

**BRIDGEWATER TOWNSHIP PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
**JANUARY 21, 2025**  
Adopted May 20, 2025

**CALL MEETING TO ORDER**

Chairman Vescio called the meeting to order at 7:00 pm.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

Chairman Vescio read the OPMA Statement.

**SALUTE TO THE FLAG**

**ROLL CALL**

Mayor Moench-	Absent	Mr. Banga-	Absent
Councilman Kirsh-	Present	Ms. Sikora-	Present
Mr. Pappas-	Present	Mr. Choudhury-	Present
Mr. Magura-	Present	Mr. Atkins-	Absent
Chairman Vescio-	Present	Ms. Chartowich-	Present
Mr. Wang-	Present		

Others present: Board Attorney Mr. Mark Peck, Ms. Katherine Sarmad, Board Planner & Land Use Administrator Nancy Probst.

**MEETING OPEN TO THE PUBLIC**

Chairman Vescio opened the meeting to the public. With there being no comments from the public, the Board closed this portion.

**APPROVAL OF MINUTES**

January 7, 2025 Reorganization & Regular Minutes

On motion by Mr. Choudhury, seconded by Ms. Sikora, the Board unanimously voted to adopt the minutes as presented.

**MEMORIALIZATION OF RESOLUTIONS**

**Memorializing Board Professional Appointment on 1/7/25 – Mark Peck, Esq. (Board Attorney)**

On motion by Mr. Choudhury, seconded by Ms. Sikora the Board voted adopt the resolution appointing Mr. Peck as the Board Attorney based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga,  
Ms. Chartowich, Mr. Choudhury & Chairman Vescio

Nay:

Abstain:

Not Eligible:

Absent: Mayor Moench, Mr. Pappas & Mr. Atkins

**Memorializing Board Professional Appointment on 1/7/25 – William Burr, P.E. (Board Engineer)**

On motion by Mr. Magura, seconded by Ms. Chartowich, the Board voted adopt the resolution appointing Mr. Burr as the Board Engineer based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga,  
Ms. Chartowich, Mr. Choudhury & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible:  
Absent: Mayor Moench, Mr. Pappas & Mr. Atkins

**Memorializing Board Professional Appointment on 1/7/25 – Katherine Sarmad, P.P., A.I.C.P. (Board Planner)**

On motion by Ms. Sikora, seconded by Magura, the Board voted to adopt the resolution appointing Ms. Sarmad as Board Planner based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga,  
Ms. Chartowich, Mr. Choudhury & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible:  
Absent: Mayor Moench, Mr. Pappas & Mr. Atkins

**Memorializing Board Professional Appointment on 1/7/25 – Michael Sullivan, P.P., A.I.C.P. (Consulting Board Planner)**

On motion by Ms. Chartowich, seconded by Ms. Sikora the Board voted to adopt the resolution appointing Mr. Sullivan as Consulting Planner based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga,  
Ms. Chartowich, Mr. Choudhury & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible:  
Absent: Mayor Moench, Mr. Pappas & Mr. Atkins

**Memorializing Appointments of Elected officials**

On motion by Ms. Sikora, seconded by Mr. Wang, the Board voted adopt the resolution appointing the 2025 Board Officers based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga,  
Ms. Chartowich, Mr. Pappas, Mr. Choudhury & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible:  
Absent: Mayor Moench & Mr. Atkins

## LAND DEVELOPMENT APPLICATIONS

**Application No. 24-025-PB; Icon-Keystone NJP IV OWNER POOL 2 LLC;  
Block 205, Lot 5; 1120 Route 22**

John Marmora, Esq. was present to represent the applicant. Sworn testimony was provided by Tony Diggen, PE and Frank Alesso, Property Manager of Link Logistics. Exhibits were entered as follows:

### **A1 01-21-2025 Aerial Exhibit of Existing Site**

Mr. Marmora introduced Mr. Alesso. He was sworn and accepted by the Board.

Mr. Alesso advised the applicant is proposing to demo the office portion of the building since there is no interest for tenants to occupy the building. He further advised the building is beginning to deteriorate and the applicant does not want to invest in upgrades.

Mr. Alesso confirmed warehouse tenant would continue to operate the same as they do now. Mr. Alesso also confirmed the demolished building would be left as green space.

On questioning by the Board, Mr. Alesso confirmed there will be no change in operation with the existing tenant. He further confirmed the tenant is operating with one shift with 30-50 employees.

On questioning by the Board, Mr. Alesso advised the tractor trailers typically to come in from route 22 and back into existing bays. Mr. Alesso testified during the holidays that the truck traffic will increase but the tractor trailer traffic remains steady throughout the year.

Chairman Vescio opened the meeting to the public for questions.

Mr. Vince O'Brien of 6 Grimm Drive Bridgewater NJ. Mr. O'Brien asked if the applicant anticipates increased truckloads and Mr. Alesso stated no. He then advised truck traffic uses his dead-end street in error and then backing up Grimm Drive. He requested a sign to be placed to prevent this and the applicant agreed.

Mr. O'Brien asked who would be responsible for landscaping and Mr. Alesso confirmed they will maintain proper landscaping.

With there being no further questions, the Board closed this portion of the meeting.

Mr. Marmora introduced Mr. Tony Diggen as the applicant's Professional Engineer. He was sworn and accepted by the Board.

Mr. Diggen described the application in detail, stating the applicant seeks to demo the office space. He then introduced exhibit **A1 01-21-2025 Aerial Exhibit of Existing Site** to describe the existing site characteristics in detail.

On questioning by the Board, Mr. Diggen described the site circulation in detail.

Ms. Sarwad clarified the zoning change for this property and advised this warehouse use began prior to that change.

On questioning by the Board, Mr. Alesso confirmed the tenants' lease expires in 2030. He then advised the warehouse holds all different types of merchandise and moves merchandise typically within 6 months.

On questioning by the Board, Mr. Alesso confirmed the helipad is not used but remains on the property.

On questioning by the Board, Mr. Alesso confirmed there is no outside storage on the property.

Mr. Diggen described the existing and proposed lighting throughout the site.

On questioning by the Board, Mr. Alesso confirmed he has not had any complaints regarding truck lights.

Chairman Vescio opened the meeting to the public for questions.

Ms. Wendy Bittman of 9 Grimm Drive, Bridgewater NJ. Ms. Bittman asked about the truck traffic and noise. Mr. Alesso confirmed as the landlord, they do not operate the trucks. The tenants operate/contract the trucks.

The Board engaged in a discussion regarding the traffic noise and whether not there is an ordinance governing delivery time.

On questioning by the Board, Mr. Diggen identified the 6' chain link fence. Mr. Diggen agreed to work with the Township regarding screening for potential lighting complaints from neighbors.

Mr. Diggen discussed the existing landscaping and stated tree removal plans. Mr. Diggen testified that the new green space is approximately one acre, clarifying the applicant is reducing the improved lot coverage.

Mr. Diggen used the submitted architectural plans and renderings to describe the existing building in detail.

On questioning by the Board, Mr. Alesso confirmed there is no signage proposed in this application. He further confirmed that any signage would be subject to Township approval later, if needed.

The Board engaged in a discussion regarding outdoor storage and Ms. Sarwad confirmed there is covered storage in the rear and truck trailers on the property. Mr. Alesso confirmed his company informed the tenant that outdoor storage is not permitted.

On questioning by the Board Professionals, Mr. Diggen confirmed efface paneling designed to act as faux windows.

On questioning by the Board Professionals, Mr. Alesso confirmed the area will be landscaped greenspace.

Chairman Vescio open the meeting to the public for questions.

Mr. Vince O'Brien of 6 Grimm Drive, Bridgewater NJ. Mr. O'Brien asked about construction hours. Mr. Alesso confirmed the timing will be within Township regulations.

Mr. Marmora provided a brief summation of the application.

Chairman Vescio opened the meeting to the public for comments. With there being no questions from the public, the Board voted to close this portion of the meeting.

Mr. Peck reviewed conditions for the resolution and the Board deliberated.

On motion by Ms. Sikora, seconded by Mr. Banga, the Board voted to approve the application with conditions based on the following roll call vote:

Affirmative: Councilman Kirsh, Mr. Magura, Mr. Wang, Ms. Sikora, Mr. Banga,  
Ms. Chartowich, Mr. Pappas, Mr. Choudhury & Chairman Vescio  
Nay:  
Abstain:  
Not Eligible:  
Absent: Mayor Moench & Mr. Atkins

#### **OTHER BOARD BUSINESS**

There was no other business.

#### **ADJOURN**

The Board unanimously voted to adjourn the meeting at 9:01 pm.

Respectfully Submitted



Jo-Ann M. Ricks  
Board Secretary Certified

