

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 Chairperson will determine the order at the time of the Board meeting.

BRIDGEWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
Reorganization Meeting & Regular Meeting
Tuesday, January 13, 2026
— AGENDA —

Meetings of the Bridgewater Planning Board 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.

REORGANIZATION MEETING

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

Both adequate and electronic notice of this meeting specifying the time, place and manner in which such notice 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. 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 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. OATHS OF OFFICE

	DESIGNATION	TERM	BOARD MEMBER	EXPIRATION
4a	Regular Member	4 Year Term	James Franco	12/31/29
4b	Regular Member	4 Year Term	Christine Henderson-Rose	12/31/29
4c	Regular Member	4 Year Term	John Kulak	12/31/27
4d	Alternate 2	2 Year Term	Claudio Vescio	12/31/26
4e	Alternate 3	2 Year Term	John Colucci	12/31/26
4f	Alternate 4	2 Year Term	Anthony Mignella	12/31/27

5. ROLL CALL

6. ELECTION OF OFFICERS

	DESIGNATION
6a	Election of Chairperson
6b	Election of Vice Chairperson
6c	Election of Board Secretary
6d	Election of Assistant Board Secretary

7. REORGANIZATION RESOLUTIONS/APPOINTMENT OF BOARD PROFESSIONALS

7a	Appointment of Board Professional	TBA	Board Attorney
7b	Appointment of Board Professional	TBA	Board Engineer
7c	Appointment of Board Professional	TBA	Board Planner
7d	Appointment of Board Professional	TBA	Consulting Planner
7e	Appointment of Board Professional	TBA	Consulting Engineer
7f	Appointment of Board Professional	TBA	Consulting Traffic Engineer
7g	Appointment of Board Professional	TBA	Consulting Radio Frequency Engineer
7h	Designation of Meeting Dates		
7i	Designation of Official Newspapers		

8. ADJOURN TO REGULAR MEETING**REGULAR MEETING****1. CALL MEETING TO ORDER**

Time: 7:00 p.m.

Place: Bridgewater Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey 08807

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3. SALUTE TO FLAG

4. ROLL CALL

5. CALL REGULAR MEETING TO ORDER/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

12/10/24, 5/27/25

7. RESOLUTIONS

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.

Application #24-005-ZB

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.

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.

NOT A HEARING; LISTED FOR SCHEDULING PURPOSES ONLY

Application #23-011-ZB

1200 Route 22 Land Investors & 1200 Route 22 LLC Holding

Block 221; Lots 1.02, 1.03, 1.04, 2 & 2.01 (1210 & 1220 Route 22)

Preliminary & Final Site Plan Approval with D Variance(s), Bulk Variance(s)

Summary: Proposal to construct a warehouse.

NOT A HEARING; LISTED FOR SCHEDULING PURPOSES ONLY

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.

NOT A HEARING; LISTED 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 SCIA, (used by the County as a maintenance yard) so as to construct a new Battery Energy Storage System Facility on one of the lots.

NOT A HEARING; LISTED FOR SCHEDULING PURPOSES ONLY

Application #24-027-ZB

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.

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

9. OTHER BOARD BUSINESS

10. EXECUTIVE SESSION

11. ADJOURNMENT