

**BRIDGEWATER TOWNSHIP PLANNING BOARD  
REGULAR MEETING MINUTES  
MARCH 18, 2025  
Adopted December 16, 2025**

**CALL MEETING TO ORDER**

Chairman Vescio called the meeting to order at 7:06pm.

**OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT**

Chairman Vescio read the Open Public Meeting Act Statement.

**SALUTE TO THE FLAG**

Chairman Vescio lead the Flag Salute.

**ROLL CALL**

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

Also present were Mr. Mark Peck, Board Attorney, Ms. Katherine Sarmad, Board Planner, William Burr, Board Engineer, Nancy Probst Land Use Administrative Officer, and Michael Sullivan, Redevelopment Planner.

**MEETING OPEN TO THE PUBLIC**

Chairman Vescio opened the meeting to the public.

Cathy Franco - 766 Weemac Road

Mrs. Franco stressed concern regarding the mayor's absence and that agendas are not posted at least 7 days in advance. Mrs. Franco asked about the Master Plan and would like to understand the process of an Area in Need of Redevelopment. Ms. Franco is concerned about why she is not able to comment on what Mr. Sullivan will be presenting.

Ms. Sarmad stated they are working on the Master Plan and should be presented by June of this year.

Mr. Peck stated that a public hearing is when the public is able to cross examine and ask questions. This is not the case as the matter has already been declared an Area in Need of Redevelopment. The Planning Boards role is to decide if the plan being proposed is not inconsistent with the Master Plan.

Mrs. Franco asked about the number of units, will there be age restricted, affordable units, generators, does the height requirement cover the HVAC equipment, and the noise concerns. Councilman Kirsh noted Mrs. Franco's concerns.

Curtis Kraut - 199 Adamsville Road

Mr. Kraut stated he was bothered by the comments regarding the AINR plan. Mr. Kraut stated he was trying to set a meeting addressing his concerns and that he lives very near the area Mr. Sullivan will be presenting and to not be able to interact is very upsetting.

Mr. Peck stated that they could not interact or comment tonight. Mr. Peck further explained the procedure of the Planning Board's responsibility for Master Plan consistency review. Mr. peck further explained that when and if the Planning Board agrees it is consistence with the Master Plan then the public will be able to ask questions at a public hearing of the Township Council.

Mr. Kraut went through the Greymark Redevelopment Plan pointing out various concerns; old testimony, possibility of warehouse, property owners requesting a "D" variance, flooding, wetlands, use issues, placement of single family homes, noise from HVAC equipment, sound control, and preventive, bulk requirements for maximum height of commercial buildings, leveling of grading plans, setbacks, etc.

Mr. Peck addressed the concerns as much as possible, and Councilman Kirsh listed the concerns and verified them with Mr. Kraut.

Charlene Cavanaugh for Fraternal Order of Eagle at 350 Woodside Lane

Ms. Cavanagh introduced herself as the secretary of the Fraternal Order of Eagle and expressed concern about how the AINR would impact their club.

Councilman Kirsh stated it would not be a warehouse but will be explained more in Mr. Sullivan's presentation.

Ms. Cavanagh was also concerned that the AINR butts up against the club.

Councilman Kirsh agreed that the property does butt up against the club's property.

Councilman Kirsh explained that the next step is at the Township Council meeting and the ordinance property.

Ms. Cavanagh asked if they were supposed to receive notice. Ms. Cavanagh stated that she did not receive a notice and heard from neighbors and friends.

Mr. Peck stated not through the redevelopment process but when and if something is going before the board, they will be notified. One is regulated through MLUL, and the other is regulated through HOSUING AUTHORITY.

**The Planning Board recessed at 8:40pm and reconvened at 8:51pm.**

**ROLL CALL**

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

Also present were Mr. Mark Peck, Board Attorney, Ms. Katherine Sarmad, Board Planner, William Burr, Board Engineer, Nancy Probst Land Use Administrative Officer, and Michael Sullivan, Redevelopment Planner.

## **APPROVAL OF MINUTES**

### **February 19, 2025 Special Meeting Minutes**

On motion by Mr. Pappas, seconded by Ms. Chartowich, the Board voted to approve the minutes based on the following roll call vote:

Aye:	Councilman Kirsch, Mr. Pappas, Mr. Magura, Ms. Sikora, Ms. Chartowich, Mr. Wang, and Chairman Vescio
Nay:	None
Abstain:	None
Not Eligible:	Mr. Atkins
Absent:	Mayor Moench, Mr. Banga, and Mr. Choudhury

## **RESOLUTIONS**

Icon-Keystone NJP IV OWNER POOL 2 LLC; #24-025-PB;1120 Route 22; Block 205, Lot 5  
Amended Site Plan Approval

On motion by Councilman Kirsch, seconded by Ms. Sikora, the Board voted to approve the minutes based on the following roll call vote:

Aye:	Councilman Kirsch, Mr. Magura, Ms. Sikora, Ms. Chartowich, Mr. Choudhury, & Chairman Vescio
Nay:	None
Abstain:	None
Not Eligible:	Mr. Pappas and Mr. Atkins
Absent:	Mayor Moench, Mr. Banga, and Mr. Choudhury

## **APPLICATIONS**

None

## **OTHER BOARD BUSINESS**

Master Plan Consistency Review and Consideration Of Greymark Redevelopment  
Plan/Presentation By Michael Sullivan, PP, AICP  
Greymark Office Tract Redevelopment Plan; 1200, 1210 and 1220 Route 22;  
Block 221, Lots 1.02, 1.03, 1.04, 2 And 2.01

Mr. Sullivan introduced himself as the Township Redevelopment Planner. Mr. Sullivan went through the Redevelopment Plan for consistency review. Mr. Sullivan gave an overall, stating that the plan seeks to revitalize the site, promote economic development on the site, and clean it up. Mr. Sullivan noted that there is a residential street there and also the construction of a cul-de-sac to residential sediment standards for streets in order to provide safe emergency access and vehicular access and also to provide an effective terminus for Woodside Lane. Requirements of the plan requires, among other things, conservation easements within any stream corridors, wetlands or other areas related to Cockles Brook. It does require a masonry wall in combination with vegetative or earthen buffering where this property abuts nonresidential property, abuts residential zones or residential uses, and that masonry wall is not a requirement for screening of acoustic properties of a data center. It is

really meant to ensure that vehicular access has lights and things like that. At the ground level, it also has extensive acoustic design requirements for the data center that are there. In terms of the HVAC, this goes beyond just screening of these elements. It also goes to the construction of those. It requires an impact, an acoustic impact study for the data center use and post construction evaluation and mitigation if necessary, such that even after the site plan is approved and you predict what these sound levels will be. The planning board will have the right to have a post construction test and evaluation to determine if further mitigation is required with respect to architecture, systems, mechanicals, and other things like that. Mr. Sullivan referred to the diagrams in the plan, stating that this is a conceptual land use plan as there is no development currently on this site or any proposal development. This is still a conceptual diagram, but what it does show is the relative locations of all the permitted uses which could occur on this property, and what is noteworthy is that along Route 22. The only use that's permitted there is the office, research, and medical uses there that exist within the existing building. There is no ability for the data center or recreational use or the senior housing or the homes that are single family to be located in that location. Similarly in the rear of the property, it is specifically identifying that that is location where either a data center, indoor recreation, or the senior. Residential, multifamily residential may also occur. So, this is a guidance in the plan. Any development plans proposed would have to conform to this in a substantial manner. This means they must conform to the plan, and any deviation from a permitted use within this plan would require a plan amendment. It cannot be granted A variance or waiver by the planning board, and that is the way the Redevelopment Plan is set up. Mr. Sullivan included that even though this is a conceptual plan, it is very binding in terms of how the site would be developed. Mr. Sullivan added that in terms of consistency, it is consistent with the 2016 Land Use Plan element of the of the of the town, which calls for economic development and revitalization, particularly along Route 22 in the commercial corridor. The redevelopment standards reflect aesthetic concerns that were raised in the 2016 land use plan, and it is also consistent with the 2010 land use plan element of the Master Plan.

The board members had several questions requesting some clarification on Senior Housing, Affordable Housing, and Open Space. Further questions regarding the Data Center, traffic, stormwater, and wetlands were discussed.

Councilman Kirsch went over several questions that were raised during the public comment making sure their concerns were clarified. Mr. Sullivan went through each concern, giving clarity. The Township Planner and Township Engineer also gave input for clarity. The board members continued to discuss noise, HVAC, bulk standards, buffers, and easements. The board and it's professionals discussed in length the topic of limiting access to Adamsville Road.

It was concluded to make the recommendation to the Township Council that the plan be designated as an area in need of redevelopment subject to edits regarding the Data Center, HVAC mounting, noise impact, and limited Adamsville Road access.

Resolution for Master Plan Consistency Review and Consideration Of Greymark  
Redevelopment Plan/Presentation By Michael Sullivan, PP, AICP

On motion by Ms. Sikora, seconded by Ms. Chartowich, the Board voted to adopt the resolution making a recommendation regarding redevelopment based on the following roll call vote:

Aye:	Councilman Kirsch, Mr. Magura, Mr. Pappas, Ms. Sikora, Ms. Chartowich, Mr. Choudhury, Mr. Atkins, & Chairman Vescio
Nay:	None
Abstain:	None
Not Eligible:	None
Absent:	Mayor Moench, Mr. Banga, and Mr. Choudhury

**ADJOURN**

The Board unanimously voted to adjourn the meeting at 11:01pm.

Respectfully submitted,



Maria DeSimone  
Land Use Office Specialist