

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, October 28, 2025

— AGENDA—

DRAFT ____ FINAL X 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. **DUE TO EARLY VOTING IN THE COURTROOM, THE 10/28/25 BOA MEETING WILL CONVENE IN CONFERENCE ROOM A/B ON THE FIRST FLOOR (ADJACENT TO THE COURTROOM). UNFORTUNATLEY, THIS ROOM IS NOT EQUIPPED FOR AUDIO/VISUAL SO THE MEETING CANNOT BE BROADCAST LIVE. AN AUDIO RECORDING OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC ON WEDNESDAY, 10/29/25 AND WILL BE ACCESSIBLE FROM THE TOWNSHIP YOUTUBE PAGE (VIA THE TOWNSHIP WEBSITE).**

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

FOR APPROVAL: 2/25/25, 7/22/25

PENDING: 5/27/25*, 10/14/25 (*pending receipt of official transcripts)

7. RESOLUTIONS

Application No. 25-004-ZB; Wagar, Anthony (Pending)

14 Gateshead Drive; Block 652, Lot 133

Bulk Variance/s

Summary: Impervious coverage variance for construction of an in ground pool.

Eligible to Vote: J. Foose, J. Weideli, P. Amin, A. Fresco, B. Bongiorno, J. Gayeski, J. Sicat

Application No. 25-007-ZB; Rayven Estates, LLC (Pending)

797 Country Club Road; Block 437, Lot 4

Major Subdivision with D5 (Density) Variance

Summary: Two Lot Subdivision creating a new lot with frontage on Eisenhower Avenue.

Eligible to Vote: J. Foose, J. Weideli, P. Amin, A. Fresco, B. Bongiorno, J. Sicat

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.

HEARING TO PROCEED 10/28/25, AS SCHEDULED:

Application #25-006-ZB

Stanley & Margaret Waitkowich

Block 477, Lot 7 (756 Harding Road)

Use and Bulk Variance

Summary: Use Variance & bulk variance/s for pre-existing non-conforming commercial use.

Voting Eligibility: All Members

THIS MATTER WILL NOT BE HEARD TONIGHT. Request to adjourn received from applicant on 10/28/25. AN ANNOUNCEMENT WILL BE MADE TONIGHT TO CARRY THIS MATTER TO 12/9/25:

Application #24-027-ZB (4th Hearing)

Bridgewater Self Storage, LLC

Block 400, Lots 1 & 2 (351 Route 28 & 322 Route 22)

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

Summary: Proposal to construct a new self-storage facility.

Voting Eligibility: All except Mr. Bongiorno and Mr. Sicat*

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

9. OTHER BOARD BUSINESS

None

10. EXECUTIVE SESSION

None

11. ADJOURNMENT