOUSING ACT AND ANY UNIFORM HOUSING AND AFFORDABILITY CONTROLS.

ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING THE R-10A SINGLE FAMILY ZONE, SECTION 126-308.1 OF THE TOWNSHIP CODE TO PERMIT SUPPORTIVE HOUSING.

9. LAND DEVELOPMENT APPLICATIONS

Application #20-021-PB; COE Bridgewater LLC/Thor Technologies
Route 202/206 and 287; Block 483, Lot 17 (C002 & C003)

Summary: Extension Request on Previous Approval

Application #25-005-PB; RJBR Holdings LLC/Roman Jewelers
500 Commons Way; Block 551, Lot 1

Summary: Second Floor Addition

10. OTHER BUSINESS

None

11. ADJOURNMENT