

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, August 26, 2025
— AGENDA—
DRAFT ____ FINAL ____ REVISED _X_**

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

March 11, 2025

PENDING: February 25, 2025, May 27, 2025, July 22, 2025, and August 12, 2025

7. RESOLUTIONS

**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: *Chairman Foose, Mr. Weideli, Mrs. Amin, Mr. Fresco, Mr. Gayeski, and Mr. Kulak*

PENDING

**Application No. 24-009-ZB; Gurmukh Oil, LLC;
24 Finderne Avenue; Block 319, Lot 8**

Amended Site Plan, D Variances, Bulk Variances

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

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 #25-006-ZB; Stanley & Margaret Waitkovich
Block 477, Lot 7, 756 Harding Road
Time To Act October 6, 2025**

Summary: Seeking Pre-existing improvements and an ongoing commercial use. Use and Bulk Variance

Voting Eligibility: All Board Members

**Application #25-003-ZB; Mercal, Inc.
Block 153, Lot 12; 160 Oak Street
Time To Act October 6, 2025**

Summary: Addition of Second Floor. Side Yard Use and Bulk Variance

Voting Eligibility: All Board Members

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

9. OTHER BOARD BUSINESS

None

10. EXECUTIVE SESSION

None

11. ADJOURNMENT