

MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL
SEPTEMBER 4, 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, September 4, 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
Michael Pappas, Township Administrator
Christopher Corsini, Township Attorney
Grace Njuguna, Township Clerk

Councilman Ring led the audience in the Pledge of Allegiance.

Minutes

Minutes will be presented for Council action at the next regularly scheduled Council meeting.

Council Reports

Councilman Kirsh:

- The Zoning Board met and approved two residential applications concerning pre-existing improvements. The first approval was for 756 Harding Road, which required a use and bulk variance. The second application, concerning a second-floor addition at 160 Oak Street, also required bulk variances.
- Councilman Kirsh attended the ribbon-cutting ceremony for Aurora Eye Care Center.
- He addressed the increase in energy costs, noting the potential impact on the township budget. He stated that he has been discussing with Administrator Pappas how to ensure the township continues to be as energy efficient as possible.

- Councilman Kirsh discussed last week's DOT presentation regarding the future closure of the Prince Rodgers bridge, which is expected to occur in a few years. He suggested the township may have input on the final plan. Two options were presented by the DOT, but Councilman Ring suggested a third option. The township will continue to coordinate with the DOT to determine the best viable option.

Councilman Kurdyla:

- Attended the ribbon-cutting for the Aurora Eye Care Center at 600 East Main St. He expressed that he was very impressed and wished the Patel family the best.

Council President Norgalis: *(verbatim)*

- While the issue of vaccine uses continues at the national level, I would like to remind the Bridgewater public that vaccine inoculations, including flu and COVID continue to the norm for medical practitioners in our area. In Bridgewater we utilize the Middle Brook Health Commission as our health purveyor of health support and information. The commission is offering COVID and Flu shots at two sessions at the Warren Town Hall For folks wishing a location a little closer the Branchburg Health Dept is also offering numerous shots at the Branchburg Town Hall. Pre-registration is required.
- By our next meeting on Sept. 18, I hope to be able to hold the public review of township plans for our overhaul of the Middle Brook sewerage pumping station. This project will require bonding probably in the area of \$4m to bring the facility up to current best practice standards. A Council bond Introduction on Oct. 18th and Adoption on Nov. 6th. is my plan piggybacking on the work of Tom Genova and his team which started last year. Introduction and Adoption must both take place in the same calendar year and we are running out of meeting in 2025.
- I want to thank the Township's Somerset Regional Sewerage Authority (also known as SRVSA) Commissioners Bob Albano and Joe Lifrieri for joining the Council meeting in closed session later tonight to share some insight into regional contracting discussions.
- Two weeks ago, we had a presentation from the NJ DOT regarding a rather complex and long-term project involving a bridge over 287. At the time Councilmen Kirsch and Ring both had numerous questions and concerns about the planning aspect of the project. At the time I suggested a subcommittee of the council to work with the Administration and DOT to smooth the planning. I would like to codify that issue by formally asking both if they will serve on the committee. Gentlemen, are you both amenable to working on that project?

Councilman Ring:

- The bulky trash drop-off days are scheduled for September 13th and 20th, from 8:00 AM to 1:00 PM. Additional information is available on the Township website.

- Councilman Ring extended congratulations to Lieutenant Knapp and Sergeant Han on their well-deserved promotions.
- Councilman Ring announced the Green Knoll Fire Department will hold a 9/11 memorial dedication ceremony at 9:30 AM, which is open to the public.

Mayor's Reports

Mayor Matthew C. Moench

- Mayor Moench thanked Eric Murdock and the Eric Murdock Foundation for hosting a school supply and backpack giveaway over Labor Day weekend to benefit local students. He noted the Foundation will also be holding a golf outing next week.
- The Mayor sponsored an event at Patriots Stadium with the Imagine Center, a grief counseling center. The center, which began in Newark and now has two locations, is run by Executive Director Lindsay Schambach Cullinan, a Bridgewater resident. She began working for the Imagine Center after her husband, Mike Schambach, passed away, having previously served as a school principal.
- He attended a Taiwanese Fair held at the mall, noting that the event was larger than anticipated and featured many food vendors from the New York City area.
- The Mayor attended a "phenomenal" dance performance at a local Temple on Saturday night, which featured a Rutgers student performing as part of her graduation from the traditional dance program.

Swearing In

Mayor Moench welcomed everyone in attendance for the swearing-in ceremony. He stated that tonight, the Township celebrates two of its finest officers who are continuing their service on behalf of the residents and stepping into new positions to further lead the department.

LIEUTENANT PATRICK KNAPP

Chief Mitzak (*verbatim*)

Let me begin with Sgt. Patrick Knapp, who has consistently demonstrated commitment, loyalty, and leadership within this department.

Patrick began his journey by earning a Bachelor's degree from Rutgers University, and soon after graduated from the Somerset County Police Academy in June 2007. Just two months later, he was sworn in as a Bridgewater Police Officer in August 2007, and from that day forward, he's never looked back.

For 15 years, Patrick served in Patrol, approaching each call with professionalism, consistency, and a calm presence. Between 2016 and 2022, he also served as our PBA President, a role that takes not just leadership, but diplomacy, patience, and grit—

traits that Pat has always demonstrated in abundance to the mayor and his fellow officers.

He was promoted to Sergeant in November 2022, leading first on the night shift, and then transitioning to the day shift in January 2025, where he currently serves. Pat's a respected member of our Honor Guard, He is currently actively involved in Police Licensing, PT testing and interviewing, Internal Affairs, and of course—the ever-popular Annual Golf Outing. He's also been involved with the Jiu Jitsu group, contributing to a sense of teamwork, confidence and competence.

Lieutenant Knapp's promotion reflects not just his years of service, but the quality of that service—marked by support for his colleagues, dedication to the department, and a steady commitment to our core values. Pat, we're proud of what you've accomplished and confident that you'll continue to lead with integrity, thoughtfulness, and calm in your new role.

I now invite Pats mother Kathleen and His father Frederick a former US Marine up to assist him with his swearing in.

SERGEANT JONATHAN HAN

Chief Mitzak (*verbatim*)

Now, let me turn to a leader who represents the next generation of supervision in this department—Officer Jonathan Han, who is promoted today to Sergeant.

Jonathan graduated from Montclair State University in 2013, then went on to graduate from the Mercer County Police Academy in 2015, bringing with him not only strong academic credentials, but a passion for learning and a drive to serve. He began in Patrol in early 2015, served with excellence, and was soon assigned to the Youth Services Bureau as a School Resource Officer in 2018. From there, he transitioned to Detective in 2021, where he spent four years handling a range of complex and sensitive cases.

Most recently, Jonathan made the decision to return to Patrol to broaden his experience and further prepare for future leadership responsibilities. That kind of initiative and dedication to growth is something we value in our supervisors."

Jonathan also brings a wide range of specialized skills to the department—he's a firearms Instructor, a proud member of the Somerset County SWAT Team, and proficient in the Korean language, something that has helped bridge gaps and strengthen our connection with the community.

But perhaps the most telling thing about Jonathan is his personal mission: to make those who believe in him proud and to leave this department stronger for those who come after. That's the mindset of a leader. That's the mindset of a true servant.

Sergeant Han, today we recognize your talent, your discipline, and your readiness to lead. We are proud of your journey—and we're excited to see how your future unfolds.

I now invite Jon's wife Kristine and their son Jonny to the dais to assist with his promotion to sergeant.

To both Lieutenant Knapp and Sergeant Han—congratulations. This day is not just about celebrating your promotions, it's about recognizing the years of work, sacrifice, and leadership that brought you to this point. Your family, your colleagues, and your community are proud of you. And we all look forward to the continued impact you will make—both in uniform and in the hearts of those you serve.

Congratulations, gentlemen—and thank you all.

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

- **Dan Zelinski: 715 Chimney Rock Road – Bound Brook, NJ 08805**

Mr. Zelinski stated that he was present to address the issue of the pilot program scheduled for a vote. He asserted that the agreement under review contained errors and misrepresentations. He credited Ms. Cathy Franco for obtaining the agreement using OPRA process, after which the document became available on her social media page.

Council President Norgalis then reminded Mr. Zelinski that this was the public comment portion of the meeting and that a public hearing specifically addressing item 11A would follow. He suggested that Mr. Zelinski reserve his comments on that topic until then, while noting that he could raise any other matters not covered by the agenda at this time.

- **Barbara Cook: 199 Cornell Blvd – Bridgewater, NJ 08807**

Ms. Cook inquired whether Bridgewater Township had already fulfilled its affordable housing requirement. She noted that available information was unclear. She also observed that the evening's agenda included a closed session on contract negotiations for affordable housing.

Referring back to the August 7th meeting, Ms. Cook stated that the council had held a public hearing and introduced ordinances related to affordable housing. One ordinance amended regulations to permit supportive housing, while another created a new affordable housing zone allowing for 100% affordable multifamily residential development and disabled veterans housing under the Fair Housing Act and related controls.

She also pointed to the June 29th meeting, when the township passed resolutions authorizing a tax agreement with NJRPI, LLC, pursuant to the affordable housing agreement, and consenting to the assignment and transfer of an agreement between GCP Bridgewater LP and NJRPI, LLC.

Ms. Cook explained that residents, including those along Cornell Boulevard and down to Mountain Avenue and Arlene Drive, were uncertain about the nature of the affordable housing agreement that had been repeatedly referenced. She emphasized that neither her neighborhood nor others in the area had received clear information about its contents or implications. She expressed concern about the potential impact on the community and questioned why the details had not been communicated to residents.

Concluding, Ms. Cook said she was representing a group of neighbors who shared her concerns and requested a concise explanation of what the affordable housing agreement entailed.

Council President Norgalis expressed to Ms. Cook that the council has been discussing the matter of affordable housing for many months, including litigation, the mandated state requirements, and a presentation made by the Township Planner.

Mayor Moench encouraged Ms. Cook to reach out to the Office of Constituent Relations to get more specific information regarding the area in which she lives.

Councilman Kirsh invited her to attend future Planning Board meetings on the matter.

- **Dan Mastriani: 941 Spring Run Lane – Bridgewater, NJ 08807**

Mr. Mastriani presented written materials to the council through the clerk, noting that he had previously raised concerns regarding 941 Spring Lane and ongoing drainage issues in his neighborhood. He requested clarity on the status of Middle Road, as there remained ambiguity about which sections were scheduled to be paved. He described how, nearly four years after an incident at his property, stormwater runoff from the surrounding mountain continued to flow into his backyard (Lot 12), highlighting the existing easement, pipes, junction box, and storm drain originating from Mauard.

Since no formal proposals had been presented, Mr. Mastriani outlined a plan of his own. While acknowledging that he was not a professional engineer, plumber, or surveyor, he argued that the natural pitch of the land could adequately direct water if the easements offered by neighbors along the property lines were utilized. He emphasized that the back-lot areas were essentially unusable “no man’s land,” and that residents were willing to cooperate to address the problem. He also noted that an existing drainage system on the opposite side of the street, referred to as “the moat,” was

clogged with sediment and unable to handle the current volume of water. Connecting the junction box to the existing system and enlarging the moat, possibly with a pre-cast vault, could provide a practical solution. He urged the council to assign a number to the plan to allow the problem to be addressed in a common-sense manner and asked whether any report requested previously had been presented. He noted that, while other parts of town were seeing drainage work and new pipe installations, his property still lacked any solution.

Administrator Pappas clarified that Ridge Road, the parallel section of Middle Road, and Bulmer Farm Road were scheduled for paving, but the section of Middle Road perpendicular to those roads, including the portion in front of Mr. Mastriani's property, was not part of the current paving plan. Pappas explained that this section needed to be included in the overall engineering design, and that once the drainage and engineering issues were addressed, the remaining roads could be paved.

Mayor Moench responded by affirming that no one on the council disagreed with Mr. Mastriani's concerns but emphasized that the first step was completing the necessary engineering work. While the solution proposed by Mr. Mastriani might prove correct, it was essential to ensure that any fix would not negatively affect other parts of the drainage system. The Mayor outlined the township's phased approach to roadwork, noting that simpler projects, such as those in Spring Run, were being completed this year, while more complex projects like the drainage issues affecting Mr. Mastriani's property required additional time, effort, and funding.

He advised that the project could not be undertaken before the following spring at the earliest, given the current budget, and reminded that public contracting rules required all projects to be fully engineered before going out to bid. Even if vendors offered informal assistance, the township could not bypass the public bidding process except under rare exceptions. The goal was to design a comprehensive engineering solution for the entire affected area, allowing the drainage work to be completed in conjunction with future road paving. Mayor Moench concluded by noting that engineering would provide a ballpark estimate—ranging from \$500,000 to \$5 million—and that the project would not be ready for public bidding until at least early the next year.

- **John Arcoleo: 1110 Washington Valley Road – Martinsville, NJ 08836**

Mr. Arcoleo raised two questions. First, he addressed road maintenance, noting that nearby roads in Bernards Township specifically Washington Valley Road and Summerville Road had been seal-coated this year. He questioned why similar treatment had not been applied to the portion of Hunter Road adjacent to those roads, which remained in poor condition, despite previous repair work.

Mayor Moench responded that seal coating had merit and had been used in Bridgewater in 2020 and 2021. However, he explained that seal coating only

works on roads in sufficiently good condition. Many of the township's roads either had never been paved or were scheduled for paving soon, making seal coating impractical at present. He noted that, long term, seal coating would likely be applied to newly paved roads approximately seven to eight years after paving to extend their lifespan.

Mr. Arcoleo's second question concerned affordable housing. He referenced the couple who had spoken about Cornell Boulevard, noting their assertion that the property was unsuitable for development. He also asked about another property, Patriots Green on Radel Avenue, which had been approved for development in 2017, and whether any development plans had been submitted or if construction had begun.

Mayor Moench confirmed that Patriots Green had received planning board approval in 2017. He clarified that while the developer could build at any time, the property was part of the township's third-round affordable housing plan. Its lack of construction did not require the township to provide additional units elsewhere at this time. He noted that if the property remained undeveloped by the fifth round of housing requirements, the state could require the township to make up the units elsewhere.

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

Ms. Franco addressed several issues not related to the pilot program. She also reminded residents that sewer payments were due on September 1, with a grace period until September 10. Turning to Resolution 13A, Ms. Franco asked for clarification on whether it allowed fire districts to receive a portion of funds generated by the pilot program.

Council President Norgalis confirmed that 5% of the funds would go to the county, while the township could determine the allocation of the remaining 95%, including to fire districts, libraries, or other purposes. Ms. Franco noted that although the school district and county were also taxing jurisdictions, the pilot would reduce their share proportionally because only 50% of the normally charged tax would apply, effectively cutting their portion.

Mayor Moench clarified that the pilot applied only to the assessed value of improvements on the property, not the land itself, so taxing jurisdictions did not lose baseline revenue.

Regarding Resolution 13A and the timing of Ordinances 12A and 12B, Ms. Franco asked when the ordinance would become effective. Mayor Moench responded that while the ordinance became effective immediately upon passage, there was a standard 20-day waiting period before it took full effect. Ms. Franco questioned the logic of voting on a resolution tied to an ordinance that would not be active for 20 days. Mayor Moench explained that the resolution was intended as a policy statement to accompany the ordinance.

Finally, Ms. Franco questioned Resolution 13B, which requested additional funds for 2024. She expressed concern that the resolution was being brought forward late in the year and that invoices from vendors had exceeded the anticipated \$20,000 allocation, totaling \$55,000. Mayor Moench explained that vendors sometimes submit invoices late and that additional work had been requested, which caused the budget to exceed initial estimates. Ms. Franco emphasized that the township should have anticipated these costs in 2024, noting that the payment was nearly three times the originally projected amount.

- **Jennifer Loughran: 716 Falcon Court- Bridgewater, NJ 08807**

Ms. Loughran thanked Lieutenant Knapp and Sergeant Han for their service and their families for their sacrifice. She offered her appreciation to the police department for extending an invitation to National Night Out on October 30th, which is a great event. Ms. Loughran expressed her excitement on seeing some of the space at Camp Cromwell being used for pickleball and basketball. She continued by advocating for skateboarding and BMX, stating that it would be great to see a pump track on the property so kids can ride their bikes on it.

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

**Public
Hearing &
Final Action
Ordinances**

ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER, COUNTY OF SOMERSET, NEW JERSEY APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT, ALSO KNOWN AS A PAYMENT IN LIEU OF TAXES (PILOT), WITH AR BRIDGEWATER URBAN RENEWAL, LLC

Mayor Moench stated that, while this was the public hearing on the matter, the proposal represented the result of significant effort and time. He emphasized that the project would provide substantial financial benefits to the township and expressed the council's satisfaction that it was moving forward.

On motion of Councilman Kirsh, seconded by Council President Norgalis, the meeting was opened to the public.

- **Dan Zelinski: 715 Chimney Rock Road – Bound Brook, NJ 08805**

Mr. Zelinski addressed the council and noted, reflecting on the comments from previous residents, that the township clearly needed more detailed information and greater clarity on ongoing projects, including the pilot program. He expressed concern over the agreement related to the pilot, which had been obtained through Ms. Franco's OPRA request. Upon review, he identified multiple errors and misrepresentations in the document, including inconsistencies in the methodology such as the ASC method used in the financials not matching any method described in Article 4 misuse of the base rate instead of annual gross revenue, and unclear calculations for annual

service charges on buildings seven and eight.

Mr. Zelinski argued, the agreement was detrimental to residents, taxpayers, schools, the county, and firefighters. He questioned the rationale behind offering a nearly 46% tax break to developers and questioned the fairness of these incentives.

Councilman Kirsh asked clarifying questions regarding Mr. Zelinski's use of the term "loss of revenue" and the concept of a "tax break" noting that such projections were speculative.

Council President Norgalis clarified that both the Board of Education and the fire districts are independent taxing jurisdictions. He explained that they receive the funds necessary to operate their respective services. He emphasized that any claim suggesting these entities were being disadvantaged because they were not receiving sufficient funds was "patently false."

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

Ms. Franco reiterated her longstanding opposition to pilot programs. She emphasized that any tax reduction from the full assessed value constituted, in her view, a "discount," noting that while people often pay discounted prices in everyday purchases, they pay 100% of their taxes. Ms. Franco expressed frustration with the pilot program and the proliferation of areas designated as in need of redevelopment, which she argued created a pathway for developers to request tax incentives. She concluded by expressing her hope that the council would not approve the pilot program.

- **John Arcoleo: 1110 Washington Valley Road – Martinsville, NJ 08836**

Mr. Arcoleo raised concerns regarding the Pilot Program, specifically its impact on the school district. He asked whether any portion of the projected revenue would be allocated to the school system.

- **Andrew Bucko: 543 Berrywood Lane – Bridgewater, NJ 08807**

Mr. Bucko expressed skepticism regarding the pilot program and recommended correcting the identified mathematical errors. He also recommended distributing the revenue among the schools, library, and fire districts in proportion to the applicable tax rates for that year.

- **Joan Geiger: 154 Hillside Avenue – Bridgewater, NJ 08807**

Ms. Geiger, identifying herself as an attorney and mediator, urged the council to consider the potential negotiation advantages of voting against the pilot program that evening. She noted that she had only recently become aware of the proposed 45% tax reduction for the developer. Ms. Geiger suggested that a "no" vote could provide leverage to negotiate a higher payment from the developer. She also raised concerns about precedent, asking how the council could prevent future developers from receiving similar favorable terms if this

agreement were approved.

Mayor Moench responded by reminding everyone that the pilot program had been discussed at a public meeting in May. Although it was not approved at that time, subsequent negotiations had resulted in an agreement that included additional short-term revenue, even though the pilot's tax reductions would not take effect until the building was completed. He expressed satisfaction that the current agreement secured revenue for the township.

- **Jennifer Loughran: 716 Falcon Court- Bridgewater, NJ 08807**

Ms. Loughran admitted that she was not adept with numbers and therefore unable to comment on the financial aspects of the pilot program. She inquired how long the property had been unused. Mayor Moench explained that the property had been largely idle since 2008 or 2009. Initially, it had been intended for a single use and attempts to subdivide it for smaller businesses around 2011–2012 were unsuccessful. He noted the original Center of Excellence proposal began around 2014, became widely public between 2016 and 2020, and had now evolved into the current version under discussion.

On question of Ms. Loughran, Mayor Moench indicated that the previous pilot had been for the mall.

- **Ruana Isla: 32 Timberline Drive – Martinsville, NJ 08807**

Ms. Isla expressed concerns about the pilot program for the Center of Excellence project. She criticized the agreement for lacking accountability, transparency, public audits, and financial statements.

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

Councilman Kirsh addressed the public commentary regarding the pilot program, noting concerns about 100% property value, 45% valuations, and alleged “sweetheart deals.” He clarified that pilots exist to make financially viable projects feasible, as building at full assessed value is often unrealistic. He added that without such agreements, underperforming properties would remain idle, generating no revenue. He asked the mayor and administration if they had full confidence in the numbers for the vote.

Mayor Moench affirmed the accuracy of the figures, explaining that the township relies on financial advisers rather than developer-provided estimates. He stressed that failing to act would leave the properties underperforming and potentially draining municipal resources. Moench highlighted that the project targets life sciences tenants, which require specialized builds and financial certainty to attract investment. The pilot, he noted, ensures a feasible path for development while benefiting the township over time.

Council President Norgalis added that pilot programs only become effective once a certificate of occupancy is issued for the completed building.

On motion of Councilman Ring, seconded by Council President Norgalis, 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

ORDINANCE #25-16 WAS ADOPTED.

A copy of resolution [#25-09-04-232](#) is appended to the official minutes

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER, IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY, PROVIDING FOR THE SPECIAL ASSESSMENT OF THE COST OF CERTAIN IMPROVEMENTS ON BLOCK 483, LOT 17 (C001.1, C001.2, C001.3, C005.1, C005.2, C006 AND C007) ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP AND AUTHORIZING A SPECIAL ASSESSMENT AGREEMENT IN CONNECTION THEREWITH

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

No one wished to be heard.

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

On motion of Councilman Kirsh, seconded by Councilman Kurdyla, 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

ORDINANCE #25-17 WAS ADOPTED.

A copy of resolution [#25-09-04-233](#) is appended to the official minutes

Council President Norgalis noted that the matter had been discussed extensively two weeks prior. He acknowledged that the discussion involved changes to a recently completed ordinance.

On motion of Councilman Ring, 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 [#25-90-04-234](#) 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 18th day of September 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 AMENDING THE R-10A SINGLE-FAMILY ZONE, SECTION 126-308.1(e) OF THE TOWNSHIP CODE TO CLARIFY DWELLING UNITS AND MAXIMUM BUILDING SIZE

On motion of Councilman Ring, 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 [#25-90-04-235](#) 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 18th day of September 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 AMENDING CHAPTER 4 (ADMINISTRATIVE ORGANIZATION), ARTICLE XIV (DEPARTMENT OF POLICE), SECTION 4-83 (PROMOTIONS) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER TO AMEND THE POLICE PROMOTION ORDINANCE

Councilman Ring acknowledged the prior presentation on the matter and expressed appreciation to the administration and Mr. Corsini for incorporating his feedback.

Council President Norgalis noted that he had initially supported keeping the probationary clause in the ordinance, but, based on input from the legal expert, learned that it should never have been included.

On motion of Councilman Ring, seconded by Council President Norgalis, 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 [#25-90-04-236](#) 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 18th day of September 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 REGARDING APPROPRIATIONS TO CERTAIN FIRE DISTRICTS PURSUANT TO N.J.S.A. 40A:14-34

Council President Norgalis explained that the resolution outlines how the township can distribute pilot funds, specifically limiting amounts to volunteer fire companies through the fire districts.

Councilman Norgalis confirmed that funds go to the fire district, not directly to the fire companies.

On motion of Councilman Ring, seconded by Councilman Kurdyla, 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 [#25-09-04-237](#) is appended to the official minutes

AUTHORIZING AN ADDITIONAL \$55,000.00 TO MICHAEL SULLIVAN OF THE FIRM CLARK CATON HINTZ P.C, REDEVELOPMENT PLANNER FOR THE PROFESSIONAL SERVICE CONTRACT FOR THE YEAR OF 2024 FOR A TOTAL AMOUNT NOT TO EXCEED \$75,000.00 TO BE FUNDED THROUGH THE LEGAL SERVICES FUND ACCOUNT

On motion of Councilman Kirsh, seconded by Councilman Kurdyla, 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 [#25-09-04-238](#) is appended to the official minutes

CONSENT VOTE

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

CONSENT MOTION.

AUTHORIZING CHANGE ORDER #1/FINAL CHANGE ORDER DECREASING THE CONTRACT PRICE FROM \$682,573.80 TO \$645,643.50 A DECREASE OF 5.41% OR \$36,930.30, AUTHORIZING ACCEPTANCE OF THE PROJECT, RELEASE OF THE PERFORMANCE BOND, ACCEPTANCE OF THE MAINTENANCE BOND, AND FINAL PAYMENT TO CIFELLI & SON CONTRACTING, INC. (18 FRANKLIN AVENUE, NUTLEY, NJ 07110-3234) FOR THE 2024-PREP PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF GLEN ROAD, SARATOGA AVENUE, CREST DRIVE, SHADY LANE, DEERHEAD DRIVE, HAYWARD STREET, CATHY COURT, AND BETSY ROSS PLACE, FUNDED THROUGH THE 2024 CAPITAL ROAD FUND

AUTHORIZING CHANGE ORDER #1/FINAL CHANGE ORDER DECREASING THE CONTRACT PRICE FROM \$1,153,943.65 TO \$1,080,741.35 A DECREASE OF 6.34% OR \$73,202.30, AUTHORIZING ACCEPTANCE OF THE PROJECT, RELEASE OF THE PERFORMANCE BOND, ACCEPTANCE OF THE MAINTENANCE BOND, AND FINAL PAYMENT TO S. BROTHERS, INC. (PO BOX 317, SOUTH RIVER, NJ 08882) FOR THE 2024-4 ROADWAY IMPROVEMENT PROJECT WHICH INCLUDES THE ENTIRE LENGTHS OF BARBARA DRIVE, CATALPA DRIVE, LAKEVIEW DRIVE, LONG ROAD, STAR VIEW WAY, AND STELLA DRIVE (ROUTE 202/206 TO STAR VIEW WAY), FUNDED THROUGH THE 2024 CAPITAL ROAD FUND

Councilman Kurdyla noted that the resolutions reflect responsible fiscal management, citing two projects that were engineered, bid out to vendors, and completed with nearly \$100,000 in savings.

Councilman Kirsh added that minor adjustments are normal in complex construction projects, as deviations from initial designs often occur at the margins.

Administrator Pappas explained that some requested increases arise when residents or property owners identify previously unknown issues—like drainage concerns—once work has begun, and the township tries to respond to those concerns.

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

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

THE RESOLUTIONS WERE ADOPTED.

Copies of resolutions [#25-09-04-239](#) and [#25-09-04-240](#) are appended to the official minutes

WAIVER OF FIRE PERMIT FEE IN THE AMOUNT OF \$60 FOR PIONEER FAMILY SUCCESS CENTER IN CONNECTION WITH A FAMILY CAMPFIRE EVENT TO BE HELD AT THE BRIDGEWATER YMCA, 601 GARRETSON ROAD, BRIDGEWATER, ON THURSDAY, SEPTEMBER 18, 2025 (RAIN DATE SEPTEMBER 25, 2025)

On motion of Council President Norgalis, 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 [#25-09-04-241](#) 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 Kurdyla, seconded by Councilman Kirsh, Council convened in closed session at approximately 9:37 p.m.

A copy of resolution [#25-09-04-242](#) is appended to the official minutes.

On the motion of Councilman Ring, seconded by Councilman Kurdyla, the meeting reconvened to open session at approximately 10:09 p.m.

AUTHORIZING A GRANT TO NOUVELLE, LLC OF 610 ANDERSON AVENUE CLIFFSIDE PARK, NJ 07010, FOR UP TO \$525,000.00 FROM THE AFFORDABLE HOUSING TRUST FUND TO ENABLE NOUVELLE TO PURCHASE PROPERTY AT ROUTE 202/206 KNOWN AS BLOCK 406 L. 2.01 ("PROPERTY") TO BUILD FIFTEEN (15) UNITS OF AFFORDABLE HOUSING

Councilman Ring motioned for the adoption of this resolution, with the understanding that the agreement will include a 30-year reversion clause.

On motion of Councilman Ring, 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 [#25-09-04-243](#) is appended to the official minutes

Adjournment

On the motion of Councilman Kurdyla, seconded by Councilman Ring, the meeting adjourned at approximately 10:11p.m.

Respectfully Submitted,

Grace Njuguna, RMC
Municipal Clerk

Howard Norgalis
Council President