

**MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL  
JULY 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, July 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  
Councilman Allen Kurdyla  
Councilman Filipe Pedroso (Absent)  
Councilman Timothy Ring  
Council President Howard V. Norgalis

Also Present: Matthew C. Moench, Mayor (arrived at 8pm)  
Michael Pappas, Township Administrator  
John DeLuca, Deputy Township Attorney  
Grace Njuguna, Township Clerk

Councilman Kirsh led the audience in the Pledge of Allegiance.

**Minutes**

**JULY 10, 2025 - REGULAR SESSION**

On motion of Councilman Kurdyla, seconded by Councilman Kirsh, the July 10, 2025 regular session minutes were moved for approval and passed unanimously on a voice call vote.

**JULY 10, 2025 – CLOSED SESSIONS**

The July 10, 2025 closed session minutes were passed around for Council approval & signature.

**Council Reports**

Councilman Kirsh

- The Zoning Board met and heard a case regarding Café Emilia which multiple residents commented on. This will be heard again in October. In addition, there was an approval done for a gas station and small mini mart in the Finderne area with a few concessions in terms of the appearance and upkeep of that land.
- Councilman Kirsh stated that he had the privilege of participating in a ribbon

cutting ceremony for renovations made at Applebee's after 25 years of business.

Councilman Kurdyla:

- Acknowledged the efforts of Bridgewater's emergency service personnel during the rainstorms from last week. He commended the police, fire or rescue squads who provided their service.

Council President Norgalis: *(verbatim)*

- The Environmental Protection Admin EPA has revised the cleanup standards for the Cyanamid Site in Finderne. The changes include changing the thickness of the soil cap, adding soil caps to areas of the site not included in the original cleanup plan, changing the cleanup goals for benzo(a)pyrene, or BAP, and chromium IV in soil based on the most recent guidance from the New Jersey Department of Environmental Protection, and planting trees in the southern area of the site to help control contaminated groundwater. Anyone interested in more detail on this cleanup can use the website: [www.epa.gov/superfund/american-cyanamid](http://www.epa.gov/superfund/american-cyanamid).
- I attended the Somerset County shred event last week at the Chimney Rock Rd Bridgewater DPW location where any Somerset County resident could bring their personal papers to have them shredded by a bonded disposal service. The event was well organized and well attended but moved relatively quickly as there were three shred trucks on site. Additional shred dates at the Bridgewater location later in the year are Oct 25 and Nov 22.
- Just a reminder that water main replacement efforts by American Water on N Bridge are continuing and will for several weeks. Detours are posted.
- Be careful of a text scam saying you have a motor vehicle violation and that several sever penalties will be imposed if you do not pay. The referring telephone number is preceded by a + sign. Just be aware that the plus sign tells the telephone company that the following 2 digits are a foreign county code and your call will be routed to that country. You will be charged for an international call.

Councilman Ring:

- Councilman Ring had nothing new to report.

## **Mayor's Reports**

Michael Pappas, Township Administrator reported on behalf of Mayor Moench

- Congressman Kean honored BPD Officer Noah Allot and made very positive comments about his heroism.
- Township Administrator Pappas was pleased to report that Bridgewater had the lowest interest rate of any New Jersey municipality that undertook a bond note sale over the past month. The information that was provided by Pheonix Advisors stated that Bridgewater secured a 2.896%, which is better than last year's interest rate of 3.4415%. Township Administrator Pappas commended the financial team for their engagement in this process.

William H. Burr, IV, P.E., Township Engineer

- Mr. Burr updated the governing body on the July 14<sup>th</sup> flooding event. He stated that, while the rate of rainfall was not as severe as Ida, it was far beyond a normal rain event. Bridgewater received 4.5 inches of rain fell in approximately 2.5 hours.
- Mr. Burr offered that Engineering and DPW staff have assessed damage through the Township, paying special attention to vital infrastructure. No major damage was reported.
- Mr. Burr discussed the Stormwater current initiatives including, FEMA Drainage Assessment Grant, regular inter-departmental meetings, future development policies, and individual projects across the Township which will follow in the coming months.

Mr. Burr fielded questions from the governing body.

## **Presentation**

### **CAMP CROMWELL UPDATE**

Scott Stephens, Deputy Township Administrator

Deputy Township Administrator Stephens expressed that Camp Cromwell is a property consisting of approximately 100 acres in western Bridgewater. In 2017, the township purchased the land from Boys Club of NY for recreational use, which was funded by \$1.5 million in Township Open Space Funds, in addition to \$6.5 million in Somerset County assistance. Years prior to the purchase, there was minimal maintenance performed on the property. In 2020, Phase One began with the demolition of dilapidated structures and safety hazards.

There are four structures that are currently standing on the property: the Welcome Center, performing arts building, dining hall, and indoor, multi-purpose athletic facility. Structurally, these buildings are sound, however they are in various states of disrepair.

Phase Two began, in 2022, with the construction of two trails throughout the property, including biking paths and foot bridges. In July 2023, the township requested \$4 million through the U.S. House of Representative's Community Project Funding program with the assistance of Rep. Tom Kean. The funding bill was approved in March 2024, and the Township was handed off to the U.S. Department of Housing and Urban Development to finalize the funding agreement. Between the time of the request and the approval, the township held a public workshop for residents to attend and offer feedback. Many residents requested pickleball courts.

Deputy Township Administrator Stephens explained the process for obtaining the approved funds for the property. In June of this year, an agreement was signed with the Department of Housing and Urban Development. While the township received approval for \$4 million in assistance, these funds are reimbursable and at no time will the Township have the full \$4 million in hand. It will come in phases of reimbursement as

money is spent on the improvements. With these funds, the next step for the township is to begin Phase Three, which will include enhancing outdoor courts and offices, constructing a new DPW barn, and adding fitness stations on the multi-use trail. This is the best and quickest approach to getting this facility ready, open and enjoyable for residents.

Deputy Township Administrator Stephens fielded questions from the governing body.

### **MIDDLE BROOK PUMPING STATION**

Thomas M. Genova, Director of Municipal Services

The Bridgewater Township Sewer Utility operates, manages and maintains the Sanitary Sewer Conveyance Infrastructure. This includes 350 miles of collection lines, 50 miles of trunk lines, (2) large wastewater pump stations, and (3) small lift stations. The two large pump stations are Middle Brook Pump Station and Gilbride Road Pump Station. The collection system takes wastewater from Bridgewater Township, the Southern portion of Warren Township, and the Northern portion of Branchburg Township, and conveys the same to the Somerset Raritan Valley Sewerage Authority for wastewater treatment services. The Sewer Utility's primary purpose is to collect and transport wastewater from homes and businesses, ensuring public health and environmental protection. The Mission of the Sewer Utility is to meet or exceed all state and federal environmental regulations and requirements. A Compliance Evaluation and Inspection of the Sewer Utility Facilities was conducted by the New Jersey Department of Environmental Protection on February 5, 2025. The report dated February 26, 2025, confirmed full compliance.

As part of the mission, the Sewer Utility must make improvements to Infrastructure to remain in compliance and to meet the residents and business's needs. Tonight, we are here to present the Middle Brook Pump Station Phase 2 Project and Timeline.

The Middle Brook Pump Station, located at the terminus of Easy Street, is a wet well/dry well type station. Pumping equipment is located in the dry well and there is a building above the wells that houses electrical equipment and a generator. The station was constructed in 1969 and has not undergone any significant improvements since 1995. The Middle Brook Pump Station is the Township's main pumping station, handling approximately 40% of the Township's sewage flow. The Phase 2 Improvement Project is critical to the sewer conveyance operation of the Sewer Utility. The Phase 1 Improvement Project (2023) included construction of a bypass connection on the force main and included a bypass manhole on the gravity influent line to facilitate bypass pumping during the Phase 2 Improvement Project.

Middle Brook Pump Station Phase 2 Improvements - Scope: Consists of a complete renovation including replacement of pumps, piping and valves, motor control center, pump control panels, emergency generator and site work.

The Middle Brook Pump Station Phase 2 Construction Budget is \$3,529,200. the Sewer Utility Engineer Consultant for Construction Management is \$400,000. The Bond Council is \$25,000. All approved expenses in the NJ Water Bank Financing. The Total

Construction Budget is \$3,954,200.

**Historical Timeline:**

- Resolution 23-03-16-111 Authorizing Professional Engineering Design Services for Middlebrook Pump Station Phase 2 Project to Pennoni Associates, Inc. in the amount of \$162,700.00 adopted 3/16/2023
- The Sewer Utility coordinated plan design progress meetings with the Design Engineer, Township Engineering and Public Works Divisions.
- The Township submitted a loan application to the NJ Water Bank. The NJWB is a partnership between the NJDEP and the NJ Infrastructure Bank. The Water Bank provides low-cost financing for the design, construction, and implementation of projects aimed at protecting and improving water quality, as well as ensuring safe and adequate drinking water for NJ residents.
- NJ Water Bank Project # Assigned: S340638-07 on 2/6/2024
- A Pre-Planning meeting with NJDEP representatives and Bridgewater representatives including Tom Genova, Director, Agha Hasan, PE, Pennoni Associates, Inc., Brandon Fetzer, PE, Pennoni Associates, Inc., William Pandos, Bridgewater Township CFO, Sarah Housman, Bridgewater Township QPA on 2/26/2024.
- Resolution# 24-10-10-251 authorizing Michael Pappas, Township Administrator, as the official to represent the Township of Bridgewater in all matters relating to the application to the New Jersey Water Bank for the Middle Brook Pump Station Phase 2 project # S340638-07 was adopted on 10/10/2024.
- The New Jersey Water Bank Authorized Advertisement of the Project on May 22, 2025.
- John Draikiwicz, Bond Council, has prepared a Bond Ordinance providing an appropriation of \$4,000,000 for the Phase 2 Project

Construction Project will take 1 year to complete from Award of Contract.

**2025 Project Timeline:**

1. Council Presentation – Thursday, July 24, 2025 – Sewer Utility
2. Introduce Bond Ordinance – Thursday, August 7, 2025 - Bond Council Prepares Ordinance
3. Final Hearing and Adoption of Bond Ordinance – Thursday, August 21, 2025
4. Ordinance is published in the Courier News August 13, 2025 - Clerks Office –

(Ordinance Becomes Effective 20 Days After Publication – Tuesday September 2, 2025)

5. Advertise the construction project Bid September 11, 2025 - Purchasing
6. Resolution Authorizing Award of Contract for Construction Management – Thursday, September 18, 2025 – Purchasing
7. Bid Opening October 23, 2025 – Purchasing
8. Complete Bid Review: November 13, 2025- NJ Water Bank, Legal, Purchasing, Engineering.
9. Council Award of Project: December 4, 2025- Purchasing
10. Project Completion- December 2026

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 three minutes to speak unless there are unusual circumstances.

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

- **Christine Rose: 1725 Woodfield Road – Martinsville, NJ 08836**

Ms. Rose thanked Deputy Township Administrator Stephens for his presentation on the Camp Cromwell property. She confirmed with the dais that the funding for the project will remain and won't be withdrawn. Ms. Rose is glad to hear that the township will be doing a bond to start the project since the funds are refundable. She stated her concerns about the upkeep of the buildings on the property.

Ms. Rose expressed that in January 2024, she tried to find out the income and expense for the Lane Voorhees project and found it concerning that she was told the Township couldn't get her the information. She offered her concern since those funds are reimbursable through a grant.

- **Cathy Franco: 766 Weemac Road – Bridgewater, NJ 08807**

Ms. Franco questioned the timeline for the start of the Camp Cromwell project, noting that the funding didn't begin until 2020. However, an article published in 2019 showed that funding began in 2018. She asked if the governing body and administration had a date when the gates will be open on the property for residents to drive in and utilize the trails. Mayor Moench shared his hopes for a timeline.

- **Tim Kenny: 198 Short Hills Drive – Bridgewater, NJ 08807**

Mr. Kenny shared his frustrations with NJ American Water Company's work on Short Hills Road and asked that the Township address his concerns with them so they can rectify the situation.

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

## Introduction of Ordinances

**AN ORDINANCE TO SET THE COMPENSATION OF THE MAYOR, TOWNSHIP COUNCIL MEMBERS, DEPARTMENT HEADS, AND CERTAIN OTHER MUNICIPAL EMPLOYEES PURSUANT TO CHAPTER 374 OF THE PUBLIC LAWS OF 1985; N.J.S.A. 2A:809; N.J.S.A. 2A:8-13; N.J.S.A. 40A:9-165; N.J.S.A.40A:9-135; N.J.S.A. 40A:9-146, AND CHAPTER 95 OF THE PUBLIC LAWS OF 1996**

Mayor Moench stated that this is the standard salary ordinance with no major changes from 2024.

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

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

### **THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#25-07-24-184](#) 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 7th day of August 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.

**ORDINANCE OF THE BRIDGEWATER TOWNSHIP COUNCIL AUTHORIZING THE ACQUISITION THROUGH DONATION OF LAND FROM SOMERSET LAND EQUITIES,**

**LLC, IDENTIFIED AS LOT 4, IN BLOCK 567 LOCATED ON ST. ANTONIO AVENUE, CONSISTING OF APPROXIMATELY 6,000 SQUARE FEET**

Mayor Moench expressed that this land is a donation, which the township is very grateful to receive.

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

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

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#25-07-24-185](#) 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 7th day of August, 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.

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AUTHORIZING THE ACQUISITION OF LAND IDENTIFIED AS LOT 25 & 26, BLOCK 254 CONSISTING OF APPROXIMATELY 8,000 SQUARE FEET, FROM ARLENE F. BAGIN AND K.A. FALCO, AS TENANTS IN COMMON (“SELLER”) FOR THE PURCHASE PRICE OF \$165,000.00 FROM THE TOWNSHIP’S OPEN SPACE TRUST FUND**

Mayor Moench offered that this has been reviewed by the Administration and Open Space and recommend purchasing.

Council President Norgalis expressed that these lots were assessed at \$7,800.00 per lot, making the total assessment \$15,600.00. Based on that information, the township will be overpaying for this property, therefore will not support this acquisition.



Councilman Kirsh stated that in this case, a combination of the assessed value and potential of the property, which is adjacent to Harry Ally Park, is a strategic value in owning it.

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

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

**THE ORDINANCE WAS INTRODUCED.**

A copy of resolution [#25-07-24-186](#) 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 7th day of August, 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**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF BRIDGEWATER AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF READINGTON FOR QUALIFIED SARAH HOUSMAN, PURCHASING AGENT SERVICES IN THE AMOUNT OF \$10,000.00**

Mayor Moench advised that the agreement with Readington will not interfere or detract from any of QPA Housman’s obligations to Bridgewater Township.

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

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

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#25-07-24-187](#) is appended to the official minutes

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE COUNTRY CLUB, MEADOW ROAD, AND TALAMINI ROAD IMPROVEMENTS UNDER THEIR 2026 MUNICIPAL AID PROGRAM, IN THE AMOUNT OF \$696,336.00**

Council President Norgalis expressed that this is a great program which the township has utilized many times.

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

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

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#25-07-24-188](#) is appended to the official minutes

**AWARD OF CONTRACT TO AAA FACILITY SOLUTIONS, LLC OF 11 MIDDLEBURY BLVD. SUITE #1, RANDOLPH, NJ 07869 FOR JANITORIAL SERVICES IN THE AMOUNT NOT TO EXCEED \$129,600.00 FOR THE PERIOD OF AUGUST 1, 2025 – JULY 31, 2026 TO BE FUNDED THROUGH BUILDINGS AND GROUNDS JANITORIAL SERVICES ACCOUNT**

Mayor Moench opined that the lowest bidder for this service was rejected based on past experience. The township awarded the contract to the lowest, responsible bidder.

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

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

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#25-07-24-189](#) is appended to the official minutes

**AUTHORIZING DISBURSAL OF \$19,000 FROM THE AFFORDABLE HOUSING TRUST FUND FOR RENOVATIONS AND REPAIRS FOR ONE (1) LOW AND MODERATE-INCOME**

**PROPERTY LOCATED AT 62 WHITEHEAD ROAD IN BRIDGEWATER, THROUGH THE BRIDGEWATER HOUSING REHABILITATION PROGRAM**

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

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

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#25-07-24-190](#) is appended to the official minutes

**RESOLUTION AUTHORIZING THE PERSON-PERSON TRANSFER OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE #1806-36-040-002 FROM (LICENSEE) MARRIOTT HOTEL SERVICES, LLC, TO (APPLICANT), 365 MANAGEMENT COMPANY, LLC, LOCATED AT 700 COMMONS WAY, BRIDGEWATER, NJ 08807**

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

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

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution [#25-07-24-191](#) is 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 litigation and 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 Ring, seconded by Councilman Kirsh, Council convened in closed session at approximately 9:26 p.m.

A copy of resolution [#25-07-24-192](#) is appended to the official minutes.

On the motion of Councilman Ring, seconded by Council President Norgalis, the meeting reconvened to open session at approximately 9:40 p.m. and adjourned immediately thereafter.

**Adjournment**

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

Respectfully Submitted,

Grace Njuguna, RMC  
Municipal Clerk

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Howard Norgalis  
Council President