

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 ORDER WILL BE DETERMINED BY THE CHAIRMAN AT THE TIME OF THE BOARD MEETING.

BRIDGEWATER TOWNSHIP PLANNING BOARD

Reorganization & Regular Meeting

Tuesday, January 20, 2026

— AGENDA —

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 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/@BridgewaterNewJerseystreams>

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 REORGANIZATION MEETING TO ORDER

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

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 2, 2026, 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 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. 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 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. OATHS OF OFFICE

	DESIGNATION		BOARD MEMBER
4a	Class 1 - 4 Yrs Exp. 12/31/27	Mayor	Matthew C. Moench
4b	Class 1 – 1 Yr Exp. 12/31/26	Mayor's Alternate	Bruce Bongiorno (<i>Previously sworn</i>)
4c	Class II – 1 Yr Exp. 12/31/26	Mayor's Appointment	Michael Pappas – (<i>Previously sworn</i>)

4d	Class III – 1 Yr Exp. 12/31/26	Council Member	Ridwana Isla (<i>Previously sworn</i>)
4e	Class IV – 4 Yr Exp. 12/31/29	Class IV	Henry Wang
4f	Alt. 2 – 2 Yr Exp. 12/31/27	Alt. 2	William Atkins

5. ROLL CALL

6. ELECTION OF OFFICERS/RESOLUTIONS

	DESIGNATION		EXPIRATION
6a	Election of Chairperson		12/31/26
6b	Election of Vice Chairperson		12/31/26
6c	Election of Board Secretary		12/31/26
6d	Election of Assistant Board Secretary		12/31/26

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	Designation of Meeting Dates		
7h	Designation of Official Electronic News Sources		

REGULAR MEETING

1. 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.

2. BOARD MINUTES

9/16/25

3. RESOLUTIONS

Application # 23-007-PB

A/R Bridgewater II LLC

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

Extension of Approval

Eligible to Vote: M. Vescio, M. Pappas, J. Magura, H. Wang, I. Banga, W. Atkins

4. 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.

NOT A HEARING; LISTED FOR SCHEDULING PURPOSES ONLY

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

NOT A HEARING; LISTED FOR SCHEDULING PURPOSES ONLY

Wheatsworth Properties Urban Renewal, LLC

Block 406, Lot 2.01 (Cornell Blvd. & US Highway Routes 202/206)

Minor Subdivision/Preliminary & Final Site Plan

Summary: Subdivision and development of one apartment building on each lot. (Proposal consists of one 4 unit apartment building for disabled veterans and one 11 unit apartment building for moderate and low income residences)

Eligible to Vote: TBA

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

5. OTHER BOARD BUSINESS**6. EXECUTIVE SESSION****7. ADJOURNMENT**