

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, December 9, 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 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**

5/27/25\*, 10/14/25, 10/28/25\*, 11/25/25\* (\*pending receipt of official transcripts)

## 7. RESOLUTIONS

### **Application #25-006-ZB**

**Stanley & Margaret Waitkovich**

**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: J. Foose, J. Weideli, P. Amin, D. Sweeney, A. Fresco, B. Bongiorno, J. Gayeski

### **Application #23-010-ZB**

**Bellie Holdings LLC**

**Block 249, Lot 40 (19-21 Mount Pleasant Ave)**

D Variances, Bulk Variances

Summary: Proposal to construct townhomes.

Voting Eligibility: J. Foose, J. Weideli, P. Amin, D. Sweeney, A. Fresco, B. Bongiorno, J. Gayeski

### **Application #24-005-ZB (PENDING)**

**821 Bridgewater LLC & Jewish Community Ctr of Somerset, Hunterdon & Warren**

**Block 477, Lots 45&46 (821 & 831 Route 202-206)**

D(1), D(4), D(5) Variances

Summary: Proposal to construct age-restricted townhomes with affordable units.

Voting Eligibility: TBA

## 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.

### **HEARINGS TO PROCEED AS SCHEDULED:**

#### **Application #25-008-ZB**

**John Kwisnek, Jr.**

**Block 627, Lot 30 (1065 Carteret Road, Bridgewater, NJ)**

Bulk Variances

Summary: Addition to existing single family home.

Voting Eligibility: All

### **HEARING TO PROCEED AS SCHEDULED:**

#### **Application #25-001-ZB**

**Café Emilia Inc.**

**Block 163.02, Lot 9 and 17 (705 Route 202 North & 49 Charlotte Drive -Previously 707 Route 202)**

Preliminary & Final Site Plan with Bulk Variance D1 and D4 variances

Summary: Propose to construct an addition to existing property and a banquet hall on adjacent non-conforming property.

Voting Eligibility: All except Mr.Fresco and Mr. Gayeski

**ANNOUNCEMENT ONLY/NOT PROCEEDING AS SCHEDULED:**

**REQUEST FOR ADJOURNMENT WITHOUT FURTHER NOTICE TO 1/13/26 (Reorg) for scheduling purposes ONLY**

**Application #24-027-ZB (*Fourth 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

**ANNOUNCEMENT ONLY/NOT PROCEEDING AS SCHEDULED:**

**REQUEST FOR ADJOURNMENT WITHOUT FURTHER NOTICE TO 1/13/26 (Reorg) for scheduling purposes ONLY**

**Application #24-029-ZB**

**Rockland APV Bridgewater Energy LLC**

**Block 338, Lot 9 (760 East Main Street)**

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.

Voting Eligibility: All Board Members

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

9. OTHER BOARD BUSINESS

10. EXECUTIVE SESSION

11. ADJOURNMENT