

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, DECEMBER 2, 2025**

DRAFT ____ FINAL X 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

March 18, 2025

7. RESOLUTIONS

Application # 25-010-PB

The Clubhouse of Somerset County LLC (Not Just Golf)

Block 559, Lot 6 (1213 Route 22)

Minor Site Plan

Summary: Proposal to re-tenant existing building currently occupied by Safavieh Furniture with a dining and entertainment use.

Eligible to Vote:

8. LAND DEVELOPMENT APPLICATIONS

Interested parties may arrange to come to the Municipal Building during normal business hours, 9:00am to 5:00pm to review the documents for the following applications. You may also access the Municipal website and click on the application below for application information. The Planning Department number is 908-725-6300 ext. 5530.

Application # 25-012-PB

Wine Outlet Bridgewater LLC

Block 349, Lot 5 (155 Promenade Blvd., Suite A-08)

Bulk Variance(s)

Summary: New signage for existing tenant.

Eligible to Vote: All

10. MASTER PLAN RE-EXAMINATION

- Public Hearing on Township of Bridgewater Master Plan Reexamination
- Resolution memorializing Board action on Master Plan Reexamination

11. OTHER BUSINESS

12. DISCUSSION

13. ADJOURNMENT