

**MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL**  
**APRIL 24, 2025 - COUNCIL CHAMBERS**

The Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey, convened in a regular session on Thursday, April 24, 2025, at 7:30 p.m. in Council Chambers in the Municipal Complex, Bridgewater, New Jersey 08807 & via Live Online Broadcast.

Council President Norgalis 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 DECEMBER 10, 2024, 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 Michael Kirsh (Absent)  
Councilman Allen Kurdyla  
Councilman Filipe Pedroso  
Councilman Timothy Ring  
Council President Howard V. Norgalis

Also Present: Michael Pappas, Township Administrator  
Christopher Corsini, Township Attorney  
Grace Njuguna, Township Clerk

Councilman Ring led the audience in the Pledge of Allegiance.

**Minutes**

**APRIL 3, 2025 - REGULAR SESSION**

Councilman Kurdyla moved to approve the minutes of the April 3, 2025, regular session, and Councilman Ring seconded the motion. The minutes were then unanimously approved by voice vote. Council President Norgalis abstained from voting as he was absent from that day's meeting.

**APRIL 3, 2025 – CLOSED SESSIONS**

The April 3, 2025, closed session minutes were passed around for Council approval & signature.

**Council Reports**

Councilman Kurdyla:

- Councilman Kurdyla reported that he is currently reviewing the community block grant application and will submit a report to the county tomorrow. Following the submission of these reports, a meeting will be held to discuss the review and determine the amount of funds to be allocated to service

organizations.

- He also attended multiple presentations concerning the proposed redevelopment projects in Bridgewater, noting significant discussions regarding the impact of these projects on affordable housing.
- Additionally, Councilman Kurdyla attended two presentations related to emergency services. The first meeting addressed the QED dispatch system utilized by the county dispatch and emergency services in Bridgewater. The second presentation focused on "First Due Software," a product that provides first responders with real-time information triggered by the dispatch system.

Council President Norgalis: *(verbatim)*

- Road work planning continues with tonight having numerous Resolutions on the agenda in support of the fifth year of our Road Improvement Campaign. The residents are reminded that all new road projects are subject to budget constraints and as of today we do not have a 2025 Adopted budget. More to follow.
- PSE&G continues to do gas main replacement with a commitment to repave effected streets from curb to curb.
- The last few weeks have been intense with a great deal of religious news. The death of Pope Frances has affected millions of Roman Catholics. His 12-year spiritual reign has seen many changes, and the world awaits who will replace him.
- The Jewish Community sees Holocaust Remembrance Day as a key benchmark to remember the tragedies of World War 2.
- The Muslim Community celebrated the end of Ramadan with the breaking of their month long daytime fast.
- The entire Christian Community celebrated Easter as a reaffirmation of their belief in Jesus Chris as Savior.
- Earth Day was celebrated Apr 22 as the 55th Anniversary of a movement to recognize this fragile place called Earth that we inhabit.
- All residents, especially those who are health challenged, should be aware that the massive fires in South Jersey will make outside air quality unhealthy. Wear a mask if necessary.
- It is "take your kids to work" today in many communities.

- Redevelopment Plans in Bridgewater continue and will impact numerous locations in our town.
- For those of us who remember the chalk board in school as opposed to dry erase board there is a special happening on Tuesday May 6th starting at 3:30. That is the day that Shades of Gratitude will take place. Mayor Moench would like to invite Bridgewater Raritan students, parents and teachers to participate in a “Courtyard Transformation by our students of the Courtyard right outside our building to honor their teachers. Loads of colored chalk will be available for our students to use the courtyard pavements as their canvas. So, mark your calendar MAY 6TH from 3:30 to 5:00.

Councilman Pedroso:

- Councilman Pedroso inquired with Township Administrator Pappas about any updates regarding the budget.
- Councilman Pedroso announced the start of the Bridgewater Recreation Spring sports season and extended his best wishes for a great season to all participants. He also mentioned that he would be returning as a 1st-grade soccer coach.
- He reported attending the BBSI Opening Day and described it as a wonderful event.
- Furthermore, Councilman Pedroso attended the Somerset County Governing Officials Association meeting, where he was elected as both Executive Director and President of the Association.
- Councilman Pedroso conveyed his well wishes for a pleasant Passover and Easter holiday to everyone.
- He also offered condolences to the Catholic community on the passing of Pope Francis, acknowledging the Pope's humility and compassion.
- Finally, Councilman Pedroso proudly reported that Officer Noah Allatt received the National Law Enforcement Officers Memorial Fund "Officer of the Month" recognition for March 2025. This honor acknowledged Officer Allatt's bravery in rescuing an unconscious passenger from a burning vehicle in Bridgewater on March 5, 2025.
- Councilman Pedroso read the following statement: *(verbatim)*  
New Jersey’s affordable housing mandates, handed down by an overreaching State Supreme Court and codified in state law, are too often treated like a one-size-fits-all solution. But they ignore a crucial truth: not every town is the

same.

Here in Bridgewater, one of our greatest assets is our character—our peaceful neighborhoods, our careful balance between open spaces and residential areas, and the strong sense of community we've all worked so hard to build and preserve. The state's mandates, however, push for high-density housing in areas never designed to handle that level of growth. This isn't just about new buildings—it's about altering the very identity of our town. The charm, the tranquility, the reason so many of us chose to live here—all of that is at risk.

And with higher density comes real consequences. More people means more traffic. What was once a quick drive across town could soon become gridlock. Commutes will get longer, streets more crowded, and frustration will mount.

But it doesn't stop at traffic. With rapid population growth, our public services—police, fire, rescue—will face more calls, slower response times, and greater stress. Our infrastructure—roads, sewers, utilities—simply wasn't built for this kind of pressure. Upgrades would cost millions and take years, and who would pay for that? We would—likely through higher municipal, county, and school taxes.

Here's the bottom line: the state increases our housing obligations but provides no additional funding. We're left to pick up the pieces—financially, logistically, and culturally.

That's why local control is critical. Municipalities like Bridgewater must have the authority to determine how best to meet housing needs without sacrificing everything we've built. Affordable housing should be thoughtfully integrated, not recklessly imposed.

Unfortunately, the Democratic majority in Trenton, including Governor Murphy, has pushed these mandates forward. While leaders like Senator Doug Steinhardt and Assemblymen DiMaio and Peterson have fought back, the reality is: until we have a Republican majority and governor, towns like ours remain at risk.

But we can't just wait and hope for a future legislature to save us. We need solutions now.

Over the past several months, I've spent a great deal of time considering how Bridgewater can best protect itself. I believe the smartest, most sustainable path forward is for Bridgewater to take this issue into its own hands.

Instead of depending on developers, who often insist on building 10 or more

market-rate units for every affordable one or two, we can take a different approach. Let's build the minimum number of affordable housing units required by law ourselves.

Now, I'm not saying this is easy. It will take hiring expert consultants, dedicating township resources, and bonding millions of dollars to fund the construction. But here's the key difference: when we build, we own. These units will have real market value. They can be rented or eventually sold, and the return on that investment goes right back to the taxpayers. But just as important as the financial return is the control it gives us. We decide the number and type of affordable units—and in doing so, we can dramatically reduce the impact on Bridgewater by avoiding hundreds, or even thousands, of high-density apartments pushed by outside developers.

Two weeks ago, I had a meeting with our Township Administrator, Mr. Pappas, and our planner to review multiple proposals. Many of them involved contributing millions of taxpayer dollars toward private development, yet we would own nothing. No equity. No financial return. Just a completed project that may or may not reflect our town's vision.

If taxpayers are going to spend millions on affordable housing, then they deserve to see a return on that investment. And the best way to ensure that is for Bridgewater to own what it builds. This way, Bridgewater maintains both control and has assurances of a financial return.

This isn't about growing government for the sake of it, I'm not in favor of that. But this is about protecting our town's future. If we allow these mandates to shape Bridgewater unchecked, we risk permanent damage to the community we love.

Let me be clear: I don't yet know if this is the cheapest solution. Common sense tells us it probably is, especially compared to throwing millions at developers with no return. But what I do know is this: we need a full financial analysis. We need to understand the costs, the risks, and the potential revenue. That's why I asked the administration to explore this option seriously. I trust they're doing so, and I look forward to seeing a detailed plan we can take action on.

Executing this plan will take vision. It will take bold leadership from our mayor and a commitment from all of us to see it through. But if we do it right, this could be a defining moment for Bridgewater, a moment when we chose to protect our quality of life, preserve our identity, and invest in a future that works for us, not for Trenton.

Let's consider building Bridgewater's own future—smartly, responsibly, and on our own terms.

**Councilman Ring:**

- Councilman Ring reported attending the BBSI Opening Day and expressed his enjoyment in seeing the children participating in the festivities.
- Councilman Ring also stated that a meeting took place between the township and the Department of Transportation (DOT) to explore improved communication strategies regarding both planned and unscheduled roadwork.
- Additionally, Councilman Ring informed the council that he had received a draft of the budget just prior to the meeting. He noted that the finance committee, consisting of himself and Councilman Kirsh, would review the budget and submit any questions to the Administration. He further explained that after individual meetings with the other council members, a final budget draft would be presented and introduced at a future council meeting. He expressed his hope of having the budget by the second meeting in May.

**Mayor's Reports**

Michael Pappas, Township Administrator, reported on behalf of Mayor Moench.

- Township Administrator Pappas confirmed that a draft budget has been presented to the finance committee, noting that Mayor Moench had committed to presenting a budget in April, which has now been accomplished.
- He also advised that the township is actively seeking a federal grant to fund radios for emergency responders, including the police department and fire and rescue squads. Deputy Administrator Scott Stevens participated in a virtual meeting with staff from New Jersey's congressional delegation, who are advocating for this grant.
- Furthermore, Township Administrator Pappas informed the council that they had received a memo earlier in the week from Deputy Administrator Stevens regarding "Film Ready New Jersey," a state initiative designed to help local governments attract film industry professionals.
- He announced that Bridgewater's annual Earth Day and Arbor Day observance would be held at Chimney Rock Park at 2 PM this Sunday.
- Township Administrator Pappas then addressed the complex affordable housing process mandated by the state government. He explained that in January, the governing body approved a resolution, as required by state legislation, to determine the appropriate number of affordable housing units

for the township based on a formula within the legislation. Following the hiring of a consultant to review the Department of Community Affairs (DCA) calculations, an analysis revealed that Bridgewater had 126 fewer acres than initially reported by the DCA. After state review, the revised number of affordable housing units Bridgewater must provide was determined to be 421, a figure confirmed by the affordable housing judge.

- Finally, Township Administrator Pappas acknowledged Mr. Corsini, Mr. Savo, and Mr. Fischer for their valuable advice, as well as Darlene Green and Katharine Sarmad for their guidance throughout this process.

## **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 Ring, seconded by Councilman Pedroso, the meeting was opened to the public for comment.

- **Curtis Kraut: 197 Adamsville Road - Bridgewater, NJ 08807**

Mr. Kraut sought clarification on the meeting agenda, specifically the distinction between Item 9 (general public comment) and Item 10 (a formal public hearing). He inquired if the redevelopment planner would present during Item 10 and if the public would have the opportunity to ask questions or cross-examine the presentation.

Council President Norgalis confirmed that Item 10 would be a public hearing, consistent with ordinance adoption procedures. He advised that questions pertaining to Item 10 could be raised during either the general public comment period or during Item 10 itself, clarifying that all questions should be directed to him as the moderator. While the redevelopment expert might give a presentation, they would not be subject to public cross-examination, although the Council would address questions as deemed appropriate.

Mr. Kraut then expressed concerns regarding the proposed building heights in the redevelopment plan for the Greymark site. He pointed out that previous applications for four-story hotels on the same site, reaching up to 52 feet, had been denied by the Zoning Board. The current redevelopment plan proposes buildings up to 50 feet tall, with additional allowances for rooftop structures. 1 He emphasized that nearby residential zones have a height limit of 35 feet and 2.5 stories. He worried that the proposed increase, combined with planned grade elevation for drainage, could result in buildings exceeding 60 feet, significantly impacting neighboring properties on Woodside Lane, Adamsville Road, and the Eagles property. Mr. Kraut also questioned the public's ability to review and comment on future development plans under the redevelopment framework. He expressed concern that, unlike applications before the

Planning or Zoning Boards, these plans might not be subject to public hearings after the redevelopment plan is adopted.

Council President Norgalis clarified that the redevelopment project would indeed go before the Planning Board, where the public would have opportunities for input and review. He stressed that the Planning Board operates as a quasi-judicial body and that the matter would not return to the Council for further deliberation.

Councilman Ring corroborated this, stating that once approved, the redevelopment plan would function as the zoning for the area. He explained that any proposed development would still need to go before the Planning Board for site plan approval, just like any other project. If a proposal adheres to the approved parameters of the redevelopment plan, no further Council action would be necessary. However, if deviations arise, variances might be required.

- **Oreste Beloma: 205 Adamsville Road - Bridgewater, NJ 08807**

Mr. Beloma voiced his concerns about the perceived decline in the quality of life in Bridgewater, specifically mentioning traffic problems on Adamsville Road and what he described as the township's ineffective response. He also criticized the lack of action on ongoing flooding issues, stating that he believed it should not be his responsibility to manage and that the state typically handles stream-related problems. Mr. Beloma expressed frustration with the mayor's perceived inaction on these issues, noting increasing taxes and sewer bills without corresponding improvements. He stated his hope for positive changes in addressing both flooding and traffic concerns.

Council President Norgalis thanked Mr. Beloma for his comments and acknowledged that Adamsville Road is indeed an area of concern. He noted that Councilman Kurdyla has frequently raised this issue and has taken a leading role in trying to find solutions.

Councilman Kurdyla reassured Mr. Beloma and the public that multiple efforts have been made to address the issues on Adamsville Road and acknowledged the validity of the concerns raised.

- **Christine Olenick: 458 Foothill Road - Bridgewater, NJ 08807**

Ms. Olenick inquired whether the Council had any authority over the availability of the travel basketball program offered by the Recreation Department. Ms. Olenick stated that she had heard the Recreation Department might discontinue the program next year. She asked what steps could be taken to prevent this and whom she should contact or write to express her concerns. She acknowledged uncertainty about whether the

Council meeting was the appropriate venue for this question, but believed the mayor might be involved in the decision.

Township Administrator Pappas clarified that the Recreation Department is responsible for managing the travel basketball program. He asked Ms. Olenick to provide more specific details about her question, as he did not have immediate information regarding the potential discontinuation. He offered her his business card for follow-up, assuring her that he would investigate her concerns further.

- **David Mitchell: 778 Tobia Road - Bridgewater, NJ 08807**

Mr. Mitchell inquired whether it would be more suitable to reserve his questions concerning the redevelopment at 1200 Route 22 until Item 10A on the agenda, which specifically addressed that matter.

Council President Norgalis advised Mr. Mitchell to indeed hold his questions until Item 10A.

- **Cathy Franco: 766 Weemac Road - Martinsville, NJ 08836**

Ms. Franco expressed her disappointment that the budget, while presented to the Council's finance committee, was not yet accessible to residents. She pointed out that Raritan had already approved its budget, and Warren had recently introduced theirs. 1 Regarding the grant for Camp Cromwell, she inquired about the timeframe for the township to claim the funds, referencing previous information from Mr. Pappas that the township needed to spend the money first for reimbursement. She questioned when these funds would be spent, the reason for the delay, and whether the grant was in danger of expiring.

Administrator Pappas explained that the grant process is bureaucratic due to its nature as a federal grant administered through the Department of Housing and Urban Development. He noted that the township had held multiple virtual meetings with the local point of contact managing the grant. He highlighted a recently identified requirement for an environmental analysis to assess potential site contamination. Only after this analysis is complete can the township incur expenses and seek reimbursement. He assured Ms. Franco that the grant had been approved by Congress, signed by a former president, and does not have an expiration date.

Ms. Franco sought confirmation that despite budget cuts and pullbacks, the grant funds were indeed reserved and would be reimbursed once spent. She also inquired about the progress of the township's updated master plan and its anticipated availability date.

Administrator Pappas stated that he had met with the township planner the previous week, who confirmed that the expected timeframe for the updated master plan remained on track for June. While a specific date had not been set, June was still the target.

Ms. Franco then expressed concern that the township's road work website did not appear to be up-to-date. She mentioned that her street had been repaired approximately two years ago and was in excellent condition, yet it was still marked as yellow on the map.

Administrator Pappas acknowledged that the road work website was only partially updated and not fully current. He noted that the Council was reviewing the first phase of engineering for the 25-road program, and if approved, the township website would be updated accordingly.

Councilman Ring clarified that the road rankings displayed on the map (indicated by colors) were based on the last official assessment. He explained that unless the township commissions a new evaluation, those rankings would remain unchanged.

Ms. Franco then raised two separate concerns. First, she requested more details about the HEART program, specifically the size and material of the hearts being decorated, as this information was not provided in the application. Second, she addressed a previous incident where public comments were missing from a YouTube recording. While she appreciated receiving the audio from Township Clerk Njuguna, she asked how the council or administration planned to prevent such issues or resolve them more promptly in the future.

Administrator Pappas addressed the technical issue by acknowledging that such difficulties were sometimes unavoidable. He mentioned that professionals from the vendor had been on-site both the previous day and that day to address the identified problems and assured Ms. Franco that efforts were being made to ensure smooth functioning for all future public meetings held in the room.

Finally, Ms. Franco inquired about agenda item 12A, asking who had previously held the position of municipal housing liaison, as she noticed that Mr. Pappas was now listed in this role.

Administrator Pappas clarified that he had been serving as the municipal housing liaison since Mayor Moench took office. Initially, a signed form submitted to the state when he became administrator was sufficient. However, under the fourth round of affordable housing requirements, a

resolution from each municipality designating the liaison was now required. Prior to Mr. Pappas, Mr. Padovani had served as the municipal housing liaison.

- **John Arcoleo: 1110 Washington Valley Road -Bridgewater, NJ 08807**

Mr. Arcoleo began by distributing handouts to the council members, stating that he was present to discuss the town's borrowing practices and interest rates. He outlined his intention to review the process of bonding, including bond issuance, quantities sold, and the prioritization of projects. He also referenced the average bond rates over the past nine years, highlighting a significant increase in the last 4-5 years. Mr. Arcoleo mentioned the practice of selling one-year notes before transitioning to long-term bonds.

Council President Norgalis interrupted Mr. Arcoleo, referring to his past comments regarding missed opportunities related to bond rates. He stated clearly that the council would not engage in discussions or provide responses to any financial issues raised by Mr. Arcoleo that evening, emphasizing that the council would not function as the financial body or the Chief Financial Officer. Council President Norgalis assured Mr. Arcoleo that he was welcome to present his information, but no responses would be given at that time.

Mr. Arcoleo proceeded to criticize the township's continued reliance on one-year bond notes amidst rising interest rates, asserting that this practice had cost taxpayers millions in additional interest. He urged the council to secure long-term interest rates, reduce annual spending on road reconstruction, and reprioritize projects such as Camp Cromwell to avoid unsustainable debt and future tax increases.

Township Administrator Pappas responded by clarifying that Mr. Arcoleo's bond rate chart reflected general bond indexes, which were not indicative of the actual, lower interest rates secured by Bridgewater Township. He stated his intention to present a detailed comparison at the next council meeting. Mr. Pappas also pointed out that PSE&G was actively repaving roads where gas lines had been replaced and invited Mr. Arcoleo to share specific concerns if he believed any recently repaired roads were already deteriorating.

Councilman Ring added that prior to the commencement of the township's 5-year road program, an ordinance was enacted mandating that any utility or resident who excavates a road within seven years of its repaving must restore the entire road from curb to curb. He confirmed that this ordinance had already been enforced with PSE&G on Brian Drive.

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

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 221 LOTS 1.02, 1.03, 1.04, 2, AND 2.01, ALSO KNOWN AS 1200 ROUTE 22, AND ADDING DEFINITIONS TO SECTION 126-2**

Township Administrator Pappas stated that the redevelopment matter had been under review by both the council and the planning board for several months. He acknowledged Mr. Sullivan's expertise in preparing the initial investigation and the subsequent draft plan, which the planning board had approved and recommended to the council. He noted that Mr. Sullivan had previously delivered a detailed presentation and was present again to provide a brief summary and address any remaining concerns.

**Michael Sullivan, Township Redevelopment Planner from Clark Caton Hintz, provided a summary of the Greymark Office Redevelopment Plan.**

**Background and Current Status**

- Property is located at 1200 Route 22 (Block 22, Lots 1.01, 1.02, 1.03, 2, and 2.01)
- Currently, it has a 100,000 square foot, three-story office building
- The rear portion has incomplete development with partial pavements and inadequate stormwater infrastructure
- Site was designated as a redevelopment area on December 5, 2024
- Planning Board reviewed the plan on March 18, 2025, and found it consistent with the master plan
- Township Council introduced the redevelopment plan by ordinance on March 20, 2025

**Permitted Uses**

- Front portion: Medical and general offices
- Rear portion (one of the following options):
  - Data center
  - Age-restricted multifamily housing with 25% set aside for affordable housing

**Key Requirements**

- Three single-family homes to be built along Woodside Lane

- Addition of a cul-de-sac sufficient for emergency and service vehicles
- Conservation easements along the Cuckles Brook stream corridor
- Buffering requirements to protect adjacent residential areas
- Acoustic controls for the data center option
- Impact studies for potential negative effects with post-construction mitigation if needed
- Communications impact study for wireless/cellular service
- No vehicular access permitted to Adamsville Road
- Conformance with the latest NJ stormwater management standards and flood control requirements

### **Approval Process**

- Any redevelopment plan must first be certified by the Township Council as consistent with the redevelopment plan
- Redeveloper agreement must be established before proceeding to the Planning Board
- Mandatory requirements cannot be changed without the Township Council amending the plan
- Changes to permitted uses require plan amendment by the Township Council
- Minor deviations (similar to C variances) may be granted by the Planning Board
- Full public hearing required as part of major site plan review

Council President Norgalis directed the first question to the redevelopment planner, asking him to briefly outline the advantages of a data center compared to a standard office building. He also inquired about the necessity of the proposed building height, specifically why a data center would require such vertical space. His aim was to understand the potential benefits of a data center, such as its economic contribution or job creation, and the rationale behind its height, considering that data centers typically don't need extensive office areas or multiple floors for conventional office functions.

Mr. Sullivan explained that the key advantage of a data center over a typical office building is its significantly lower traffic and activity levels. He noted that even with the rise of hybrid work, an office building usually generates considerable foot

traffic, meetings, and parking occupancy throughout the day. In contrast, a data center operates with much less movement, functioning primarily as a secure, enclosed space with minimal human presence. This reduced intensity of use, regarding traffic and general activity, makes it a less disruptive option for the surrounding area. Addressing the building's height, Mr. Sullivan clarified that the increased vertical space is essential due to the specialized requirements of data centers. Servers necessitate substantial airspace above them, with server racks often reaching 15 feet or more in height. This requires higher ceilings to ensure adequate ventilation and cooling. The cooling equipment, along with the necessary utilities for each floor, dictates a standard floor height of 25 feet to effectively accommodate the server racks and cooling systems.

Council President Norgalis then asked Mr. Sullivan for his thoughts on concerns that a building of the proposed height could potentially cast shadows on the homes planned for Woodside Lane.

Mr. Sullivan responded that the building would have a 70-foot setback from the property line, along with a required buffer. He further explained that the plan to build new homes along Woodside Lane was intended to complete the street and enhance the neighborhood. These new homes would also act as a buffer for the existing neighborhood, partially obstructing views from the new development. Additionally, the new homes would back onto the rear property line, where a buffer and wall are also mandated. However, he acknowledged that no specific shade studies had been conducted, though he speculated that shadows would likely be longer in the winter and shorter in the summer months.

Councilman Ring inquired if there were any approvals within the redevelopment plan that would permit raising the grade height by 10 to 13 feet, referencing any prior approvals that might have allowed such adjustments. He asked if this option was part of the current redevelopment plan or agreement.

Mr. Sullivan clarified that the redevelopment plan stipulates adherence to the existing ordinance regarding height determination. He explained that while the plan can introduce specific and detailed provisions, it remains subject to the underlying regulations where it doesn't explicitly address an issue. This means that aspects like stormwater management, building height calculations, and other design standards must still comply with existing ordinances, ensuring that the redevelopment plan does not supersede established safety standards or other regulations.

Councilman Pedroso directed a question to Mr. Sullivan, in his capacity as the township planner, regarding the applicant's request to exceed the 50-foot height limit by 5 feet. He mentioned receiving a forwarded email from Ruben Trosky, Director of Development for Treetop Development. Councilman Pedroso then

listed the space requirements provided in the email: a raised floor system needing 2 feet, rack heights expected to be between 15 and 18 feet, an additional clearance of 3 to 4 feet, and a structural and floor system depth of 3 feet. He asked for confirmation on whether these measurements were sequential: 2 feet for flooring, 15-18 feet for racks, 3-4 feet of air clearance, plus 3 feet for the ceiling structure.

Councilman Pedroso then asked, considering the surrounding area, if there were any other structures nearby that were 50 feet or taller.

Mr. Sullivan responded that the existing office building on the site was approximately 46 or 47 feet tall, not reaching 50 feet. He further clarified that the Greymark office building was over 40 feet, specifically 42 feet in height.

Councilman Pedroso then posed a question stating, "You're here as a planner, so wouldn't part of your planning opinion depend on whether this new structure fits into the character of the neighborhood? Do you not consider that at all? No matter what is put there—whether it's a data center or a cow farm—it has to fit into the character of the neighborhood, right?"

Mr. Sullivan explained that the data center's design was based on its specific operational needs, and his team had incorporated a 70-foot buffer to ensure compatibility with the surrounding area. He noted that a 70-foot setback for a 50-foot building would prevent shadows from extending beyond the property line. Additionally, a 6-foot-high masonry wall was included near residential areas for sound dampening, along with required landscaping. He emphasized that the bulk standards and other controls, such as sound management, were designed to make the data center compatible with the neighborhood. He also pointed out the area's mix of commercial, residential, and non-residential uses as a factor in planning the project's integration.

Councilman Pedroso shared his perspective, drawing on his 10 years of experience on the zoning board. He mentioned that whenever he heard a planner use the word "compatible"—a term he said was not used frequently—it typically suggested an attempt to make a project fit into a neighborhood by making adjustments, essentially trying to force a fit. In his view, it often indicated that the project struggled to align with the inherent character of the neighborhood.

Councilman Kurdyla expressed his concerns regarding Cuckels Brook, noting that, based on previous discussions and Mr. Sullivan's comments, the prior project had created some infrastructure issues leading to water problems. He highlighted that the current redevelopment proposal would help mitigate these water issues, viewing this as a positive aspect. He also pointed out the property's location near an interstate and a state highway, which opens up possibilities for

alternative land uses. He then asked if other potential uses for the site could be more detrimental to the neighborhood than the proposed combination of a data center and housing.

Council President Norgalis stated that the initial plan proposed for the property was a warehouse, which the township and council did not view favorably. When the option of a data center arose, he expressed his opinion that a data center would be a much more valuable asset for the township than a warehouse, particularly in terms of its ratable value. He explained that while a warehouse typically has limited ratable value and generates significant traffic, a data center offers a substantial ratable with minimal impact on neighborhood traffic. He noted that a data center would not bring a large number of employees, possibly around 20, and that, from a practical standpoint, the council, including Councilman Pedroso, believed the data center was a positive solution for the property. He reiterated that this proposal had been under discussion for several months.

Councilman Pedroso clarified that while he did not have an issue with the data center itself and actually considered it a good use for the site, he believed the applicant still had an obligation to address the building's height and its impact on the community and surrounding areas. He expressed uncertainty, stating that he was not convinced, based on the information available to him, that it was necessary for the building to reach 57 feet.

**Ruben Trosky, Director of Development for Treetop Companies,** introduced himself and explained that his role involves overseeing all new construction projects across various asset classes, including data centers, warehouses, and multifamily developments. He emphasized that data centers represent a unique and rapidly evolving building type, particularly in light of advancements in AI technology and the increasing demand for high-capacity digital infrastructure.

Addressing the rationale behind the proposed building height, Mr. Trosky detailed the technical components that contribute to the structure's overall size. Starting from the ground level, a data center includes a concrete slab and a raised floor system, which is elevated by approximately two feet to accommodate cooling systems and other essential infrastructure beneath the server racks. The server racks themselves typically range in height from 15 to 18 feet, depending on the specific requirements of the future end user. Above the racks, an additional three to four feet of open space is needed for critical systems such as cooling, cabling, HVAC, sprinklers, and electrical components.

Finally, the ceiling and structural elements, including steel and concrete, typically add another two to three feet, depending on the load requirements and engineering specifications. In total, these components necessitate a floor-to-

floor height of 25 feet, which allows the proposed building to reach a total height of up to 50 feet. Mr. Trosky emphasized that this configuration provides maximum flexibility for future tenants and ensures the building remains functional and adaptable over time, preventing obsolescence. While some tenants might not utilize the full 50-foot clearance, the zoning allowance provides the necessary adaptability to accommodate diverse technical requirements.

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

- **Cathy Franco: 766 Weemac Road - Martinsville, NJ 08836**

Cathy Franco raised several concerns regarding the proposed data center development. First, she questioned the rationale behind placing the data center in the central part of the property instead of closer to the highway. Given the potential for significant noise generation from data centers, she suggested that locating the facility nearer to the highway—an area already subject to high ambient noise levels—might be more logical than positioning it closer to adjacent residential neighborhoods.

She also expressed skepticism regarding the effectiveness of a six-foot wall proposed as a buffer between the residential homes and a 50-foot-tall data center. Her concern focused on how such a relatively short structure could realistically mitigate the visual and acoustic impacts of a building of that height.

Finally, Ms. Franco voiced frustration about the accessibility of the redevelopment plan. She noted that while reviewing the meeting minutes, it was difficult to find a direct link to the actual plan. Although she happened to have a copy stored elsewhere, she urged that future redevelopment plans be made more easily accessible through direct links to ensure transparency and facilitate public engagement.

Mr. Sullivan addressed Ms. Franco's concerns by explaining that the proposed location for the data center was chosen based on existing site conditions and redevelopment objectives. He pointed out that the front portion of the property already houses a developed office building, which Graymark One intends to retain. As that part of the property is not slated for redevelopment, the data center is planned for the rear of the site, which is currently underutilized and in a state of disrepair. Mr. Sullivan emphasized that this rear area is more suitable for redevelopment and that a data center is a permitted use under the existing redevelopment plan.

Regarding the buffer between the data center and nearby residential properties, Mr. Sullivan acknowledged that while the building would not be

entirely concealed, several measures were planned to lessen its impact. The design includes a 50-foot buffer zone where plantings and potentially mounding would help soften the visual aspect. On the inner edge of this buffer, closer to the building, a six-foot masonry wall is proposed. This wall is intended to block headlights and reduce noise at ground level, particularly from service vehicles that might operate around the building. While trees would provide seasonal screening, Mr. Sullivan conceded that complete visual blockage was not achievable, but the combined effect of vegetation and the wall should help minimize the overall intrusion.

- **David Mitchell: 778 Tobia Road - Bridgewater, NJ 08807**

Mr. Mitchell raised a series of detailed and significant concerns regarding the proposed data center, focusing on its scale, environmental impact, and the practical aspects of operating such a facility. He began by noting that Mr. Sullivan was unable to provide the total square footage of the proposed data center, which he found concerning given the extensive discussion about its desirability and low traffic impact. Mr. Mitchell pointed out that while the building might not generate significant pedestrian or vehicle traffic, data centers operate continuously, 24/7, and are known to produce substantial, constant noise, consume enormous quantities of electricity and water, and require large backup generators—often diesel-powered—with associated fuel storage.

He referenced his personal experience touring a data center operated by New York Life, which had substantial infrastructure, including a substation and a jet turbine generator requiring aviation fuel. Mr. Mitchell questioned whether similar systems were planned for this project, asking if Public Service Electric and Gas (PSE&G) would need to construct a high-voltage transmission line or a new substation, and if so, where these installations would be located. He also inquired whether the site was zoned to permit the storage of large volumes of diesel fuel and what contingency plans were in place for potential spills or leaks.

Mr. Mitchell further challenged the notion that a six- or seven-foot wall could effectively mitigate the noise generated by a 400,000 square foot facility, noting that the HVAC systems needed to cool such a structure are massive and produce significant noise. He expressed skepticism that such a barrier would be sufficient to shield nearby homes from continuous noise, especially considering the 24/7 operation of data centers. He warned that residents might be forced to keep their windows closed and limit outdoor activities due to the noise.

Beyond environmental and noise concerns, Mr. Mitchell pointed out that data centers typically provide minimal employment, operating with a limited staff

once construction is complete. He argued that any economic benefit derived from tax revenue could be offset by increased utility infrastructure costs, which might ultimately be borne by residents. He concluded by urging the council and planning board to demand full disclosure of environmental and noise impacts from developers before granting approvals. He also suggested that underground solutions—such as sub-basement battery backups—should be explored to minimize above-ground infrastructure and the associated impacts.

Mr. Sullivan responded to Mr. Mitchell's initial point by explaining that the redevelopment plan permits a floor area ratio (FAR) of 40% for the entire site, meaning that up to 40% of the land area can be covered by building floor space. However, because a portion of the site is already occupied by the existing Greymark office building, the remaining available FAR for new development is effectively reduced, likely closer to 20%. While the precise square footage of the proposed data center was not currently available due to the absence of finalized building plans, Mr. Sullivan provided rough dimensions, estimating the building to be approximately 180 to 200 feet in width and 190 to 200 feet in length, with two stories. Based on these preliminary dimensions, the total size of the proposed data center would be in the general range of 400,000 square feet.

- **Claudette Vaught: 218 Woodside Lane - Bridgewater, NJ 08807**

Ms. Vaught inquired whether any other data centers currently exist within Bridgewater Township and, if so, whether those facilities are located near residential neighborhoods in a similar manner to the proposed center. Her question specifically addressed whether existing data centers are situated adjacent to residential areas and whether their building heights exceed the limits being discussed at the meeting. Ms. Vaught expressed a concern about fairness and precedent, questioning why the township would impose a taller data center on her neighborhood when it appeared that similar standards might not have been applied to other neighborhoods within the township.

Councilman Ring responded by confirming that both existing data centers in Bridgewater Township are located along highways but have rear sections that border residential neighborhoods. However, he noted that he could not provide information on the exact height of those facilities, as he had only personally observed one of them.

- **Dave Kleszyk: 215 Woodside Lane - Bridgewater, NJ 08807**

Mr. Kleszyk raised several concerns primarily directed at Mr. Sullivan, the township planner. First, he noted that while Mr. Sullivan stated there would be no access from the proposed development to Adamsville Road, there had been no such guarantee regarding access from Woodside Lane. He then

questioned the adequacy of the proposed 70-foot buffer between the residential lots and the data center, comparing it to the setback requirements for commercial development along Route 22, such as a Starbucks that reportedly required a 120–150-foot setback. He argued that the impact on nearby residences was being underestimated.

Mr. Kleszyk also expressed concern over potential driveways connecting the development to existing office buildings, reiterated his objection to the inclusion of three residential lots, suggesting it constituted “spot zoning,” and recommended reducing the number of lots to two or eliminating them entirely to enhance buffering. Additionally, he pointed out that most of Woodside Lane lacks city water and relies on wells, raising questions about infrastructure capacity given the high-water use of data centers. Lastly, he suggested that the residential lots be developed simultaneously with the rest of the project and not sold off individually for profit, estimating each lot could sell for at least \$250,000.

Council President Norgalis responded to concerns by clarifying that there would be no access from Woodside Lane to Route 22, nor from Woodside Lane to the proposed project. He emphasized that Woodside Lane is a cul-de-sac and does not extend to Route 22, so there would be no through-traffic connecting the two. He addressed worries about traffic by confirming that vehicles from Route 22 would not be able to enter Woodside Lane. Additionally, he reiterated earlier testimony stating that a 6-foot-high wall, along with vegetation, would be installed to serve as a buffer between the data center and the nearby homes off Woodside Lane.

Councilman Ring acknowledged that he did not have specific knowledge about where the water for the project would originate. He emphasized that many of the concerns being raised—such as building design, utility use, and environmental impacts—fall under the jurisdiction of the Planning Board, not the current stage of redevelopment approval. He noted that the purpose of this redevelopment process is to determine and approve potential uses for the site, not to finalize specific details. Councilman Ring also pointed out that while a data center is one potential use being considered, there are also discussions about residential development, and no definitive use or building design has been confirmed at this point.

- **Sainath Chunduri: 356 Woodside Lane - Bridgewater, NJ 08807**

Mr. Chunduri, a resident of 356 Woodside Lane, expressed significant concerns about the proposed development, emphasizing that his property directly abuts the site. He highlighted the issue of building height, questioning why the plan would permit structures exceeding the 50-foot limit if the specific use, such as a data center, had not yet been finalized. Drawing on his

background in IT, Mr. Chunduri noted that data centers operate continuously, 24 hours a day, seven days a week, and require substantial electrical infrastructure, water consumption, and either satellite or extensive cable installations, all of which could introduce noise, radiation, and environmental disruption.

He requested more information regarding the size of existing data centers in the area for comparative purposes and stressed the necessity for clear limitations on building height, setbacks, and utility usage. Additionally, he voiced concern about the local water table, noting that his area lacks municipal water and could be negatively impacted by the proposed development.

Council President Norgalis clarified that the responsibility for securing utilities such as water and power rests with the developer, not the township. He explained that water is supplied by American Water Company and electricity by Public Service Electric and Gas (PSE&G). If the developer is unable to obtain the necessary utility supply from these providers, it would be an issue for the developer to resolve independently, not a matter the township would manage.

- **Curtis Kraut: 199 Adamsville Road - Bridgewater, NJ 08807**

Mr. Kraut, identifying himself as a design engineer with 40 years of experience and a New Jersey code enforcer, raised several technical and procedural concerns regarding the redevelopment plan. He expressed disappointment that fundamental design parameters such as building height, cooling systems, and other rooftop infrastructure were not clearly defined prior to the redevelopment proposal. Mr. Kraut emphasized that all previous developments on this site had required zoning board approval due to multiple D variances, particularly concerning land use and building height.

He challenged the assertion that height should be treated as a simple C variance (a bulk requirement), stating that historically, height variances on this site had required more rigorous scrutiny. He also questioned whether the proposed two-story data center, considering the additional space needed for plenums, ducting, and rooftop cooling equipment such as towers and compressors, might actually necessitate more height than currently being discussed.

Council President Norgalis addressed the concerns about rooftop cooling towers by clarifying that Mr. Trosky had stated there would not be cooling towers "as such" on the proposed building. He reiterated that the council was not approving a specific building design or infrastructure plan at this stage. Instead, the current process was focused on establishing permissible uses

and parameters within the redevelopment plan. Council President Norgalis emphasized that detailed design elements like heat load, HVAC systems, and rooftop equipment would be addressed later during the site plan review process before the Planning Board, not as part of the current redevelopment plan discussion.

Mr. Sullivan clarified that if a proposed project included deviations from the mandatory components or the specified use requirements outlined in the redevelopment plan, it would be considered non-compliant with the plan. In such a case, a plan amendment would be necessary before the project could proceed. He emphasized that consistency with the redevelopment plan must be determined first, and if a proposal failed to meet that threshold, it could not move forward to the Planning Board for further review.

Councilman Ring clarified that there is an established process with multiple opportunities for public comment throughout the redevelopment planning. He noted that the matter had already been presented to the Planning Board, where public sessions were held and community feedback was received. He emphasized that this project did not suddenly appear on the agenda, and when asked, Mr. Sullivan confirmed that a public hearing on the designation of the area as a redevelopment zone occurred back in December, marking the formal commencement of the proceedings.

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

Councilman Kurdyla then raised a specific question regarding sound, given the numerous public concerns expressed about potential noise impacts from the proposed development. He noted that many residents had voiced worries, particularly about continuous, 24/7 operational noise from a potential data center, and sought clarity on how the redevelopment plan addresses or mitigates these concerns.

Mr. Sullivan explained that the redevelopment plan incorporates several safeguards for sound, including a combination of building design features and adherence to local regulations. External equipment, such as HVAC units, must include acoustic screening, and within the building, vibration isolation and acoustic panels are required to minimize noise transmission. HVAC systems will utilize acoustically insulated ductwork and piping, and interior spaces will incorporate noise-dampening materials. Furthermore, an acoustic impact study must be conducted to predict sound levels at residential property lines within 200 feet of the building, and the project must comply with Bridgewater Township's existing noise ordinance, which establishes maximum allowable sound levels.

Mr. Sullivan further elaborated that the required acoustic study must propose mitigation measures, which will be reviewed by qualified professionals. If the study indicates any significant noise impact after construction, additional mitigation strategies will be necessary. The maximum allowable daytime sound levels at the nearest residential property line are set at 50 dBA. Even if the project meets this threshold, the Planning Board retains the authority to mandate further mitigation if the noise continues to negatively affect nearby residences. Addressing concerns about fuel storage, Mr. Sullivan clarified that the storage of diesel fuel or the presence of fuel tankers on-site is prohibited, as fuel storage is neither explicitly permitted nor allowed under the regulations.

Councilman Ring emphasized the importance of understanding that a vote in favor of the redevelopment plan does not equate to the immediate construction of a data center. He clarified that the vote is to approve a range of potential uses outlined in the redevelopment plan, which include business offices, manufacturing facilities, research laboratories, animal hospitals, medical and dental offices, medical support centers, indoor commercial recreational facilities, data centers, single-family detached residences, or age-restricted multifamily dwellings. He acknowledged the significant focus on data centers during the meeting but reiterated that the property owner would ultimately decide how to develop the site. Any future development will require the submission of site plans to the Planning Board, where public hearings will be held, providing an opportunity to address many of the concerns raised during the current meeting.

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

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

**ORDINANCE #25-05 WAS ADOPTED.**

A copy of resolution [#25-04-24-117](#) is appended to the official minutes

**Introduction  
of Ordinances**

**AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY KNOWN AS LOT 511 IN BLOCK 3 ON THE BRIDGEWATER TOWNSHIP TAX MAP AND LOCATED AT WHITNEY COURT, BRIDGEWATER, NEW JERSEY 08807 (EAST OF SHASTA DRIVE), TO TRIPLE C HOUSING, INC., 1520 ROUTE 130 N, SUITE 201 NORTH BRUNSWICK, NJ 08902 (BUYER), FOR A NOMINAL CONSIDERATION OF \$100.00 PURSUANT TO N.J.S.A. 40A: 12-21(l) TO CONSTRUCT AFFORDABLE HOUSING. IF THE DEVELOPER IS UNABLE TO MEET CONSTRUCTION COST THROUGH OTHER**

**SOURCES, THE TOWNSHIP MAY CONTRIBUTE UP TO \$150,000.00 FROM THE AFFORDABLE HOUSING TRUST FUND**

Council President Norgalis explained that the project had previously been introduced and approved as a group home, which typically provides residents with services such as meals and other daily necessities. However, it was subsequently recognized that the actual use constituted a change, and the application was being reintroduced as supportive housing, which differs in the type and scope of services offered to residents.

Township Administrator Pappas clarified that the change in designation was due to the fact that the actual type of housing did not technically meet the definition of a group home under applicable licensing and regulatory requirements. However, he emphasized that the benefit to the township remained the same, irrespective of the technical classification.

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

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

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#25-04-24-118](#) is appended to the official minutes

Grace Njuguna, 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 8th day of May, 2025, 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**

**CONSENT VOTE**

COUNCIL PRESIDENT NORGALIS READ THE FOLLOWING RESOLUTIONS BY TITLE AND ALLOWED FOR DISCUSSIONS/QUESTIONS. HE CALLED FOR A CONSENT MOTION.

**NAMING MICHAEL PAPPAS AS THE TOWNSHIP OF BRIDGEWATER MUNICIPAL HOUSING LIAISON**

**APPOINTING BLANCA LYONS AS BRIDGEWATER TOWNSHIP TAX COLLECTOR PURSUANT TO N.J.S.A. 40A:9-141 ET SEQ**

**APPOINTING ANN MARIE SILVIA AS TOWNSHIP TREASURER PURSUANT TO SECTION 4-37 ET SEQ OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER**

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

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

**THE RESOLUTIONS WERE ADOPTED.**

Copies of resolutions [#25-04-24-119](#) thru [#25-04-24-121](#) are appended to the official minutes

**CONSENT VOTE**

COUNCIL PRESIDENT NORGALIS READ THE FOLLOWING RESOLUTIONS BY TITLE AND ALLOWED FOR DISCUSSIONS/QUESTIONS. HE CALLED FOR A CONSENT MOTION.

**PROJECT RESOLUTION FOR PROFESSIONAL SURVEYING AND ENGINEERING SERVICES (PHASE 1) FOR THE 2025-1 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF COLUMBIA DRIVE, DARTMOUTH AVENUE, STANFORD DRIVE, KELLY COURT, POPE ROAD, KIMS COURT, HOLLENDER STREET, AND HARRY ROAD AND PARTIAL LENGTHS OF MONROE STREET, JACKSON STREET, CHARLES STREET (HARRY ROAD TO POPE ROAD), THOMAS STREET (EAST MAIN STREET TO HARRY ROAD), AND SOUTHSIDE AVENUE (DUTCH LANE TO LOESER AVENUE) TO MORGAN ENGINEERING LLC, 8 CENTRAL AVENUE, BOX 220, ISLAND HEIGHTS, NJ 08732, IN THE AMOUNT OF \$156,740.00, FUNDED THROUGH THE 2017, 2022, 2023 and 2024 CAPITAL ROAD IMPROVEMENT BONDS**

**PROJECT RESOLUTION FOR PROFESSIONAL SURVEYING AND ENGINEERING SERVICES (PHASE 1) FOR THE 2025-2 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES EMMONS COURT, RICHARDSON LANE, CATHERINE LANE, KAREN PLACE, DANBERRY LANE, VILLA DRIVE, HEINRICK WAY, LEWIS DRIVE, ELMARA DRIVE, STAPLETON COURT, SLACK COURT, BRADLEY LANE AND STAATS COURT TO COLLIERS ENGINEERING & DESIGN, INC., INC., SHELBOURNE AT HUNTERDON, 53 FRONTAGE ROAD, SUITE 110, HAMPTON, NJ 08827, IN THE AMOUNT OF \$171,720.00, FUNDED THROUGH THE 2024 CAPITAL ROAD IMPROVEMENT BOND**

**PROJECT RESOLUTION FOR PROFESSIONAL SURVEYING AND ENGINEERING SERVICES (PHASE 1) FOR THE 2025-3 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF CABOT HILL ROAD, RIVERVIEW DRIVE (EAST OF MEADOW ROAD), WEST FOOTHILL ROAD, SHORT HILLS DRIVE, BYK PLACE, FALMOUTH PLACE, MCKINLEY STREET (WEST OF COUNTRY CLUB ROAD) AND EISENHOWER AVENUE (OFF MCKINLEY STREET) BID TO REMINGTON & VERNICK ENGINEERS, 429 ROUTE 79, SUITE 21, MORGANVILLE, NJ 07751, IN THE AMOUNT OF \$73,910.00, FUNDED THROUGH THE 2024 CAPITAL ROAD IMPROVEMENT BOND**

**PROJECT RESOLUTION FOR PROFESSIONAL SURVEYING AND ENGINEERING SERVICES (PHASE 1) FOR THE 2025-4 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES ENTIRE LENGTHS OF SUNSET DRIVE, MEINERS DRIVE, RUSSET LANE, PEACHTREE ROAD, RICKY DRIVE, ROBIN WAY, BLUESTONE LANE, CARNOUSTIE DRIVE, TURNBERRY COURT, AND PARTIAL LENGTHS OF CLAIRE DRIVE (ARTHUR ROAD TO ROBIN WAY), GLENWOOD TERRACE (FOOTHILL ROAD TO CLAIRE DRIVE) AND PAPAN ROAD (WEST FROM ROGER LANE) TO REMINGTON & VERNICK ENGINEERS, 429 ROUTE 79, SUITE 21, MORGANVILLE, NJ 07751, IN THE AMOUNT OF \$140,680.00, FUNDED THROUGH THE 2024 CAPITAL ROAD IMPROVEMENT BOND**

**PROJECT RESOLUTION FOR PROFESSIONAL SURVEYING AND ENGINEERING SERVICES (PHASE 1) FOR THE 2025-5 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES ENTIRE LENGTHS OF CRESTWOOD DRIVE, RIDGE ROAD, MIDDLE ROAD, BOLMER FARM ROAD, 6TH AVENUE, AND 7TH AVENUE TO COLLIERS ENGINEERING & DESIGN, INC., SHELBOURNE AT HUNTERDON, 53 FRONTAGE ROAD, SUITE 110, HAMPTON, NJ 08827, IN THE AMOUNT OF \$139,320.00, FUNDED THROUGH THE 2024 CAPITAL ROAD IMPROVEMENT BOND**

**PROJECT RESOLUTION FOR PROFESSIONAL SURVEYING AND ENGINEERING SERVICES (PHASE 1) FOR THE 2025-6 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES ENTIRE LENGTHS OF FOREST VIEW DRIVE, BLAZIER ROAD, WOLF HILL TERRACE, OWENS COURT, AND BROOKSIDE DRIVE TO CP**

**ENGINEERS, LLC, 11 PARK LAKE ROAD, SPARTA, NJ 07871-3241, IN THE AMOUNT OF \$136,560.00, FUNDED THROUGH THE 2019 AND 2024 CAPITAL ROAD IMPROVEMENT BONDS**

Councilman Kurdyla stated that while the township currently allocates \$8 million annually to the road improvement program, this investment will lead to a significant decrease in future road maintenance costs, ultimately saving Bridgewater residents millions of dollars over the next decade.

Councilman Pedroso expressed uncertainty about voting on the matter. While he supported the repair and improvement of roads, his concern stemmed from a lack of clarity regarding the township's overall financial status and how these projects would be funded.

Councilman Ring clarified that the funds for these road projects would be sourced from surplus funds accumulated in previous years and would not impact the 2025 budget.

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

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

**THE RESOLUTIONS WERE ADOPTED.**

Copies of resolutions [#25-04-24-122 thru #25-04-24-127](#) are appended to the official minutes

**CONSENT VOTE**

COUNCIL PRESIDENT NORGALIS READ THE FOLLOWING RESOLUTIONS BY TITLE AND ALLOWED FOR DISCUSSIONS/QUESTIONS. HE CALLED FOR A CONSENT MOTION.

**AUTHORIZING CHANGE ORDER #1/FINAL CHANGE ORDER DECREASING THE CONTRACT PRICE FROM \$959,035.37 TO \$881,937.69 A DECREASE OF 8.04% OR \$77,097.68, AUTHORIZING ACCEPTANCE OF THE PROJECT, RELEASE OF THE PERFORMANCE BOND, ACCEPTANCE OF THE MAINTENANCE BOND, AND FINAL PAYMENT TO DESANTIS CONSTRUCTION, INC. (PO BOX 6030, SOMERSET, NJ 08875) FOR THE 2023-5 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF HERITAGE COURT, HILLSIDE AVENUE, MARLIN STREET, ORCHARD STREET, PROSPECT AVENUE (TWO SECTIONS), RAMBLER DRIVE (TWO**

**SECTIONS), STONEHENGE LANE, AND WARREN AVENUE, FUNDED THROUGH THE 2023 CAPITAL ROAD FUND**

**AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE IN THE AMOUNT OF \$5,477.00 AND ACCEPTANCE OF THE SITE IMPROVEMENTS FOR RECA 360 MILLTOWN ROAD INVESTMENT LLC, BLOCK 165, LOT 2, AT 360 MILLTOWN ROAD**

**AUTHORIZING AN ADDITIONAL \$43,960.80 TO THE SOMERSET COUNTY ROAD & BRIDGE DIVISION FOR ROAD SALT FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$193,960.80 FOR THE 2024-2025 WINTER SEASON TO BE FUNDED FROM THE SNOW REMOVAL ACCOUNT**

Councilman Kurdyla stated that part of the township’s responsibilities is to provide services to its residents. He expressed that although the cost for road salt came in higher than the initial budget of \$150,000.00, the township was able to eliminate the possibility of injuries.

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

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

**THE RESOLUTIONS WERE ADOPTED.**

Copies of resolutions [#25-04-24-128 thru #25-04-24-130](#) 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 and litigation/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 Kurdyla, seconded by Councilman Ring, Council convened in closed session at approximately 10:10 p.m.

A copy of resolution [#25-04-24-131](#) is appended to the official minutes.

On the motion of Councilman Ring, seconded by Councilman Kurdyla, the meeting reconvened to open session at approximately 11:15 p.m. and adjourned immediately thereafter.

**Adjournment**

On the motion of Councilman Ring, seconded by Councilman Kurdyla, the meeting adjourned at approximately 11:16 p.m.

Respectfully Submitted,

Grace Njuguna, RMC  
Municipal Clerk

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Howard Norgalis  
Council President