

**BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
AUGUST 26, 2025
Adopted October 14, 2025**

CALL MEETING TO ORDER

Chairman Foose called the meeting to order at 7:00pm. .

OPEN PUBLIC MEETING ANNOUNCEMENT

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 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 bulletin board in the Municipal Building. Please be aware of the Zoning Board of Adjustment policy for public hearings: No new applications will be heard after 10:15 pm and no new testimony will be taken after 10:30 pm. Hearing Assistance is available upon request. Accommodation 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.

SALUTE TO FLAG Chairman Foose lead the flag salute.

ROLL CALL

James Weideli	Present	Jeff Foose	Present
Donald Sweeney	Present	John Gayeski	Absent
Bruce Bongiorno	Present	Claudio Vescio	Present
Jeffrey Sicat	Present	Andrew Fresco	Absent
Pushpavati Amin	Present	Chris Gabbett	Present
John Kulak	Present		

Board Professionals in attendance were Board Attorney Rich Oller, Esq., and Township Planner Katherine Sarmad.

OPEN TO THE PUBLIC

Chairman Foose opened the meeting to the public.

With there being no members of the public wishing to speak, the Chairman Foose closed this portion of the meeting.

APPROVAL OF MINUTES

March 11, 2025 Regular Meeting Minutes

On motion by Mr. Weideli, seconded by Mrs. Amin, the minutes were adopted with revisions based on the following roll call vote:

Roll Call:

Ayes: Mr. Weideli, Mrs. Amin, Mr. Sweeney, Mr. Bongiorno, a
and Chairman Foose
Nays: None
Ineligible: Mr. Sicat, Mr. Kulak, Mr. Vescio, and Mr. Gabbett
Abstain: None
Absent: Mr. Fresco and Mr. Gayeski

RESOLUTIONS

**Application #23-023-ZB; Bridgewater Realty II LLC (Starbucks);
Block 222, Lot 6.01; 1288 & 1298 Route 22 & Morgan Lane**

Summary: Proposal to build a drive-thru fast food restaurant (not permitted in zone) and make site modifications based on prior approvals.

On motion by Mrs. Amin, seconded by Mr. Weideli, the resolution has been adopted based on the following roll call vote:

Roll Call:

Ayes: Mr. Weideli, Mrs. Amin, Mr. Kulak, and Chairman Foose
Nays: None
Ineligible: Mr. Sweeney, Mr. Bongiorno, Mr. Sicat, Mr. Vescio, and Mr. Gabbett
Abstain: None
Absent: Mr. Fresco and Mr. Gayeski

LAND DEVELOPMENT APPLICATIONS

**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

THIS APPLICATION HAS BEEN CARRIED TO OCTOBER 28, 2025 WITHOUT FURTHER NOTICE.

**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

Mr. Oller confirmed proper notice by the applicant in order to proceed.

Ms. Marcia Zalewski introduced herself and stated that she has two witnesses, Mr. James J. Mantz, Professional Engineer, and Mr. Michael Tobia, Professional Planner. Mr. Oller swore in the witnesses.

Mr. Tobia explained that the owner wants to demolish the existing home and build a new home. Mr. Tobia stated that there is a side yard setback variance. Mr. Tobia presented exhibit A1, a slide show consisting of photos of the existing home and property as well as a proposed rendering. Mr. Tobia explained that there is a combined 40 foot side setback, and they are asking for 25 feet combined. Adding that the home would be very narrow if they kept within the 50 foot combined setback, impervious coverage is under the limit, and the FAR is under the permitted limit. Mr. Tobia stated that this is considered a hardship and showed the surrounding properties stating that the proposed dwelling is keeping in tone with the neighborhood, some homes consisting of greater variances than what is proposed. Mr. Tobia noted that this property is an eye soar, and the benefits outweigh the detriments.

Mr. Gabbett asked about asbestos, and if so, is there a plan for the proper removal. Mr. Tobia stated there is asbestos and they will follow all DEP regulations for proper removal.

Mrs. Sarmad stated that Mr. Tobia was very thorough in his testimony and she has no further questions. However, in Mr. Burr's absence, Mrs. Sarmad asked about the stormwater. Mr. Tobia stated that they will comply with Mr. Burr's requirements in his memo.

Mr. Mantz introduced himself as a licensed Engineer. Mr. Mantz stated that the Planner was very thorough and presented a detail picture of the proposed plan. Mr. Mantz went over the three trees that are being proposed to come down. Mr. Mantz stated the property currently drains in a southwest direction and they are proposing to raise the home about two feet so the driveway runoff will go to the street, and the remainder of the runoff will go to the rear of the property. Adding that he does not believe there is any stormwater needed. Mr. Mantz addressed Mr. Burr's comments regarding stormwater on the proposed plans.

Mr. Kulak asked if the runoff is better now or would be better afterwards. Mr. Mantz stated that it would be the same.

Mr. Sweeney asked for clarification regarding the runoff and if it would affect the neighbors. Mr. Mantz stated that the driveway runoff will go to the street, and the remainder of the runoff will go to the rear of the property. Adding that the neighbors would not be affected by the runoff.

Ms. Sarmad reminded the applicant's professionals that there is a tree replacement ordinance. Mr. Foote added that Mr. Burr will further evaluate the stormwater plans and the applicant's professionals agreed to comply with Mr. Burr's comments or requirements.

With there being no public, Chairman Foote moved to deliberations. Mr. Oller stated the conditions, and the board members gave their deliberations.

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the application was approved with conditions based on the following roll call vote:

Roll Call:

Ayes:	Mr. Weideli, Mrs. Amin, Mr. Sweeney, Mr. Bongiorno, Mr. Sicat, Mr. Kulak, and Chairman Foote
Nays:	None

Ineligible: Mr. Vescio, and Mr. Gabbett
Abstain: None
Absent: Mr. Fresco and Mr. Gayeski

OTHER BOARD BUSINESS

None

ADJOURNMENT

On motion by Mr. Weideli, seconded by Mr. Bongiorno, the Board unanimously voted to adjourn at approximately 7:41pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Maria DeSimone".

Maria DeSimone
Land Use Office Specialist