

**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, September 9, 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**

**PENDING:** February 25, 2025, May 27, 2025, July 22, 2025, August 12, 2025, & August 26, 2025

## 7. RESOLUTIONS

### **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 #24-019-ZB; Gery-Ross Pierre and Farah Kadi  
821 Hawthorne Avenue; Block 374, Lot 14**

Summary: Request for Extension of Approval

**Application #24-029-ZB; Rockland APV Bridgewater Energy LLC  
760 East Main Street; Block 338, Lot 9**

**Time to Act September 30, 3025**

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