

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 16, 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

3/18/25, 6/17/25, 8/19/25

7. RESOLUTIONS

N/A

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 (*Continuance*)

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: M. Vescio, M. Kirsh, M. Pappas, J. Magura, H. Wang, A. Sikora, I. Banga, S. Chartowich, N. Choudhury

Application # 23-007-PB

A/R Bridgewater II LLC

Block 483, Lot 17 (C001, C005, C006, C007) – 1041 Route 202/206

Extension of Approval

Summary: Request for extension of prior approval.

Eligible to Vote: All

9. MASTER PLAN CONSISTENCY REVIEW

- An Ordinance of the Township of Bridgewater amending Section 126 of the Bridgewater Township Code, repealing and replacing Section 126-321.10 titled “AH-3 Affordable Housing Zone” allowing for eleven 100% Affordable Multi-family Residential Development Units and four Disabled Veterans Housing Units pursuant to the provisions of the Fair Housing Act and any Uniform Housing and Affordability Controls on Block 406, Lot 2.01
- An Ordinance of the Township of Bridgewater amending Section 320.3 entitled “BRCC Bridgewater Regional Corporate Center Zone” within Chapter 126 (Land Use) of the Municipal Code of the Township of Bridgewater so as to bring the Bridgewater Regional Corporate Center Zone into conformance with the Township 2025 Master Plan Re-examination report and its adoption by the Township Planning Board
- An Ordinance of the Township of Bridgewater Amending Section 126 of the Bridgewater Township Code, Amending Section 126-311 titled “C-1 Neighborhood Business Zone” to permit additional conditional uses
- Resolutions memorializing Board action on Master Plan Consistency Reviews

10. MASTER PLAN HEARING

- Open Space & Recreation Element of the Master Plan (Plan prepared by CME Associates)
- Resolution memorializing Board action on Open Space & Recreation Element

11. OTHER BUSINESS

Proposed 2026 Meeting Dates

12. DISCUSSION

13. ADJOURNMENT