

**MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL**  
**JANUARY 19, 2017      COUNCIL CHAMBERS**

The Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey, convened in a regular session meeting on Monday, January 19, 2017 at 7:30 p.m. in Council Chambers in the Municipal Complex, Bridgewater, New Jersey 08807.

Council President Kurdyla 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 9, 2017 by sending written and electronic notice to the Courier News and The Star Ledger; posting 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 (absent)  
Howard Norgalis  
Filipe Pedroso  
Council Vice President Christine Henderson-Rose (absent)  
Council President Allen Kurdyla

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

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

**Minutes for Approval**

Council minutes will be presented for approval at the next regular session meeting when all council members will be present.

**Council Reports**

Councilman Norgalis:

- Attended the Somerset County Reorganization meeting at the Old Courthouse in Somerville and witnessed the swearing-in of Freeholder Walsh and Sheriff Provenzano among others.
- Attended the viewing for Ken Stewart, a long time Bridgewater resident who was a community volunteer and political activist, including running for Mayor in Bridgewater against Mayor James Dowden, many years ago.

Councilman Pedroso:

- Welcomed his new daughter on January 11<sup>th</sup>. Everyone is doing well.

Council President Kurdyla:

- Attended the Somerset County Reorganization meeting.

**Mayor's Report** No report

**Presentation** **SJP Properties**

Nicole Dory was present on behalf of SJP Properties, the owner of Somerset Corporate Center. They were before the governing body to make a presentation in connection with the ordinances being introduced tonight that will re-zone the park. She provided an overall site plan of the property to aid with the discussion.

Ms. Dory thanked Mayor Hayes and Township Planner Scarlett Doyle for their efforts to advance the master plan and for their rezoning recommendations.

Somerset Corporate Center (SCC) is Somerset County's premier office park consisting of 117 acres, located at the junction of Routes 202/206 & Route 22. Development of the park began in the late 1980's and span over a period of about 20-years. This was in cooperation with Ethicon who formerly owned the property. There are now 5-office buildings at SCC consisting of about 1.3M square feet of office space and approximately 3,400 employees.

About 2years ago, SJP approached the administration with the idea that this premier office space might be enhanced if the amenities that were desired by its tenants were included in the park. Over time, they located users that met administration's request that high-end facilities be presented, consistent with the park's quality. They have been fortunate to enter into contract with Lifetime Fitness and Briad Development.

After locating the high quality users sought by the Township, they began meeting on a regular basis with Township Planner Doyle and Township Attorney Savo to craft rezoning requirements for the office park. Planner Doyle recognized earlier on that the existing zoning for the park, which was a manufacturing zone that only allowed warehouses and regional retail didn't fit and it would be best to rezone the property. The concept that was approved by the planning board last month and is being presented tonight is to rezone the property with a new zone called the BRCC (Bridgewater Regional Corporate Center)

The requirements and proposed Ordinances reflect SJP's and the Township Administration's mutual goal to have a land use plan that reflects and supports the office park as a top-tier office development

Lifetime is prepared to construct a 115,000 square feet premier fitness facility that will be located at site 6 on the site plan. This area was originally approved for a 241,000 square foot office park with an associated parking garage. The current proposal will be a significant decrease in the development area of this site. The land not needed by lifetime fitness for its use and currently used by the

town for recreation will be conveyed to the Township.

As for the hotel development, Briad Development, a prominent hotel and restaurant operator based in Livingston NJ was fortunate to obtain a franchise from Marriott for a high-quality AC hotel which is a 150-room hotel with attached restaurant. This will be located on 5-acres that will be subdivided from Site 1. The proposed hotel meets the stringent requirements for a high-quality corporate hotel.

As part of the presentation to the Planning Board last month, Mr. Peter Gara, Director of Corporate Real-estate for the Linde Group was present. He expressed approval of both the rezoning requirements as well as the particular users that have been selected. The endorsement of Linde confirms that the Township's request for high quality users for the park has been met.

Following the approval of the governing body and the Planning Board, SJP will begin construction of these projects in mid-2017.

Aaron Koehler of Lifetime Fitness continued the presentation. He stated their interest in Bridgewater goes back a long time as they have always viewed this area as a highly accessible area for surrounding communities combined with having a live-work-play identity that young professionals and young families look for in communities today. Those groups of people also happen to be Lifetime's core membership base.

James Ardizone of the Briad Group was also present. Their headquarters is in Livingston, NJ. They own and operate over 200 restaurants throughout the country as well as 5-hotels nationwide. They have the expertise and management infrastructure to be able to operate a first class hotel and restaurant on this site. The proposal is for 150-room AC by Marriott along with an attached restaurant. This AC hotel is a premier lifestyle brand. It was taken over from a European brand that Marriott bought and brought to the United States. It was only supposed to compete and be at the same level with the W-hotel which is a boutique type hotel. This brand is specifically designed with the executive in mind. The executive can use this hotel for work, entertainment and food in one base. They provide concierge service and room service as well as other amenities on site.

Mr. Ardizone added the AC brand fits perfectly in the Bridgewater market as they anticipate an international clientele because some of the pharmaceutical companies in Bridgewater are based in Europe. Bridgewater is also unique as it is a gateway market where all the highways converge and has many different elements that bring success to a hotel. This brand was initially intended for high-end urban environments but they were able to convince Marriott there is a specific and unique market in Bridgewater.

Both representatives fielded questions from Council. Township Planner Doyle also fielded questions from Council and confirmed that from a planning perspective, she supports this proposal.

**Public  
Comment**

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

Members of the public wishing to address the Council on any matter will be allowed two minutes to speak, unless there are unusual circumstances.

No one wished to be heard.

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

**Introduction  
of  
Ordinances**

Township Planner Doyle stated this ordinance is consistent with the Master Plan adopted by the Planning Board 12/13/2016.

Councilman Norgalis asked for proper sized signage for the benefit of emergency services responders. Planner Doyle will assure proper signage.

Council expressed they were grateful for the amount of work that went into preparing these ordinances and were excited to see these projects in Bridgewater.

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER 1) CREATING A NEW SECTION 320.3 ENTITLED “BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE” WITHIN CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER AND 2) AMENDING THE ZONING MAP TO REZONE CERTAIN PROPERTIES FROM THE ZONING DISTRICT KNOWN AS THE M-1 LIMITED MANUFACTURING ZONE REFERENCED IN SECTION 126-315 OF CHAPTER 126 (LAND USE) TO THE NEWLY CREATED ZONING DISTRICT KNOWN AS THE BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE REFERENCED IN THE NEWLY CREATED SECTION 126-320.3 HEREIN OF CHAPTER 126 (LAND USE) SO AS TO BRING IT ALL INTO CONFORMANCE WITH THE TOWNSHIP 2016 MASTER PLAN, AMENDMENT TO THE LAND USE ELEMENT AND RE-EXAMINATION REPORT AND ITS ADOPTION BY THE TOWNSHIP PLANNING BOARD**

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

Councilman Moench	Absent
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Council Vice-President Rose	Absent

Council President Kurdyla

Aye

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#17-01-19-046](#) is appended to the official minutes

Linda J. 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 6<sup>th</sup> day February 2017, at 7:30 p.m. prevailing time on said day as the time and the Bridgewater Township Municipal Court Chambers at 100 Commons Way in said Township as the place for hearing and final action; and

**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.

**FURTHER RESOLVED**, that the Township Clerk forward this ordinance to the Bridgewater Township Planning Board for their meeting to be held January 23, 2017 to review and prepare a recommendation.

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING CHAPTER 126 (LAND USE) PART 1 (GENERAL PROVISIONS) AND PART 12 (ZONING) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS AMEND SECTION 126-2 (DEFINITIONS), SECTION 126-301 (ZONING DISTRICTS) AND SECTION 126-332 (MINIMUM BUFFER/ CONSERVATION EASEMENT AND RECREATION EQUIPMENT DISTANCE REQUIREMENTS) FOR THE PURPOSE OF DELINEATING NEW PROVISIONS APPLICABLE TO THE NEWLY CREATED BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE REFLECTED IN NEW SECTION 320.3 OF THE TOWNSHIP LAND USE ORDINANCE**

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

Councilman Moench	Absent
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Council Vice-President Rose	Absent
Council President Kurdyla	Aye

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#17-01-19-047](#) is appended to the official minutes

Linda J. 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 6<sup>th</sup> day February 2017, at 7:30 p.m. prevailing time on said day as the time and the Bridgewater Township Municipal Court Chambers at 100 Commons Way in said Township as the place for hearing and final action; and

**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.

**FURTHER RESOLVED**, that the Township Clerk forward this ordinance to the Bridgewater Township Planning Board for their meeting to be held January 23, 2017 to review and prepare a recommendation.

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING CHAPTER 126 (LAND USE) PART 12 (ZONING) ARTICLE XLIII (ZONE REGULATIONS) SECTION 126-325 (SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS AMEND THIS SCHEDULE TO INCLUDE THE REQUIREMENTS OF THE NEWLY CREATED BRCC BRIDGEWATER REGIONAL CORPORATE CENTER ZONE (126-320.3)**

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

Councilman Moench	Absent
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Council Vice-President Rose	Absent
Council President Kurdyla	Aye

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#17-01-19-048](#) is appended to the official minutes

Linda J. 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 6<sup>th</sup> day February 2017, at 7:30 p.m. prevailing time on said day as the time and the Bridgewater Township Municipal Court Chambers at 100 Commons Way in said Township as the place for hearing and final action; and

**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.

**FURTHER RESOLVED**, that the Township Clerk forward this ordinance to the Bridgewater Township Planning Board for their meeting to be held January 23, 2017 to review and prepare a recommendation.

**Resolutions**

**AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO THE DEVELOPER'S AGREEMENT OF MAY 16, 2016 ORIGINALLY ENTERED INTO BETWEEN THE TOWNSHIP OF BRIDGEWATER AND CHIMNEY ROCK CROSSING WEST, LLC (STAVOLA WEST) FOR THE CONSTRUCTION OF TWO (2) RETAIL BUILDINGS ON LOT 6.01 (WITH LOT 6.03 REMAINING UNDEVELOPED) IN BLOCK 711 ON THE BRIDGEWATER TOWNSHIP TAX MAP**

Township Attorney Savo stated this is an amendment to a previously approved developer's agreement.

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

Councilman Moench	Absent
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Council Vice-President Rose	Absent
Council President Kurdyla	Aye

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#17-01-19-031](#) is appended to the official minutes.

Council President Kurdyla asked if Council can vote on the following resolutions in consent. Council was in consensus.

Council President Pedroso read each resolution by title.

**DESIGNATING EDEN WOOD REALTY, LLC AS THE REDEVELOPER FOR PROPERTY KNOWN AS BLOCK 329, LOTS 3.01, 13.01 AND 14 AS SHOWN ON THE BRIDGEWATER TOWNSHIP TAX MAP**

Township Attorney Savo stated the necessary Ordinances were adopted designating this site as a redevelopment area and same is included in our COAH plan.

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF BRIDGEWATER AUTHORIZING A RIGHT-OF-WAY AND ATTACHMENT AGREEMENT BETWEEN THE TOWNSHIP OF BRIDGEWATER AND VERIZON WIRELESS**

Township Attorney Savo stated with this technology, there is possibility of not installing huge monopoles in the future. We have agreed to this one installation to see how well it works in Bridgewater.

**AUTHORIZING AN AGREEMENT BETWEEN THE TOWNSHIP OF BRIDGEWATER AND THE BOROUGH OF SOMERVILLE ESTABLISHING A SHARED COURT PURSUANT TO THE PROVISIONS OF N.J.S.A 2B:12-1 ET. SEQ. IN WHICH BOTH MUNICIPALITIES WILL MAINTAIN SEPARATE COURT FUNCTIONS AND WHERE SOMERVILLE COURT WILL REIMBURSE BRIDGEWATER TOWNSHIP A TOTAL SUM OF \$201,854.43 FOR ALL COSTS ASSOCIATED WITH SOMERVILLE'S COURT FUNCTIONS**

On question of Councilman Pedroso, Township Administrator Naples stated the revenue we are taking in is adequate to cover the services we are providing. The service itself has gone off seamlessly for the last three-years as there have been no complaints from Somerville or Bridgewater residents. This is an excellent opportunity for Bridgewater as we are able to provide great service and take in additional revenue.

The title was revised as follows:

**AUTHORIZING AN AGREEMENT BETWEEN THE TOWNSHIP OF BRIDGEWATER AND THE BOROUGH OF SOMERVILLE ESTABLISHING A SHARED COURT PURSUANT TO THE PROVISIONS OF N.J.S.A 2B:12-1 ET. SEQ. IN WHICH BOTH MUNICIPALITIES WILL MAINTAIN SEPARATE COURT FUNCTIONS AND WHERE SOMERVILLE COURT WILL REIMBURSE BRIDGEWATER TOWNSHIP A SUM OF \$201,854.43 FOR THE FIRST YEAR WITH ADDITIONAL 2% INCREASE EACH FOLLOWING YEAR THROUGH 2019 FOR ALL COSTS ASSOCIATED WITH SOMERVILLE'S COURT FUNCTIONS**

**AUTHORIZING AN AGREEMENT BETWEEN THE TOWNSHIP OF BRIDGEWATER AND THE BRIDGEWATER-RARITAN BOARD OF EDUCATION FOR 2016-2017 HAZARDOUS BUSING IN THE AMOUNT OF \$ 239,251.00**

Councilman Norgalis stated he was advised the hazardous busing distance is slightly different for high school verses the other schools. In other schools, the acceptable distance is 2-miles but in high school, its 2.5 miles. It was noted that the amount requested for this program has gone down over the years.

**AUTHORIZING THE EXECUTION OF AN AGREEMENT 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 TURF FIELDS, REFEREES AND TRAINERS FUNDED THROUGH THE RECREATION TRUST FUND AT A COST NOT TO EXCEED \$109,000.**



**AWARD THE 2016 -2017 SNOW REMOVAL SERVICE TO RJS ASSOCIATES LANDSCAPING, INC., 85 LOESER ROAD BRIDGEWATER NEW JERSEY IN THE AMOUNT OF \$50,000**

**AWARD OF CONTRACT TO A & A CURBING, INC., FOR THE WOODLAWN AVENUE SIDEWALK & RAMBLER DRIVE CURB RAMP IMPROVEMENT PROJECT IN THE SUM OF \$64,703.32 FUNDED THROUGH THE 2012, 2013 AND 2016 GRANTS AND CAPITAL FUNDS**

**AUTHORIZING CHANGE OF SCOPE TO THE PROFESSIONAL SERVICES CONTRACT INCREASING THE CONTRACT PRICE BY THE SUM OF \$22,800.00 FOR PREPARATION OF ADDITIONAL DESIGN AND REVISIONS TO CONSTRUCTION PLANS AND SPECIFICATIONS FOR THE WOODSIDE LANE SANITARY SEWER REHABILITATION PROJECT WITH THE REYNOLDS GROUP INC. FROM THE PRICE OF \$148,700.00 TO \$171,500.00**

The need for increase is because we were not able to obtain the easement as we had originally designed.

**AUTHORIZING CHANGE ORDER NO. 1/ FINAL CHANGE ORDER DECREASING THE PRICE FROM \$153,532.39 TO \$146,022.73, WHICH IS A 4.89% DECREASE OR (\$7,509.66) 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 2016 MEADOW ROAD IMPROVEMENTS (GREAT HILLS ROAD TO WINDMILL COURT) FUNDED THROUGH THE 2016 CAPITAL PROJECT FUND**

**AUTHORIZING CHANGE ORDER NO. 1/FINAL CHANGE ORDER DECREASING THE PRICE FROM \$231,896.13 TO \$209,424.53 A DECREASE OF 9.69% OR (\$22,471.60), AND FINAL PAYMENT TO A & A CURBING, INC., AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND COUNTRY CLUB ROAD IMPROVEMENT PROJECT - PHASE V (GARRETSON ROAD TO ROLLING KNOLLS WAY) BY A & A CURBING, INC., PROJECT FUNDED THROUGH THE 2014 CAPITAL FUND**

**AUTHORIZING CHANGE ORDER NO. 1/FINAL CHANGE ORDER DECREASING THE PRICE FROM \$183,156.00 TO \$180,711.92, A DECREASE OF \$2,444.08 AND FINAL PAYMENT TO JTG CONSTRUCTION INC., AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND FOR THE GILBRIDE ROAD, SECTION IA ROADWAY IMPROVEMENT PROJECT FUNDED THROUGH THE 2008 CAPITAL PROJECT FUND**

**AUTHORIZING CHANGE ORDER NO. 1/ FINAL CHANGE ORDER DECREASING THE PRICE FROM \$109,952.40 TO \$101,705.40, WHICH IS A 7.50% DECREASE OR (\$8,247.00) 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 SPRING RUN LANE IMPROVEMENT PROJECT FUNDED THROUGH THE 2016 CAPITAL PROJECT FUND**

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION UNDER THEIR 2017 MUNICIPAL AID PROGRAM FOR THE COUNTRY CLUB ROAD IMPROVEMENT PROJECT - SECTION IX**

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION UNDER THEIR 2017 MUNICIPAL AID PROGRAM FOR THE TALAMINI ROAD- SECTION IV- ROAD IMPROVEMENT PROJECT**

On motion of Councilman Norgalis, seconded by Councilman Pedroso, the foregoing resolutions were proposed. The vote was as follows:

Councilman Moench	Absent
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Council Vice-President Rose	Absent
Council President Kurdyla	Aye

Copies of resolutions [#17-01-19-032 through #17-01-19-045](#) are appended to the official minutes

**Closed  
Session**

**BE IT RESOLVED**, by the Bridgewater Township Council that this body will now hold a closed meeting to discuss contract negotiations.

When and if the matters discussed become public record, this will be made known to the public at that time.

The public is excluded from said meeting and further notice thereof is dispensed with all in accordance with Sections 8 and 4a of the Open Public Meetings Act.

On the motion of Councilman Norgalis, seconded by Councilman Pedroso, Council convened in closed session at approximately 8:35 p.m.

A copy of resolution [#17-01-19-049](#) is appended to the official minutes.

On the motion of Councilman Norgalis, seconded by Councilman Pedroso, the

meeting reconvened to open session at 8:45 p.m. and adjourned immediately thereafter.

Respectfully Submitted,

Linda J. Doyle, RMC  
Municipal Clerk

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Allen Kurdyla  
Council President