

**MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL**  
**JANUARY 21, 2016      COUNCIL CHAMBERS**

The Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey, convened in a regular session on Thursday, January 21, 2016 at 7:30 p.m. in Council Chambers in the Municipal Complex, Bridgewater, New Jersey 08807.

Council President Pedroso read the following announcement:

**Notice of Meeting**

In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was provided on January 4, 2016 by sending written and electronic notice to the Courier News and the Star Ledger, posting on the Township website and on the bulletin board in the Municipal Building, and filing with the Township Clerk.

On call of the roll, the following Council members were present:

Matthew C. Moench  
Howard Norgalis  
Christine Henderson-Rose  
Council Vice President Allen Kurdyla  
Council President Filipe Pedroso

Also Present:      James T. Naples, Township Administrator  
William B. Savo, Township Attorney  
Linda J. Doyle, Township Clerk

Council President Pedroso led the audience in the Pledge of Allegiance.

**Minutes for Approval**

On motion of Councilman Norgalis, second by Councilman Moench, the following minutes were moved for approval and passed unanimously:

December 21, 2015 - Regular Session  
December 21, 2015 - Closed Session 1  
December 21, 2015 - Closed Session 2  
January 1, 2016 - Reorganizational Meeting

**Council Reports**

Councilwoman Rose:

- Attended a Board meeting of the animal shelter at which time the budget was discussed. The plan is to approve it this month then and bring it before the Council in February
- Advised she is in receipt of a draft historical structure's report on the Lane Brokaw house. A final copy will be presented to Council late

February.

Councilman Moench:

- Attended the Martinsville and Green Knoll Rescue squad's banquet last Saturday. It was a great event as new members were elected.

Councilman Norgalis:

- Also attended the Martinsville and Green Knoll Rescue squad's dinner.

Council vice-president Kurdyla:

- Attended the Martinsville and Green Knoll Rescue squad's dinner
- Attended the FINDERNE Fire Department installation dinner.

Council President Pedroso:

- Attended the Martinsville and Green Knoll Rescue squad's installation dinner.
- Attended the opening reception of an art exhibition of the Somerset County Parks Commission called "nature through a child's eye".
- Attended the regional center partnership meeting and advised that Somerville is updating their parking ordinance and increasing their parking meter fees. They are also looking to expand some parking spaces within the township. During this meeting, Mayor Hayes reported he has created a resident committee to look into pedestrian and bike pathways and map out some common trails. He has also created a residential sub-committee to look into streamlining the planning process. There is also a project in the horizon across the street from Wegmans that is looking at constructing a fueling station, some offices and some restaurants while changing the intersection outlet.

**Mayor's  
Report**

Township Administrator Naples:

- Nothing new to report.

**Presentation**

Mr. Frank Banisch of Banisch Associates, Inc. attended the session and provided Council a power point presentation on the Redevelopment Plan and Amendment to the Master Plan Land Use Element and Housing Element for the Bridgewater Center of Excellence, Block 483 and portions of Lots 17, 18 and 19.

Mr. Joseph Fishinger, Project Manager of Dewberry Engineers, Inc. was also in attendance to explain components of the plan with regard to the traffic analysis of the site driveways and major internal circulation roadways on the site using the anticipated development plan for the proposed Center of Excellence project.

After the presentation, Council President Pedroso provided an opportunity for each Council member to address Mr. Banisch with regard to the project plan report.

Councilman Moench requested Council be provided a copy of the traffic plan prepared by Mr. Fishinger as it was not readily available that evening. He offered to forward it to the Clerk who would send it out to Council for further review. Councilman Moench offered 475 units are just too many and questioned Bill Savo on the requirements or restrictions in place for COAH Units at 20%. Mr. Savo offered the Township will not know until March/April where the township stands on COAH units.

Councilman Norgalis had reviewed the report and directed his comments to Administration earlier which included some of the same issues echoed by Councilman Moench but also included issues such as the use of the term “boutique”, concerns with traffic flows along Route 202/206, the need to construct an 80,000 square foot supermarket, the hotel and placement of the hotel restaurant offering this seemed out of character with the intent of a sustainable development; coverage is simply too high. Councilman Norgalis also felt strongly that included in the ordinance should be no more than 50% of the market based units will be two-bedroom.

Councilwoman Rose raised her concerns with the proposed plan including the number of units, ratio of one bedroom and two - bedroom and designating COAH at 20%.

Councilman Kurdyla echoed the same concerns with ratio of one-bedroom and two-bedroom units, and offered the township has many townhomes and recommends that be readdressed. He agrees with the other Council members the number of units to total needs to be reduced and the low and moderate units should be no more than 15%.

Council President Pedroso stated he had many questions to direct to Mr. Banisch as he was not extended the offer to meet with Mayor Hayes as other Council members had in prior weeks to discuss the Center of Excellence proposed plan. Council President Pedroso began with the use of terms in the plan such as “Improvements to Life”. He questioned the research and data provided in the report on millennials’ and whether the need for luxury units can be afforded. He questioned whether a project like this is sustainable and questioned what data had been compared with other local communities. He echoed many of the same sentiments the other members raised with the number of units, traffic concerns, the grocery store and height of buildings.

**Public  
Comment**

On motion of Councilman Moench, seconded by Councilman Norgalis, the meeting was opened to the public.

Council President Pedroso opened the discussion to the public on this topic only.

Andy Leven, 2 Holmes Court directed his concerns and dialogue to Frank Banisch with regard to FAR (Floor Area Ratio) and questioned the data with regard to market needs.

Simone Gaunt, 607 North Bridge Street stated she has done research on millenials' who earn an average \$30,000 to \$40,000 and would not be in a position to afford these rentals.

Teresa Avin, 15 Drysdale Lane raised her concerns with the school children of Hillside School in close proximity to this area and the hotel that will bring transient people into the area. She said the school is approximately ½ mile away and it is not safe.

Barry Walker, 1699 Mountain Top Road stated we already have luxury apartments at Woodmont, and raised concerns with the data on school and student enrollment.

Thomas Metcalf, 8 Cushing Drive, VP of Advance Realty feels the project is viable and believes the project offers improvement to the community at the 100 acre site which is in need of redevelopment.

Mike Kerwin, President of the Somerset County Business Partnership, 360 Grove Street offered a report was done through Rutgers Bloustein Study that affirmed the need for units such as this to keep millenials in Somerset County and not having to move out of area like Hoboken to afford amenities this project will offer as a style of living.

Jeff Lehrer, Esq., who represents the developer offered he heard Mr. Otteau speak and reiterated the school data enrollment has declined and seems accurate.

Andy Leven, 2 Holmes Court offered scrutinizing a project always makes it better and modifications can be afforded. He called the proposed project "Aspiration Marketing" that will bring millions to the developer. He advised he will gather hundreds of residents to ask questions and due to the enormity of this project this should be discussed multiple times in a public forum. He added the facts and data, vision etc. are ridiculous and don't work.

Beth Powers, 15 Campbell Court, addressed Council supporting the project stating the rentals would work for the elderly like her parents, divorcees who want their children to stay in the school system and millennials like her son who currently pay \$3,000 monthly to have these amenities in Hoboken.

On motion of Councilman Norgalis, seconded by Councilman Moench, the public comment portion was closed.

Council President Pedroso offered the discussion should be delayed to give others in the community an opportunity to be heard. He offered this is the largest project in Bridgewater in many years and as proposed does not fit in the community. He opposes multi occupancy dwellings and does not support this project. Others felt this project should be introduced and the public will be offered an opportunity to speak at the public hearing.

Introduction  
of  
Ordinances

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER IN THE COUNTY OF SOMERSET AND STATE OF NEW JERSEY ADOPTING A "REDEVELOPMENT PLAN" FOR AN AREA IN NEED OF REDEVELOPMENT, CONSISTING OF PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 483, COMMONLY KNOWN AS THE FORMER SANOFI-AVENTIS PROPERTY, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 AND AMENDING AND SUPPLEMENTING CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER, WITH SPECIFIC REFERENCES TO EXISTING SECTION 126-320 (SED SPECIAL ECONOMIC DEVELOPMENT ZONE), EXISTING SECTION 126-325 (SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS), EXISTING SECTION 126-302 (ZONING MAP), EXISTING SECTION 126-301 (ZONING DISTRICTS) AND TO A NEW SECTION 126-321.6 ENTITLED "R-SEED REDEVELOPMENT SPECIAL ECONOMIC AND EMPLOYMENT DEVELOPMENT DISTRICT ZONE"GOVERNING THE DEVELOPMENT OF A BRIDGEWATER REDEVELOPMENT PLAN**

While this ordinance was not on the published agenda for Introduction Councilman Kurdyla, nevertheless, motioned for Introduction which was seconded by Councilwoman Rose, the foregoing Ordinance was proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Nay
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Nay

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#16-01-21-040](#) is appended to the official minutes

Linda Doyle, Township Clerk read the following report:

BE IT RESOLVED that the said pending ordinance be passed on first reading and advertised as required by statute fixing the 18<sup>th</sup> day of February 2016, at 7:30 p.m. prevailing time on said day and time and at Bridgewater Township Municipal Court Chambers - 100 Commons Way as the place for hearing and final action; and

BE IT FURTHER RESOLVED that the Township Clerk shall forthwith post on the bulletin board in the Township Municipal Building at 100 Commons Way, a true copy of said ordinance and make copies available to members of the general public and spread the same upon the minutes of the meeting.

**AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY KNOWN AS 29 STEVENS LANE, MARTINSVILLE, NEW JERSEY, KNOWN AS LOT 134, BLOCK 802.01 ON THE TAX MAP AND IDENTIFIED AS BEING KNOWN AS UNIT 29, BUILDING 22 SITUATED IN PHASE XI OF LOFT FARMS AT MARTINSVILLE CONDOMINIUM TOGETHER WITH AN UNDIVIDED .3036% INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AND ALSO KNOWN AS TAX LOT 134 IN BLOCK 802.01 ON THE TAX MAP OF THE TOWNSHIP OF BRIDGEWATER AND IS AN AFFORDABLE HOUSING UNIT IN THE BRIDGEWATER TOWNSHIP AFFORDABLE HOUSING PROGRAM (“THE PROPERTY”)**

On motion of Councilman Moench, seconded by Councilwoman Rose, the foregoing Ordinance was proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Aye
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Aye

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#16-01-21-041](#) is appended to the official minutes

Linda Doyle, Township Clerk read the following report:

BE IT RESOLVED that the said pending ordinance be passed on first reading and advertised as required by statute fixing the 18<sup>th</sup> day of February 2016, at 7:30 p.m. prevailing time on said day and time and at Bridgewater Township Municipal Court Chambers - 100 Commons Way as the place for hearing and final action; and

BE IT FURTHER RESOLVED that the Township Clerk shall forthwith post on the

bulletin board in the Township Municipal Building at 100 Commons Way, a true copy of said ordinance and make copies available to members of the general public and spread the same upon the minutes of the meeting.

**Resolutions**

**REAPPOINTMENT TO THE SOMERSET RARITAN VALLEY SEWERAGE AUTHORITY  
- JOSEPH J. LIFRIERI**

On motion of Councilwoman Rose, seconded by Councilman Norgalis, the foregoing resolution was proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Aye
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Aye

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-039](#) is appended to the official minutes

**COUNCIL PRESIDENT PEDROSO READ THE FOLLOWING RESOLUTIONS BY TITLE  
AND CALLED FOR A CONSENT VOTE:**

On motion of Councilman Moench, seconded by Councilwoman Rose, the following resolutions were proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Aye
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Aye

**APPOINTMENT TO THE CREATIVE ARTS COMMITTEE - CHRISTINA PETRILLI**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-042](#) is appended to the official minutes

**AUTHORIZATION TO EXECUTE AGREEMENT WITH THE BOARD OF CHOSEN  
FREEHOLDERS OF SOMERSET COUNTY FOR RECYCLING IN THE AMOUNT OF  
\$400,846.95**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-043](#) is appended to the official minutes

**AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR 2016 WITH THE  
SOCCER CENTER LOCATED AT 300 MEMORIAL DRIVE SOMERSET, NEW JERSEY**

AND TOWNSHIP RECREATION DEPARTMENT FOR THE SPRING AND FALL TRAVEL PROGRAMS. THE SOCCER CENTER WILL PROVIDE THE USE OF TRUF FIELDS, REFEREES AND TRAINERS AT A COST NOT TO EXCEED \$109,000.

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#16-01-21-044](#) is appended to the official minutes

AUTHORIZATION TO EXECUTE THE GRANT AGREEMENT BETWEEN BRIDGEWATER TOWNSHIP AND THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION - GRANT IDENTIFIED FS16-106 - GREEN COMMUNITIES GRANT IN THE AMOUNT OF \$3000 TO CREATE A COMMUNITY FORESTRY MANAGEMENT PLAN

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#16-01-21-045](#) is appended to the official minutes

AUTHORIZING CHANGE ORDER NO. 1/ FINAL CHANGE ORDER DECREASING THE PRICE FROM \$209,366.11 TO \$183,979.94, WHICH IS A DECREASE OF 12.13% OR (\$25,386.18) FROM THE ORIGINAL CONTRACT AMOUNT, AND FINAL PAYMENT TO BLACK ROCK ENTERPRISES, LLC, AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE GUARANTEE AND ACCEPTANCE OF THE MAINTENANCE BOND FOR THE COUNTRY CLUB ROAD IMPROVEMENT PROJECT, PHASE VII

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#16-01-21-046](#) is appended to the official minutes

AUTHORIZING CHANGE ORDER NO. 1/ FINAL CHANGE ORDER INCREASING THE PRICE FROM \$102,459.05 TO \$104,779.13, WHICH IS AN INCREASE OF 2.26% OR (\$2,320.08) FROM THE ORIGINAL CONTRACT AMOUNT, AND FINAL PAYMENT TO TOP LINE CONSTRUCTION CORP., AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE GUARANTEE AND ACCEPTANCE OF THE MAINTENANCE BOND FOR THE SHEPARD AVENUE ROAD IMPROVEMENT PROJECT

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#16-01-21-047](#) is appended to the official minutes

AUTHORIZING CHANGE ORDER NO. 1/FINAL CHANGE ORDER DECREASING THE PRICE FROM \$181,794.38 TO \$161,256.56, WHICH IS A DECREASE OF 11.30% OR (\$20,537.82), AND FINAL PAYMENT TO BLACK ROCK ENTERPRISES, LLC, AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND FOR THE



**TALAMINI ROAD IMPROVEMENT PROJECT PHASE I (GLEN RIDGE DRIVE TO RED LION WAY)**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-048](#) is appended to the official minutes

**AUTHORIZING CHANGE ORDER NO. 1/FINAL CHANGE ORDER DECREASING THE PRICE FROM \$131,272.53 TO \$130,467.45 A DECREASE OF 0.61% or (\$805.08), AND FINAL PAYMENT TO TOP LINE CONSTRUCTION CORP., AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND FOR THE TULLO FARM ROAD IMPROVEMENT PROJECT (SEVERIN DRIVE TO BLACK COURT)**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-049](#) is appended to the official minutes

**AUTHORIZING THE CODE OFFICIAL TO DISCONTINUE THE LEGAL PROCEEDINGS TO COLLECT THE BALANCE OF THE MT. LAUREL FEE OF \$1,911.00; WAIVE THE MT. LAUREL BALANCE OF \$1,911.00; AND TO ISSUE THE CERTIFICATE OF OCCUPANCY TO THE CURRENT OWNERS, QANITA MANZOOR AND MANZOOR AHMED FOR THE PREMISES LOCATED AT 101 OLD YORK ROAD KNOWN AS BLOCK 122, LOT 23.**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-050](#) is appended to the official minutes

**REQUEST FOR WAIVER OF FIRE PERMIT FEES IN THE TOTAL AMOUNT OF \$250.00 FOR THE UNITED METHODIST CHURCH 651 COUNTRY CLUB ROAD, BLOCK 425, LOT 13 FOR USE OF THE FIRE PIT FOR OUTDOOR WORSHIP AND PRAYER SERVICE FOR THE YOUTH GROUP ON JANUARY 3, 10, 17, 24 & 31, 2016**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-051](#) is appended to the official minutes

**REQUEST FOR WAIVER OF CONSTRUCTION PERMIT FEES ON THE TOTAL AMOUNT OF \$2,444.00 FOR THE SOMERVILLE LODGE NO 1068, 375 UNION AVENUE, BRIDGEWATER, BLOCK 224, LOT 12 IN CONNECTION WITH THE REMOVAL AND REPLACEMENT OF THE ROOF FOR THE LODGE**

On motion of Councilman Moench, seconded by Councilman Norgalis, the foregoing resolution was proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Aye
Councilwoman Rose	Abstain
Councilman Kurdyla	Aye
Council President Pedroso	Abstain

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-052](#) is appended to the official minutes

**APPOINTMENT TO THE BOARD OF ADJUSTMENT - JEFFREY FOOSE, AS ALTERNATE MEMBER #4**

On motion of Councilman Moench, seconded by Councilman Norgalis, the foregoing resolution was proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Aye
Councilwoman Rose	Aye
Councilman Kurdyla	Abstain
Council President Pedroso	Aye

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#16-01-21-053](#) is appended to the official minutes

On the motion of Councilman Pedroso, seconded by Councilman Moench, the meeting was adjourned at approximately 12:30pm.

Respectfully Submitted,

Linda J. Doyle, RMC  
Municipal Clerk

---

Filipe Pedroso  
Council President