

MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL
MARCH 2, 2023 COUNCIL CHAMBERS

The Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey, convened in a regular session on Thursday, March 2, 2023 at 7:30 p.m. in Council Chambers in the Municipal Complex, Bridgewater, New Jersey 08807 & via Live Online Broadcast.

Council President Kirsh 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 10 2023, WITH WRITTEN NOTICE AND ELECTRONIC NOTICE PROVIDED TO THE COURIER NEWS AND THE BREEZE POSTING ON THE WEBSITE AND THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND FILING WITH THE TOWNSHIP CLERK

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

Councilman Allen Kurdyla
Councilman Howard V. Norgalis
Councilman Filipe Pedroso
Councilman Timothy Ring
Council President Michael Kirsh

Also Present: Michael Pappas, Township Administrator
Wells Winegar, Deputy Township Administrator
Christopher Corsini, Township Attorney
Linda J. Doyle, Township Clerk

Councilman Norgalis led the audience in the Pledge of Allegiance.

Minutes

FEBRUARY 16, 2023 - REGULAR SESSION

On motion of Councilman Norgalis, seconded by Councilman Kurdyla, the February 16, 2023 regular session minutes were moved for approval and passed unanimously on a voice call vote.

FEBRUARY 16, 2023 - CLOSED SESSIONS

The February 16, 2023 closed session minutes were passed around for Council approval & signature.

Council Reports

Councilman Kurdyla

- Attended the meeting with Administrator Pappas regarding the EDMUNDS financial package and offered this will serve the township well.

- Attended the Open Space reorganization meeting. Jim Weideli was selected to chair this committee for another year and Maurizio Vescio was selected as secretary.
- Thanked all those that took the time to vote and support the fire districts' budgets. There is a video of a fire department in Pompton Plains, NJ where the house exploded with about 6-men inside the home. The good news is that with the equipment and training they had, they escaped with minimal injuries. Councilman Kurdyla stated that when it comes to fire protection and emergency services in Bridgewater, our first responders and volunteers deserve our support. The percentage of "NO" votes has continued to go up in recent years. Councilman Kurdyla urged residents to take time and understand the contents of the budget, what our volunteers do and what their time commitment is before they cast their votes.

Councilman Norgalis:

- Reminded residents using NJ American Water Company as their supplier that due to the annual maintenance work at their treatment plant, there may be some short discoloration in their water supply. The advice is to let the water run for a minute or two and it will clear up.
- Attended the viewing for Gloria Trimmer whose late husband Skip Trimmer was a long-term township employee in the Department of Public Works. Skip was also a volunteer Fire Fighter and former Chief in the North Branch Fire Department which provides emergency coverage in our town's north western section of town.
- Attended the celebration dinner for Care One employees held at the Booker and Zink restaurant at the Bridgewater Marriott. Care One located on Route 22 is a skilled nursing and rehab facility widely known in the industry.
- Participated along with Councilman Ring, in the first quarterly 2023 meeting of the Bridgewater Emergency Service committee chaired by OEM head Police Sgt Jamie Edwards. There was an extensive discussion about the freight train fire at the Ohio Pennsylvania border where tanker cars burned for several days. There is a need for an intensive review of the operational plans for our Township and the County since we have rail lines in the town that carry some of the same products involved in the fire. Training for all elected officials and department heads especially where "chain of command" is concerned is under review.

- A tabletop OEM exercise is being planned with Branchburg Township later this year with a full-scale event next year involving Somerset County.
- Met with Police Chief Mitzak, Captain Tennant, Captain Savere and Administrator Pappas to discuss Police staffing needs for sworn officers as well as clerical staff.
- Attended a very professionally done presentation, organized by Mr. Pappas' Organization, by the EDMUNDS Group in reviewing their various software applications and how they might benefit Bridgewater. Councilman Norgalis offered he was especially impressed with their financial support package as it has a proven track record in NJ and along the East Coast. The administration will be exploring this vendor along with others and will recommend a change to the Council.
- Advised by SANOFI representative Erica Ferry that on Tuesday, February 28th, SANOFI management emailed all Bridgewater based employees at their Routes 202-206 complex that over the coming months, all employees would be relocated to Warren or Morristown.
- Councilman Norgalis discussed a very special day called Rare Diseases Awareness Day. It is only a single day each year. It impacts so few people that the day passes almost unknown except for a few who hold someone close who has a rare malady. In Councilman Norgalis' family, his grandson Tim Travisano, a senior in our high school suffers from hereditary angioedema, a rare disease effecting about one in fifty thousand people. He offered special thanks, requested by his daughter Karen. She asked him to recognize fellow Councilman Tim Ring who is the Somerset County EMS Coordinator and also a first responder with the Green Knoll Rescue Squad. When his Grandson Tim was found unresponsive at his home a year ago, it was Tim Ring, in response to a frantic 911 call, who arrived first and administered aid until Tim's ultimate arrival at the RWJ hospital in New Brunswick which has been treating Tim for the last six years and was finally able to pinpoint the precise disease. The great news for Tim and Councilman Norgalis' family is that there is now a clear path of long-term recovery due to medical advances in treatment and medication for hereditary angioedema.
- For those living with a rare health issue, Councilman Norgalis encouraged everyone not to lose hope for a cure.

Councilman Pedroso:

- Councilman Pedroso stated he concurred with the comments offered

regarding our volunteers and their value to our community. He thanked Councilman Norgalis for sharing the touching story about his grandson. He also thanked Councilman Ring for his service to the fire department and offered his appreciation to the volunteers of our community.

- Attended the Lincoln Day Dinner in Basking Ridge.
- Attended the Somerset Regional Animal Shelter Board meeting noting the Shelter is in a very solid and strong financial position. It doesn't have a balanced budget yet but has a substantial amount of assets behind it. After many years of having some hard times financially, the last couple of years have been good.
- Councilman Pedroso stated he was a little late getting to tonight's meeting as he was at Crim School which was hosting a cultural and heritage night. Councilman Pedroso offered his daughter was a participant because she is half Russian and half Portuguese but representing the Russian side tonight by discussing facts about her culture. Councilman Pedroso expressed it was nice to see all the children participate and offer perspective about their different cultures.

Councilman Ring:

- On February 23rd, the Bridgewater Township Local Emergency Planning Committee, hosted by the OEM, held a meeting during which they discussed the recent events at East Palestine Ohio about the freight train fire where tanker cars burned for several days and how an incident such as that may impact our community.
- Earlier this week, was contacted by Erica Ferry of SANOFI regarding their recent announcement about relocation to their staff. SANOFI does maintain a lease to that property and will be looking at options as to what they can do with that property.
- Earlier this week, the Planning Board heard the continuation of a warehouse application at the corner of Chimney Rock Road and the South Side of Route 22. Previously, the Board had expressed several concerns with the application including setback issues, loading docks facing Chimney Rock Road and the overall condition of a portion of the property currently leased to a tenant which negatively impacted the proposed parking plan. The applicant reworked their application to address many of the concerns raised by the Planning Board. A little over 94,000 s.f. of space will be demolished, torn down and replaced by one new 73,500 s.f. warehouse. There will be no loading docks facing Chimney Rock Road and

an area has been provided for trucks to stage on site if they are waiting for access to the loading dock. The side yard setback has been increased to allow fire departments' ladder trucks to traverse around the building and no building permits can be issued until the landlord addresses the tenant storage issues. This warehouse application should help improve the overall curb appeal in that area while reducing the square footage. It is also the only warehouse application we had received prior to our new Ordinance limiting warehouses to secondary accessory use going into effect.

- The Planning Board will hear the continuation of the M&M application for a manufacturing facility on Route 202 North of the Green Knoll Grille on March 14th.
- The next Zoning Board of Adjustment meeting is Tuesday, March 7th.

Council President Kirsh

- On February 17th, attended a second presentation by EDMUNDS which is the proposed vendor for our new finance system. The conversation focused particularly on their functionality and what appears to be a considerable upgrade in the user experience for those who pay their taxes directly. It appears there will be an immediate upgrade for what is available and was impressed to see such a strong constituent/customer focus.
- Visited the staff at Kean's office and shared with them that he was a congressional staffer in Washington, right after college and added "once you get a political bug, it never leaves you!"
- Visited the proposed location of Senator Doug Steiner's office which is approximately 110s.f. and potentially meets his needs.
- On Tuesday the 21st, he did a social media post acknowledging that February 21st was the 225th anniversary of Bridgewater's incorporation as one of NJ's initial 104 Townships across the 13 counties that existed at the time. Additionally, on February 21st, there was a memo distributed to staff rolling out our new township emblem.
- On Friday the 24th, Council President Kirsh met with Chief Mitzak and Captain Jeffrey Savare along with Administrator Pappas to discuss a wide range of issues associated with the Police Department and the continued wellbeing of our officers.

- Council President Kirsh stated he is pursuing opportunities for additional transparency related to land use applications both within Bridgewater and at the State level. Some ideas have arisen for even more transparency and availability of information of pending land use applications.
- The Bridgewater-Raritan Regional School Districts Referendum Election will take place in just under two-weeks. It is important that members of our community educate themselves about the two (2) questions that will be on the ballot and come out to vote.
- There will be an additional Council meeting in the month of March because we moved what would have been our April 6th meeting to March 30th due to the Good Friday holiday.

Mayor's Reports

Michael Pappas, Township Administrator reported on behalf of Mayor Moench

- Mayor Moench has offered his appreciation to the Council for their support of the agenda items that moved forward the 2023 road program. The good news is we are ahead of schedule compared to the last couple of years and with the Council's support anticipate going to bid in April which will assist in obtaining competitive pricing. Administration will keep Council informed of the progress.
- There is an Ordinance on tonight's agenda to extend the lease for the Martin Luther King Center. Administrator Pappas stated the Mayor is appreciative of Council's consideration of same.

Presentation

FLOOD ORDINANCE

Thomas Genova, Director of Municipal Services was present and made presentation as follows:

The Township of Bridgewater was accepted for participation in the National Flood Insurance Program (NFIP) on December 1, 1978. To participate in the NFIP, communities must have enforceable floodplain management regulations that are consistent with the requirements in Title 44 Code of Federal Regulations.

NFIP makes Federally backed flood insurance available in exchange for a municipality adopting and enforcing a floodplain management ordinance that meets the minimum requirements of Title 44.

Significant benefits of participation in the NFIP include:

- Development and buildings that comply with the NFIP performance criteria are less likely to incur major damage.

- Most forms of federal disaster assistance for repair of buildings damaged by flooding, including grants and loans, are only available in communities that participate in the NFIP.
- In participating communities, NFIP flood insurance is available for both residential and nonresidential buildings, and coverage can be added for contents.

FEMA reviewed the New Jersey model flood damage prevention ordinance and recommended that the NJDEP revise it to ensure that all 553 participating community ordinances are compliant with the National Flood Insurance Program. As an outcome of this audit, FEMA directed that the new model ordinances be developed which incorporate the higher state standards found in the Flood Hazard Area Control Act and the Uniform Construction Code. Over the past year, the DEP has revised the flood damage protection ordinance.

The purpose and objectives of these regulations are to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas.

FEMA identified gaps and inconsistencies in previous State Model ordinance and identified the need to tie together 3 regulations that govern development in the Special Flood Hazard Areas.

NFIP Regulations, Uniform Construction Code (UCC), New Jersey Flood Hazard Area Control Act. All tied together, this “code coordinated ordinance” which was developed by the NJDEP and FEMA.

One objective of the NFIP is to break the cycle of Repetitive Flood Loss. Repetitive Loss is 2 flood events totaling to 25% or more of the market value of a structure within a 10-year period. Structures declared repetitive loss are eligible to file an additional claim for up to \$30,000 towards the cost of bringing the building into compliance with the floodplain management requirements for Increased Cost of Compliance (ICC) Funds.

The Roles and Responsibilities are as follows:

- The Federal Government provides Risk Identification and Mapping. Building & Development Standards. NFIP Flood Insurance
- The State:
 - Flood Hazard Area Control Act Rules.

- The Uniform Construction Code.
- The Township of Bridgewater:
 - Adoption and Enforcement of the New Jersey Uniform Construction Code. Adopt an NFIP-Compliant Ordinance.
 - Issue Floodplain Permits.
 - The Planning Board shall hear and decide requests for variances.
- The Floodplain Administrator will administer the provisions of the regulations. The Administrator shall coordinate with the Construction Official to administer and enforce the flood provisions of the Uniform Construction Code.

The new code coordinated ordinance references Best Available Flood Mapping in Riverine Areas.

Referenced in the ordinance are SFHAs identified by FEMA in a report entitled “Flood Insurance Study Somerset County, NJ (FIS)” dated November 4, 2016 and the accompanying FIRM Maps with effective date of September 28, 2007. Also utilized are Federal Best Available information such as higher flood elevations, larger flood hazard areas, and results in more restrictive regulations. This information includes but not limited to preliminary flood elevation guidance from FEMA (such as Advisory Flood Hazard Area Maps, work maps or preliminary FIRM. Also included, any Federal Best Available Studies after the date of this ordinance.

A Study of the FIRM Maps was initiated in the Fall of 2018. Mr. Genova attended a Study Update on February 23, 2023. A Letter of Final Determination is targeted in the Spring of 2024.

The Township Code Coordinated ordinance has been approved by the NJDEP. The next step is introduction and adoption, and sending two signed and sealed copies to the NJDEP.

Following the presentation, Mr. Genova fielded questions from the governing body.

**Public
Comment**

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

On motion of Councilman Norgalis, seconded by Councilman Kurdyla, the meeting was opened to the public for comment.

James Weideli, 23 Forest Avenue, Bridgewater, NJ 08807

Stated he was present to discuss the Ordinance with regard to the Stempien property that is on tonight's agenda for introduction. As chairman of the Open Space Committee, Mr. Weideli stated they evaluated this property last June. His memo to Township Administrator Pappas shortly after expressed the decision to pursue the purchase of this property was unanimous. Since then, Township Attorney Savo has worked tirelessly to pursue the same and strongly urged the members of the Council to go ahead and approve this purchase as it not only backs up to the Wemple property which is a project the Open Space took on several years ago but it will make a terrific entrance to the historic area that should be preserved.

Cathy Franco, 766 Weemac Road, Bridgewater, NJ 08807

Expressed concerns over the cost to demolish the existing structure on the Stempien property. She added the property is assessed at \$520,000 and wondered why the purchase price is \$565,000.00. noting there are no realtor fees to be paid out by the seller.

Ms. Franco stated there was an article published on July 18, 2018 by the patch that stated the Wemple Property will advance the Township's goals of providing adequate Open Space and recreation opportunities. As a condition of a D&R grant, the property must be available to the public by construction of a stone parking lot and trails. Ms. Franco expressed she was concerned that if we buy this additional property, the tax payer who does not live close to the property will not have access to these trails or property for recreation. She added the parking lot has never been constructed and urged that the Council continue working with D&R so that the public can indeed access this property.

Councilman Kurdyla stated the Stempien property gives us access to the Wemple property. Parking will be provided and the storm driveway already exists. He added D&R will continue to be part of this project as we move forward.

John Martin, 184 Adamsville Road, Bridgewater, NJ 08807

Discussed the flood Ordinance that is on tonight's agenda noting his appreciation for conversations that will begin to address the evolution of the weather patterns in NJ. NJDEP first raised a notice in November, 2021 about the increasing flooding and extreme changes in the amount of rainfall associated with the storms. There was then an updated issuance in May of 2022 which provided a 17% increase in rainfall amounts or storms across Somerset County. He offered he sees that as a reason for why this Ordinance needed to be created and appreciated. He offered he is particularly impressed with the notes that are in this guidance where it talks about minimizing public and private lawsuits, managing and filling grading and other developments which may increase flood

damage. Regulations that would encourage more stringent than perhaps the NFIP standards we implement and take precedent. As stewards of this community, he hoped that some of this would be mandated or put in place for any ongoing development programs. He further offered there are quite a few applications for warehouses where they use the old referenced rainfall amounts going back to 2007 that should be held to this new standard.

Councilman Ring offered the State is currently revising their warehouse standards separate from everything else and until those standards are finalized, we have an update to our land use laws that will only allow a warehouse to be an accessory use. Other than the warehouse application that the Planning Board heard earlier this week, any land use applications for warehouses must go before the Zoning Board which is a much stricter process than the Planning Board which greatly minimizes potential warehouse development in Bridgewater.

Brad Higginbottom 528 Carlton Street, Bound Brook, NJ 08805

Discussed community solar noting he works for Solar landscape which currently has 54 approved projects in the State of NJ. They install solar on large commercial buildings, sometimes warehouses, brownfields or landfills. Electricity does not go to those locations but to the grid. They then get credit and ultimately sell those credits to homeowners. 50% of what they sell has to go back to low-moderate income households.

Solar landscape currently has two (2) potential projects coming up in Bridgewater at 3 Finderne Ave and 5 Finderne Ave, Bridgewater, NJ 08807. What Solar landscape is looking for from the Council is some form of support either in the form of a resolution or otherwise. Mr. Higginbottom was advised to reach out to Michael Pappas, Township Administrator for follow-up.

Cathy Franco, 766 Weemac Road, Bridgewater, NJ 08807

With regard to the Ordinance to lease for the construction of a monument display, Ms. Franco questioned what the benefit will be to the township. She offered our Ordinances do not allow such a sign and that taking this matter before the zoning board would require that they make exceptions. She stated there were three monument display applications that did not get an approval from the Zoning Board.

Ms. Franco questioned why we are spending \$29,000 on a property (Redwood Inn) that has already cost us a lot of money.

Ms. Franco further questioned the resolutions on tonight's agenda with regard to leasing property to elected officials and wondered whether those running for office would also be allowed to lease township property.

John Arcoleo, 110 Washington Valley Road, Bridgewater, NJ 08807

Commended Councilman Kurdyla for his comments with regard to our EMS for their volunteer efforts noting that Martinsville Rescue Squad would appreciate Township support as they are in the process of trying to source LUCAS compression devices which are very expensive and asked that Council support them financially.

Mr. Arcoleo thanked Councilman Pedroso for voting "No" on the bonding for the 2023 road projects. He offered these road projects have an accrued interest of about \$6 which means the total cost for construction of roads will be \$14M which equates to a budget that is higher than the police budget. He opined we may be paving roads at a higher rate than we need.

Councilman Pedroso stated his sentiments have never been that bonding was being fiscally irresponsible. His comment was with regard to the procedural method what we were bonding before having a budget. He did not offer whether or not the bonding was or was not appropriate.

Councilman Norgalis stated we have been paving roads for many years and would generally spend between \$5M - \$6M in past years. What we did three (3) years ago was determine there was a need to improve as we were not making enough progress so we increased our budget to \$8M which is really an incremental \$2M over and above what we have spent historically.

Township Administrator Pappas made the following statement:

In December 2020, the township and its finance professionals began discussions with regard to the financing of the townships \$17.6 million-dollar bond anticipation notes that were due in August 2021. The township and its finance team analyzed multiple scenarios for the eventual permanent financing of these notes. It was determined that it would be appropriate to permanently finance bond anticipation notes in 2022, instead of 2021 to allow for the seamless addition of new debt service to replace the \$1 million debt service decrease. Had this been done in 2021, the tax impact would have been a nearly \$1 million increase funded through a 5% (approximately) tax levy increase with a loss of municipal services. Additionally, the revenue from the Bridgewater Commons Mall and hotels was down by \$1.8 million due to the COVID pandemic. It did not make sense to act on a large permanent financing in 2021. Finally, guidance through 2021 indicated interest rates would remain low for an extended time due to only marginal and temporary inflationary pressures at the time.

In June 2021, the township finance team determined that permanently financing \$5.6 million of maturing notes would allow the township to take advantage of low interest rates available at the time avoiding a spike in debt service. This strategy locked in a rate of 1.55% on the \$5.6 million bonds and an all-time low rate of .08% on \$22 million in notes.

Late 2021 interest rates guidance from the federal reserve changed drastically, indicating that inflation was no longer transitional but real inflation resulting in the expedited interest rate hikes we are still experiencing today. With this information, the township also refinanced existing bonds in late 2021 reducing its debt service costs by nearly \$100,000 per year and cutting the interest rates by more than 50% to 1.31%.

Altogether, the township took advantage of market conditions and guidance available locking in near historic rates for its debts, layered in new debt, avoided a spike in debt service and mitigated an adverse impact on the township budget during a period of revenue and expense uncertainty driven by COVID.

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

**Public
Hearing &
Final Action
Ordinances**

ORDINANCE AMENDING CHAPTER 52 (ALCOHOLIC BEVERAGES), ARTICLE V (HOURS), SECTION 52-16 (“HOURS OF BUSINESS”) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER SO AS TO AMEND THE HOURS OF OPERATION ON SATURDAYS AND SUNDAYS TO PERMIT ALCOHOLIC SALES TO COMMENCE AT 9 AM ON SATURDAYS AND SUNDAYS

On motion of Councilman Kurdyla, seconded by Councilman Ring, the meeting was opened to the public.

No one wished to be heard.

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

Council President Kirsh stated this Ordinance will make a permanent change to what has been a temporary solution typically around the holidays. Councilman Ring offered this Ordinance not only fixes what has become an issue around the holidays for the last several years but our current Ordinance does not speak to Saturday sale hours. This Ordinance will fix that and also support our local restaurants by helping them to remain competitive by affording them additional hours to sell alcohol.

Councilman Pedroso stated he will be voting “NO” on this Ordinance and made a statement as follows:

People move to Bridgewater for various reasons and quality of life is ranked high on that list while access to alcohol goes to a very low spot. Bridgewater is a family community. While I strongly support our businesses establishments, it is never at a cost to our quality of life. In a 2013 study published in the American journal and preventative medicine, it was concluded that “there was substantial evidence and ten (10) qualifying studies to conclude that increasing hours of alcohol sales by two or more hours increases alcohol related harms”. These harms included such things such as motor vehicle accidents, and local violent crime.

This conclusion is supported by the international scientific community. Most communities, most western countries and the World Health Organization have agreed that limiting the hours of alcohol sales is an effective method for reducing this alcohol related harms. The science is clear. Increasing alcohol sales by as little as two hours will result in further crime. This will reduce our resident safety while increasing the demand of our police services. Increased demand of police will result in a need for more police officers, and an expense to our Bridgewater residents. An increase of violent crime will also increase the risk to our law-enforcement personnel.

In the eleven (11) years that I have been honored to serve the Bridgewater community on this Council, I have not received a single communication from any Bridgewater resident asking for longer times to buy alcoholic beverages. The only time this issue has come up is when Wegmans makes a yearly request to extend their liquor sales by a few hours on a few days. However, this ordinance today, if adopted will extend alcohol sales on a regular basis. I do not believe the majority of our resident families prefer to increase alcohol sale hours, over decreased safety, higher risk to the police officers and increase in property taxes.

I understand some may view this ordinance as an effort to assist businesses, succeed, and that their support of it is in good faith without purpose in mind but the ordinance today prioritizes a tiny business group at the expense of all our Bridgewater resident’s quality of life. I am concerned that this ordinance will cause precisely what the science confirms; a rise in crime in Bridgewater will make us less safe, expand the need of police resources, expose law-enforcement higher risk and ultimately trickle down to increase in property taxes. There simply no need for this action. I ask you to vote “NO” to protect our quality of life.

Councilman Norgalis stated Wegmans has come to this council for a number of years asking for relief to sell alcohol claiming economic disadvantage. Councilman Norgalis opined they are a very successful organization and expressed he will not be supporting this Ordinance.

On this issue, Council President Kirsch stated he is swayed by the comments made by Councilman Ring, in particular, the opportunities to add some incremental value to the liquor licenses that our establishments already have particularly in light of the uncertainty of the value of those licenses moving forward pending action in Trenton.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Nay
Councilman Pedroso	Nay
Councilman Ring	Aye
Council President Kirsh	Aye

ORDINANCE #23-03 WAS ADOPTED.

A copy of resolution [#23-03-02-080](#) is appended to the official minutes

AN ORDINANCE AUTHORIZING THE TOWNSHIP OF BRIDGEWATER TO RENEW A LEASE AGREEMENT WITH THE MARTIN LUTHER KING YOUTH CENTER OF SOMERVILLE MANOR, INC. FOR CERTAIN REAL PROPERTY IN THE TOWNSHIP OF BRIDGEWATER BLOCK 515 LOT 4 (FORMERLY KNOWN AS BLOCK 4430 LOTS 532, 533 AND 542 THROUGH 548) KNOWN AS 1298 PRINCE RODGERS AVENUE FOR FIVE YEARS (FROM MARCH 1, 2023 TO FEBRUARY 29, 2028) AT AN ANNUAL RENTAL OF \$1.00 PER YEAR

Township Administrator Pappas explained this is a continuation of an existing arrangement and Administration supports this.

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

No one wished to be heard.

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

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

ORDINANCE #23-04 WAS ADOPTED.

A copy of resolution [#23-03-02-081](#) is appended to the official minutes

Introduction
of
Ordinances

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AUTHORIZING THE ACQUISITION OF LAND IDENTIFIED AS LOT 5, BLOCK 712 CONSISTING OF APPROXIMATELY 5.01 ACRES, KNOWN AS 525 STEELE GAP ROAD FROM MARY JEAN STEMPIEN AND KATHRYN ANN HARKNETT, AS TENANTS IN COMMON (“SELLER”) FOR THE PURCHASE PRICE OF \$565,000.00 FROM THE TOWNSHIP’S OPEN SPACE TRUST FUND

Councilman Kurdyla stated this Ordinance will allow for the purchase of the Stempien property for Open Space purposes. They have evaluated the property, made negotiations with the family and discussed conditions for purchase. Councilman Kurdyla offered the condition for sale is that the house will be torn down and paid for using Open Space monies, the family will be responsible for any environmental issues that come up. They have already agreed to remove the oil tank on the property and if the soil is found to be contaminated, the owners will address. In the future, there will be a reimbursement of a portion of the purchase price by D&R Greenway although the exact dollar amount cannot be disclosed at this time. The Wemple property is adjacent to this property and both will be available for public use.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE ORDINANCE WAS INTRODUCED.

A copy of resolution [#23-03-02-082](#) is appended to the official minutes

Linda J. Doyle, Township Clerk read the following report:

BE IT FURTHER RESOLVED, that the said pending ordinance be passed on first reading and advertised as required by statute fixing the 16th day of March, 2023, 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.

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.

ORDINANCE AWARDING A LEASE TO CONSTRUCT A MONUMENT DISPLAY ON A PORTION OF TOWNSHIP OWNED PROPERTY LOCATED AT 100 COMMONS WAY, BRIDGEWATER NEW JERSEY, AND IDENTIFIED AS LOT 42, BLOCK 441 OF THE BRIDGEWATER TOWNSHIP TAX MAP

Township Attorney Corsini stated this monument will serve as a gateway to the township. Administrator Pappas added the Township will have the benefit of having regular messages that could be provided to the general public about township activities and events and emergency/alert notifications. Furthermore, there will be a financial advantage to leasing in the amount of \$1,000.00 per month and a one-time \$1,000,000.00 fee.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

[THE ORDINANCE WAS INTRODUCED.](#)

A copy of resolution **[#23-03-02-083](#)** is appended to the official minutes

Linda J. Doyle, Township Clerk read the following report:

BE IT FURTHER RESOLVED, that the said pending ordinance be passed on first reading and advertised as required by statute fixing the 16th day of March, 2023, 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.

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

PROVIDING FOR EMERGENCY TEMPORARY APPROPRIATIONS FOR CURRENT FUND \$40,500.00

Township Administrator Pappas explained this is for Engineering Services by Van Cleef Engineering for the former Redwood Inn site. During the course of their work, the scope of their work needed to expand and an additional \$29,000 was required. The remainder of those monies will cover a wetlands assessment that is needed on a piece of township property.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Nay
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-084](#) is appended to the official minutes

AUTHORIZING THE PROVISION OF A LOAN IN THE AMOUNT OF \$10,000.00 PURSUANT TO THE TOWNSHIP OF BRIDGEWATER AFFORDABILITY ASSISTANCE PROGRAM FOR THE PURCHASER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 101 SALVATORE COURT, BRIDGEWATER NEW JERSEY 08807

AUTHORIZING THE PROVISION OF A LOAN IN THE AMOUNT OF \$10,000.00 PURSUANT TO THE TOWNSHIP OF BRIDGEWATER AFFORDABILITY ASSISTANCE PROGRAM FOR THE PURCHASER OF AN AFFORDABLE HOUSING UNIT LOCATED AT, 101 STRULL COURT, BRIDGEWATER NEW JERSEY 08807

AUTHORIZING THE PROVISION OF A LOAN IN THE AMOUNT OF \$10,000.00 PURSUANT TO THE TOWNSHIP OF BRIDGEWATER AFFORDABILITY ASSISTANCE PROGRAM FOR THE PURCHASER OF AN AFFORDABLE HOUSING UNIT LOCATED AT 3908 FRENCH DRIVE, BRIDGEWATER NEW JERSEY 08807

Township Administrator Pappas explained these assistance monies will come out of the COAH fund and as is consistent with the spending plan that is part of the affordable housing court settlement.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-085 thru #23-03-02-087](#) is appended to the official minutes

NOTIFICATION OF APPLICATIONS FOR THE 2023 SOMERSET COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT BY THE FOLLOWING NONPROFITS WITH INTENDED PROJECTS WITHIN BRIDGEWATER TOWNSHIP: COURT APPOINTED SPECIAL ADVOCATES (CASA) OF SOMERSET, HUNTERDON, AND WARREN COUNTIES, THE MARTIN LUTHER KING YOUTH CENTER, THE SHIMON AND SARA BIRNBAUM JEWISH COMMUNITY CENTER, AND VISIONS AND PATHWAYS

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-088](#) is appended to the official minutes

AUTHORIZING INCREASE TO THE CONTRACT FOR SCARLETT DOYLE, TOWNSHIP PLANNER FROM \$60,000 TO \$64,500.00 FOR ADDITIONAL SERVICES RELATED TO THE MASTER PLAN AND RE-EXAMINATION REPORT

Township Administrator Pappas explained Planner Doyle has done additional work that goes beyond the time and scope of her contract and administration recommends that this is approved.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-089](#) is appended to the official minutes

AUTHORIZING QUALIFIED VENDORS FOR VARIOUS OPENENDED PROFESSIONAL ENGINEERING AND RELATED SERVICES FOR THE TOWNSHIP OF BRIDGEWATER FOR 2023

Township Administrator Pappas explained this resolution allows the township to prequalify these engineering firms so that in the event we need them, we can access their services.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-090](#) is appended to the official minutes

AUTHORIZING CHANGE OF SCOPE TO THE PROFESSIONAL SERVICES CONTRACT INCREASING THE CONTRACT PRICE BY THE SUM OF \$29,000.00 FOR ADDITIONAL PROFESSIONAL ENGINEERING SERVICES FOR THE FORMER REDWOOD INN SITE KNOWN AS BLOCK 653, LOTS 36 & 37 AND LOCATED ON MOUNTAIN TOP ROAD FROM THE CONTRACT PRICE OF \$51,300.00 TO \$80,300.00 FUNDED THROUGH THE 2023 BUDGET

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye

Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-091](#) is appended to the official minutes

GRANTING A TEMPORARY WAIVER OF CERTAIN PROVISIONS OF SECTION 151-7(A)(18) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER TO THE MARTINSVILLE FIRE DEPARTMENT TO PERMIT LIMITED SERVICE OF ALCOHOLIC BEVERAGES ON MUNICIPAL PROPERTY IN CONSIDERATION OF THE 100TH ANNIVERSARY OF SAME

Martinsville Fire Department seeks a waiver of a provision to host a “beer garden” as an ancillary attraction to the celebration of the Department’s 100th Anniversary to be held at Crim Soccer Fields on August 19, 2023.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-092](#) is appended to the official minutes

AUTHORIZING A LEASE OF A PORTION OF THE MUNICIPAL BUILDING, 100 COMMONS WAY, FOR A TEMPORARY UNITED STATES HOUSE OF REPRESENTATIVES DISTRICT LEGISLATIVE OFFICE, BETWEEN THOMAS KEAN, JR. AND THE TOWNSHIP OF BRIDGEWATER

Township Administrator Pappas explained the temporary arrangement with Congressman Kean was for two rooms. He will soon be vacating because he has secured a district office at another location. This is not an unusual arrangement as other members of congress have had to find temporary space.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Nay

Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-093](#) is appended to the official minutes

AUTHORIZING A LEASE OF A PORTION OF THE MUNICIPAL BUILDING, 100 COMMONS WAY, FOR A NEW JERSEY STATE SENATE DISTRICT OFFICE, BETWEEN THE STATE OF NEW JERSEY, BY WAY OF THE OFFICE OF LEGISLATIVE SERVICES AND THE TOWNSHIP OF BRIDGEWATER

Township Administrator Pappas explained this is for a small room on the second level next to the elevator. This room will be for use by Senator Douglas Steinhardt's official staff and official activities. Councilman Pedroso stated the benefit to this is not only financial but our residents will have access to public officials.

The resolution was amended to show the office space for lease is 126s.f.

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

Councilman Kurdyla	Aye
Councilman Norgalis	Nay
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-094](#) is appended to the official minutes

AUTHORIZATION APPROVING FINAL LIST OF VOLUNTEER MEMBERS OF THE BRIDGEWATER FIRST AID AND RESCUE SQUADS WHO QUALIFY FOR CONTRIBUTIONS UNDER THE TOWNSHIP LOSAP PROGRAM IN THE TOWNSHIP OF BRIDGEWATER, COUNTY OF SOMERSET

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#23-03-02-095](#) is appended to the official minutes

PROJECT RESOLUTION FOR PROFESSIONAL ENGINEERING/SURVEYING/INSPECTION SERVICES FOR THE 2023-1 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF BOYLE PLACE, DESOTA DRIVE, FOURTH STREET, FULTON AVENUE, MAIER STREET, RAILROAD PLACE, SECOND STREET, THIRD STREET, AND VAN VEGHTEN DRIVE TO COLLIERS ENGINEERING & DESIGN (DBA MASER CONSULTING) 53 FRONTAGE ROAD, SUITE 110, HAMPTON, NJ 08827, IN THE AMOUNT OF \$165,380.00, FUNDED THROUGH THE 2021 CAPITAL ROAD IMPROVEMENT BOND

PROJECT RESOLUTION FOR PROFESSIONAL ENGINEERING/SURVEYING/INSPECTION SERVICES FOR THE 2023-2 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF BEEKMAN ROAD, DUVAL STREET, GALWAY LANE, HANCOCK AVENUE, MCBRIDE WAY, SARGENT STREET, SHANNON ROAD, STUDDIFORD WAY, AND WEST SUMMIT STREET TO REMINGTON & VERNICK ENGINEERS, 3 JOCAMA BOULEVARD, SUITE 300-400, OLD BRIDGE, NJ 08857, IN THE AMOUNT OF \$205,290.00, FUNDED THROUGH THE 2021 CAPITAL ROAD IMPROVEMENT BOND

PROJECT RESOLUTION FOR PROFESSIONAL ENGINEERING/SURVEYING/INSPECTION SERVICES FOR THE 2023-3 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF CARLENE DRIVE, FLORAL DRIVE, FARMER ROAD, JULEO COURT, NORTH BRANCH ROAD AND A PORTION OF JUNIPER LANE TO PENNONI ASSOCIATES, INC., 24 COMMERCE STREET, SUITE 300, NEWARK, NJ 07102, IN THE AMOUNT OF \$141,744.00, FUNDED THROUGH THE 2021 CAPITAL ROAD IMPROVEMENT BOND

PROJECT RESOLUTION FOR PROFESSIONAL ENGINEERING/SURVEYING/INSPECTION SERVICES FOR THE 2023-4 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF ARNOLD PLACE, BIRCH DRIVE, DONNA COURT, HARDGROVE ROAD, MAGNOLIA DRIVE, NORTHERN DRIVE, SKY HIGH TERRACE, TIMBERLINE DRIVE, AND EVERGREEN DRIVE (SOUTH SHORE DRIVE TO WALCUTT DRIVE) TO PENNONI ASSOCIATES, INC., 24 COMMERCE STREET, SUITE 300, NEWARK, NJ 07102, IN THE AMOUNT OF \$141,744.00, FUNDED THROUGH THE 2021 CAPITAL ROAD IMPROVEMENT BOND

PROJECT RESOLUTION FOR PROFESSIONAL ENGINEERING/SURVEYING/INSPECTION SERVICES FOR THE 2023-5 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF BRANCH ROAD, CRESTWOOD

DRIVE, EDGEWOOD DRIVE, HERITAGE COURT, HILLSIDE AVENUE, MARLIN STREET, ORCHARD STREET, PROSPECT AVENUE (TWO SECTIONS), RAMBLER DRIVE (TWO SECTIONS), STONEHENGE LANE, AND WARREN AVENUE TO MORGAN ENGINEERING, LLC/MORGAN MUNICIPAL SERVICES, LLC, 130 CENTRAL AVENUE, ISLAND HEIGHTS, NJ 08732, IN THE AMOUNT OF \$239,400.00, FUNDED THROUGH THE 2021 CAPITAL ROAD IMPROVEMENT BOND

PROJECT RESOLUTION FOR PROFESSIONAL ENGINEERING/SURVEYING/INSPECTION SERVICES FOR THE 2023-6 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF APRIL DRIVE, CREST DRIVE, EASTBROOK ROAD, GLEN ROAD, LOFT DRIVE, MAYFLOWER COURT, SARATOGA AVENUE, AND WEEMAC ROAD TO COLLIERS ENGINEERING & DESIGN (DBA MASER CONSULTING) 53 FRONTAGE ROAD, SUITE 110, HAMPTON, NJ 08827, IN THE AMOUNT OF \$244,720.00, FUNDED THROUGH THE 2021 CAPITAL ROAD IMPROVEMENT BOND

PROJECT RESOLUTION FOR PROFESSIONAL ENGINEERING/SURVEYING/INSPECTION SERVICES FOR THE FOXCROFT ROAD AND SPRING VALLEY DRIVE ROADWAY IMPROVEMENT PROJECT (FY 2023 NJDOT MUNICIPAL AID GRANT) TO COLLIERS ENGINEERING & DESIGN (DBA MASER CONSULTING) 53 FRONTAGE ROAD, SUITE 110, HAMPTON, NJ 08827, IN THE AMOUNT OF \$102,310.00, FUNDED THROUGH THE 2021 CAPITAL ROAD IMPROVEMENT BOND

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

Councilman Kurdyla	Aye
Councilman Norgalis	Aye
Councilman Pedroso	Aye
Councilman Ring	Aye
Council President Kirsh	Aye

THE RESOLUTIONS WERE ADOPTED.

Copies of resolution [#23-03-02-096 thru #23-03-02-102](#) are appended to the official minutes

Adjournment

On the motion of Councilman Ring, seconded by Councilman Norgalis, the meeting adjourned at approximately 9:40 p.m.

Respectfully Submitted,

Linda J. Doyle, RMC
Municipal Clerk

Michael Kirsh
Council President