

BRIDGEWATER TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES
AUGUST 19, 2025
Adopted December 16, 2025

CALL MEETING TO ORDER

Vice Chair Sikora called the meeting to order at 7:00pm.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT

Vice Chair Sikora read the Open Public Meeting Act Statement.

SALUTE TO THE FLAG

Vice Chair Sikora the Flag Salute.

ROLL CALL

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

Others present: Mr. Mark Peck, Board Attorney, Ms. Katherine Sarmad, Board Planner and William Burr, Board Engineer.

MEETING OPEN TO THE PUBLIC

Vice Chair Sikora opened the meeting to the public.

Cathy Franco 766 Weemac Road

Ms. Franco was concerned about missing minutes on the website from year 2020 to current. Ms. Franco asked when the Master Plan would be heard and does the Township Council approve that.

Ms. Sarmad clarified the procedure for her stating the Master Plan would be discussed at a later meeting by the Planning Board.

Ms. Franco asked about the Ordinance introduced at the council meeting.

Mr. Peck suggested that her concerns would best be addressed at a Township Council meeting regarding ordinances.

Ms. Franco was concerned with a specific block and lot.

Mr. Peck stated that the Planner will address that in her discussion of the consistency review further in the meeting.

APPROVAL OF MINUTES

June 25, 2025 Special Meeting Minutes

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

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

RESOLUTIONS

Rackson Restaurants Extension of Prior Approval; Application #21-024-PB;
44 Finderne Avenue and 1503 Main Street; Block 317, Lot 1, 2, and 4

On motion by Mr. Banga, seconded by Mr. Pappas, the Board voted to adopt the Resolution based on the following roll call vote:

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

MASTER PLAN CONSISTENCY REVIEW

ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING THE R-10A SINGLE FAMILY ZONE, SECTION 126-308.1 OF THE TOWNSHIP CODE TO PERMIT SUPPORTIVE HOUSING.

Ms. Sarmad went over the specifics of the ordinance discussing the group home in effect.

Ms. Sarmad recommended that this ordinance is consistent with the Master Plan.

Mr. Banga asked for the location of the property mentioned in the ordinance.

Ms. Sarmad described the area in question.

Mr. Banga asked if there were other areas similar to this that would be affected.

On motion by Mr. Banga, seconded by Mr. Choudhury, the Board adopted the resolution finding the ordinance consistent with the Master Plan based on the following roll call vote:

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

MASTER PLAN CONSISTENCY REVIEW

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126 OF THE BRIDGEWATER TOWNSHIP CODE, ADDING SECTION 126-321.10 "TITLED AH-3 AFFORDABLE HOUSING ZONE" ALLOWING FOR 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND DISABLED VETERANS HOUSING PURSUANT TO THE PROVISIONS OF THE FAIR HOUSING ACT AND ANY UNIFORM HOUSING AND AFFORDABILITY CONTROLS.

Ms. Sarmad explained the ordinance mentioning the specific property off route 202/206 which will be affected. Ms. Sarmad recommended that this ordinance is consistent with the Master Plan.

On motion by Mr. Pappas, seconded by Mr. Banga, the Board adopted the resolution finding the ordinance consistent with the Master Plan based on the following roll call vote:

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

APPLICATIONS

Application #20-021-PB; COE Bridgewater LLC/Thor Technologies
Route 202/206 and 287; Block 483, Lot 17 (C002 & C003)
Summary: Extension Request on Previous Approval

Ms. Kaylee R. James, attorney for the applicant, introduced herself and gave some background information about the application. Ms. James stated that they are seeking extension request on previous approval of their resolution. Ms. James explained that the main reason was due to market changes in the economy and that they were unable to secure a tenant, and with market changes they are now able to secure a tenant.

Mr. Choudhury asked if there would be changes.

Mr. Peck clarified that the applicant still needs to comply with the conditions of the resolution.

Mr. Banga asked if this is regarding the warehouse. It was clarified that this is not a warehouse, and the location was also explained.

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

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

APPLICATIONS (CON'T)

Application #25-005-PB; RJBR Holding/Roman Jewelers
500 Commons Way; Block 551, Lot 1
Summary: Second Floor Addition

SEE ATTACHED TRANSCRIPTION

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

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

OTHER BOARD BUSINESS

Ms. Sarmad went over a possible Special Meeting for the Master Plan. Ms. Sarmad let the board know that they will be notified with the tentative date of September 30, 2025.

Mr. Banga asked how many days in advance they will have to review this.

Ms. Sarmad stated that they will need to notice at least 10 days via certified mail and publication, so the board members will have ample time to review.

Other questions were raised regarding the procedures, and Ms. Sarmad explained the procedures and addressed all concerns.

ADJOURN

On motion by Mr. Banga, seconded by Mr. Choudhury, the Board unanimously voted to adjourn the meeting at 8:17pm.

Respectfully submitted,



Maria DeSimone
Land Use Office Specialist

1 TOWNSHIP OF BRIDGEWATER PLANNING BOARD
 2 COUNTY OF SOMERSET - STATE OF NEW JERSEY

3 -----
 4 REGULAR MEETING FOR:

5 RJBR HOLDINGS, LLC/ROMAN JEWELERS
 6 500 COMMONS WAY
 7 BLOCK: 551, LOT: 1

8 *MINOR SITE PLAN SECOND FLOOR ADDITION*
 9 APPLICATION NO. 25-005-PB
 10 -----

11 MUNICIPAL BUILDING
 12 COUNCIL CHAMBERS
 13 100 COMMONS WAY
 14 BRIDGEWATER, NEW JERSEY 08807

15 -----
 16 TUESDAY, AUGUST 19, 2025
 17 7:00 P.M.
 18 -----

19 TRANSCRIPT OF PROCEEDINGS
 20 PUBLIC HEARING

21
 22 AB COURT REPORTING, LLC
 23 Certified Court Reporters
 24 26 Algonquin Terrace
 25 Millstone Township, New Jersey 08535
 Tel: (732)882-3590
 angelabuonocsr@gmail.com

1 BOARD MEMBERS PRESENT:

2 ASHLEY SIKORA, VICE-CHAIRWOMAN
3 INDERPREET BANGA
4 NIREN CHOUDHURY
5 JAMES MAGURA
6 MICHAEL PAPPAS
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12 PROFESSIONALS AND STAFF PRESENT:

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MARK R. PECK, ESQUIRE, Board Attorney
Florio Perrucci Steinhardt Cappelli & Tipton, LLC

14

WILLIAM H. BURR, IV, P.E., Township Engineer
Township of Bridgewater

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16 KATHERINE SARMAD, P.P., AICP, Board Planner
Sarmad Planning Group, LLC

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MARIA DESIMONE, Land Use Office Specialist
Township of Bridgewater

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1 A P P E A R A N C E S:

2

3 DIFRANCESCO, BATEMAN, KUNZMAN, DAVIS, LEHRER & FLAUM, PC
4 BY: MICHAEL E. SILBERT, ESQUIRE5 15 Mountain Boulevard
6 Warren, New Jersey 07059

7 T: 908.757.7800

8 F: 908.757.8039

9 Email: msilbert@newjerseylaw.net

10 --Counsel for the Applicant

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20 A L S O P R E S E N T:

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22 LUCY ZIMMERMAN, Principal
23 Roman Jewelers

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I N D E X

WITNESSPAGE

ARTHUR J. HENN, AIA
Arthur J. Henn and Associates

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PUBLIC QUESTIONS AND/OR COMMENTS:NAMEADDRESSPAGE

(None.)

E X H I B I T S

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3	<u>No.</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
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5	A-1	Existing Layout	14
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1 (Time noted, 7:36 p.m.)

2 - - -

3 ACTING CHAIRWOMAN SIKORA: Now we'll

4 move to the second application of the evening,

5 Application No. 25-005-PB, RJBR Holdings, LLC/Roman

6 Jewelers, 500 Commons Way, Block 551, Lot 1.

7 MR. SILBERT: Good evening, Madam

8 Chair, Board Members, Board Professionals, Members

9 of the Public, my name is Michael Silbert and I'm

10 and attorney at the law firm DiFrancesco Bateman

11 located in Warren Township, New Jersey.

12 It is my privilege this evening to

13 represent the Applicant RJBR Holdings, LLC, doing

14 business as Roman Jewelers.

15 This application is for minor site

16 plan approval concerning the property located at

17 500 Commons Way identified as Block 551, Lot 1 on

18 the township's tax maps and the property lies in the

19 C-2 regional retail business zone district.

20 The property is presently improved

21 with an approximate 6,874-square-foot single-story

22 masonry building, which is currently occupied by

23 Roman Jewelers.

24 Roman Jewelers is a longstanding and

25 valued small business in the township. And Roman

7

1 Jewelers proposes a 2,711-square-foot second floor

2 addition over the eastern portion of the existing

3 building and that addition, as you'll hear tonight,

4 will provide office and storage space and it will

5 also provide an elevator egress stairs, mechanical

6 room, conference room, employee lounge and will

7 result in a reconfiguration of the first floor.

8 Importantly, no changes are proposed

9 to the existing building footprint or site layout.

10 So you won't hear testimony tonight about changes to

11 site drainage, lot coverage, stormwater management,

12 traffic circulation. Parking is staying the same,

13 no changes to landscaping and buffering or exterior

14 lighting.

15 Just by way of quick background, the

16 property has been subject to previous variance

17 applications and has received variance relief and

18 exceptions, design waivers, including minimum front

19 yard setback from 5th Street and Commons Way, as

20 well as minimum lot area relief.

21 It's a corner lot, so it has different

22 requirements as a corner lot and if the public or

23 the board were interested in finding those

24 variances, they can find it in resolutions that were

25 accompanied with the application dating back to 2013

8

1 and 2018.

2 I can represent that the proposed

3 improvements do not exacerbate any of the previously

4 granted variances.

5 And while the property is a lawfully

6 existing undersized lot, we certainly don't believe

7 new variance relief is required, but to the extent

8 the board or the board's professionals feel

9 differently, we're seeking any necessary relief with

10 respect to this application.

11 The applicant is in receipt of the

12 joint review memo from Mr. Burr and Ms. Sarmad dated

13 August 14th, 2025, which we will address in our

14 presentation.

15 We've also reviewed correspondence

16 from the zoning officer, fire marshal, police, tax

17 assessor as summarized in the August 14th, 2025

18 planning department report.

19 We have no objections to those

20 reports. We can comply entirely.

21 I do have a question regarding the

22 sewer utility memo dated August 5th, which I'll

23 raise later on in the hearing. I believe we can

24 comply, just a question.

25 So moving onto our presentation, I'm

9

1 joined this evening by one witness, Mr. Arthur Henn,

2 the applicant's architect and expert witness.

3 I'm also joined by Ms. Lucy Zimmerman,

4 a principal of the applicant who can address the

5 board, if necessary, answer any questions, provide

6 any necessary testimony.

7 So with that, Mr. Peck, I would ask

8 you to just confirm, if I can too, that our notice

9 was adequate and proper?

10 MR. PECK: Notice is adequate and

11 proper.

12 This board does have jurisdiction to

13 hear the application.

14 MR. SILBERT: Thank you very much.

15 And if I can have my first witness

16 sworn, Madam Chair?

17 MR. PECK: Do you swear or affirm that

18 the testimony you're going to give with regard to

19 this hearing will be the truth and nothing but the

20 truth?

21 MR. HENN: I do.

22 A R T H U R J. H E N N, AIA

23 20 East Sumner Avenue, Roselle Park, New Jersey,

24 having been duly sworn, testifies as follows:

25 MR. PECK: Very good.

1 Can you state and spell your name for
2 the record.

3 MR. HENN: Arthur Henn, H-E-N-N.

4 MR. PECK: Okay.

5 MR. SILBERT: Thank you.

6 - - -

7 EXAMINATION

8 - - -

9 VOIR DIRE

10 BY MR. SILBERT:

11 Q. So, Mr. Henn, if you would to start
12 off, can you just briefly summarize your education,
13 background -- your educational background and your
14 experience in architecture and if you've testified
15 before any planning and zoning boards in New Jersey
16 in the past.

17 A. Yes, I have.

18 I've been practicing for 25 years.

19 I went to school at NJIT. I've been
20 in practice for 25 years.

21 Been before a number of boards, most
22 recently earlier this summer in Cranford.

23 My license is in good standing.

24 Q. And you've previously been accepted
25 before this board, I believe?

1 A. Okay.

2 MR. PECK: And these were submitted
3 with the --

4 MR. SILBERT: Yes, they were.

5 MR. PECK: As is, not changed up.

6 MR. SILBERT: They -- actually, that's
7 a -- I was going to get to that.

8 These were submitted, however, there
9 was a discrepancy in the bulk standards table, one
10 digit was off with respect to floor area.

11 It doesn't change the -- it doesn't
12 change -- we meet all of the requirements.

13 MR. PECK: Just in your file, assuming
14 you'd get approved, you can just take care of that.

15 MR. SILBERT: Yes, exactly.

16 So everything else is the exact same,
17 except for that minor scrivener's error.

18 THE WITNESS: I essentially just used
19 the -- you know, the project review report as an
20 outline for my presentation tonight.

21 I can go through the bulk standards
22 chart. Basically without getting into a lot of
23 detail about it, the lot cover -- the lot area is
24 preexisting nonconforming.

25 The front yard setback and the front

1 A. In 2013 --

2 Q. Yes.

3 A. -- and 2018, yes.

4 MR. SILBERT: So, Madam Chair, I would
5 ask that you accept Mr. Henn as an expert witness in
6 the field of architecture.

7 ACTING CHAIRWOMAN SIKORA: Do I ask if
8 the board has any questions?

9 MR. PECK: Yeah, if the board has any
10 questions.

11 ACTING CHAIRWOMAN SIKORA: Does the
12 board have any questions?

13 (No Response.)

14 ACTING CHAIRWOMAN SIKORA: Great.

15 You can proceed.

16 MR. SILBERT: Thank you.

17 MR. PECK: Are you an RA or an AIA.

18 THE WITNESS: AIA.

19 MR. PECK: Thank you.

20 DIRECT EXAMINATION

21 BY MR. SILBERT:

22 Q. So, Mr. Henn, why don't you go ahead
23 and talk about the plan that you prepared before the
24 board this evening and address some of the existing
25 and proposed conditions.

1 yard setback on Commons Way and 5th Street are
2 variances that were previously approved.

3 The lot width, rear yard setback,
4 minimum side yard setback, maximum improved lot
5 coverage, floor area ratio, building height are all
6 conforming conditions.

7 There is no changes to the site plan.

8 The building footprint, the site layout, drainage
9 coverages, stormwater management, traffic
10 circulation, landscape buffering or exterior
11 lighting, pedestrian access.

12 There is no new plan for exterior in
13 my plan. We're just doing that second-floor
14 addition.

15 If you look at the site plan, if you
16 look at the -- yeah, thank you.

17 If you look at the site plan, it's
18 that shaded area. So that second floor doesn't even
19 cover the whole entire first floor.

20 You know, and then going through the
21 site plan, there was a recommendation in the report
22 to add a note that all proposed roof gutters be
23 directed to the existing on-site drainage
24 facilities. That makes a lot of sense and we'll do
25 that.

1 With the proposed addition, 38 parking
2 spaces are required and there are 47 spaces
3 existing. So we're still well within compliance
4 with parking.

5 There's no change to the signage.
6 There was a question in the report regarding a pylon
7 sign on that site plan, it was made a comment about
8 a new sign. That was from the previous 2013
9 submission, so there's no change to any signage on
10 the building or, you know, out at the street, just
11 for clarification.

12 I brought the existing layout, which
13 was not submitted. I'll provide it and submit that
14 as an exhibit --

15 MR. SILBERT: Sure, we can.

16 THE WITNESS: -- just for context of --

17 MR. PECK: A-1.

18 MR. SILBERT: Yup.

19 MR. PECK: Okay?

20 MR. SILBERT: That would be great.

21 Thank you.

22 THE WITNESS: I have two copies we can
23 submit.

24 - - -

25 (Whereupon, Existing Layout is marked

1 part of that too?

2 THE WITNESS: Yes, as well as a
3 conference room.

4 MR. PECK: And the employee lounge?

5 THE WITNESS: Employee lounge and a
6 restroom.

7 Well, there's restrooms still on the
8 first floor, but we'll add new ones upstairs as
9 well.

10 MR. PECK: Got it.

11 THE WITNESS: So just to show what's
12 there and in relation to what we're proposing, which
13 is Page PB1-3, basically like I said, you walk in,
14 the showroom space gets larger, and then those
15 functions that were towards the back moved upstairs,
16 so we just have some bathrooms, new stairs to take
17 you to the second floor and all those other
18 functions moved upstairs.

19 And I guess in terms of the business
20 operations, there was a question about that in the
21 report, and similar to what we're doing now, similar
22 hours of operation, deliveries, site maintenance,
23 all that stuff is going to be the same.

24 They get deliveries, you know, once or
25 twice a day from -- you know, through UPS and FedEx,

1 as Exhibit A-1 for identification.)

2 - - -

3 THE WITNESS: So just to kind of, you
4 know --

5 MR. PECK: Is that A-1?

6 THE WITNESS: This is A-1, yes.

7 MR. PECK: Okay.

8 THE WITNESS: And this is the floor
9 plan of the existing condition.

10 And, again, just to show programing
11 and context, the entrance is going to be the same as
12 you walk in there's a showroom.

13 To the right there's additional
14 display showroom space.

15 We have jewelry repair, a conference
16 room towards the front, secondary uses with three
17 offices, a general office space, storage, you know,
18 an employee lounge.

19 Those secondary uses were proposed to
20 move them up to the second floor, so that way we
21 gain more showroom space on the first floor. That's
22 the main generator behind this project.

23 So, basically, on the second floor
24 we'll be moving those secondary uses upstairs.

25 MR. PECK: Did you say storage was

1 you know, no big trucks or anything like that, just
2 normal deliveries.

3 There's a question in the report
4 regarding number of employees.

5 Basically the same, potentially maybe
6 three more with the expansion, but nothing
7 significantly increased.

8 MR. PECK: How many employees are
9 there currently?

10 THE WITNESS: Currently there are 22
11 total, 15 on-site at a time potentially.

12 MR. PECK: Thank you.

13 THE WITNESS: The existing building
14 height at the facade is 31 feet, at the front
15 facade, which is the tallest part of the building.

16 Proposed addition is going to be
17 27 feet to the ridge that we're putting on there, so
18 that's lower than the current tallest part of the
19 building.

20 So, you know, there's not going to be
21 a significant increase in height for the second
22 floor addition.

23 The first floor currently has, you
24 know, the three hard offices. They'll be three hard
25 offices upstairs, you know, basically general office

1 space will get increased in size, employee lounge
2 and storage area is getting a little bigger upstairs
3 as well.

4 Just regarding the square footage, go
5 through those numbers, the existing is 6,874 square
6 feet, we're proposing 2,711 square feet. And the
7 total will be 9,585 square feet.

8 So just for sake of clarification,
9 what we were talking about before.

10 The proposed work does not conflict
11 with any of the conditions of the prior approvals
12 from 2013 or '18.

13 And I know there was a question in the
14 report too regarding rooftop units. The intent is
15 that they would stay on the main first floor level
16 and not above on the new second floor.

17 So there will be no increase of height
18 in terms of, you know, screening or anything like
19 that, it will still be on that main level where they
20 are now.

21 MR. PECK: Maybe like behind that
22 raised parapet?

23 THE WITNESS: Behind the -- yeah,
24 behind that raised parapet and, you know, between
25 that and that proposed addition in the back.

1 I think that pretty much covers all
2 the points in that report.

3 BY MR. SILBERT:

4 Q. Thank you very much. That was -- I
5 just have one question.

6 Do you know if there's any temporary
7 disruption expected during construction of the
8 ordinary business operations?

9 I guess is staging required, anything
10 like that?

11 A. There's plenty of parking if there's
12 any staging materials, you know, and the lot is not
13 occupied 100 percent to capacity.

14 So I suspect what might happen at the
15 site, the entrance should be -- well, you know,
16 we're renovating the whole entire first floor, so,
17 you know, probably won't be occupied during that
18 part of it, but -- but I guess -- I don't know if
19 there's going to be anybody going in and out --

20 Q. Sure.

21 A. -- during construction, but --

22 Q. So if a staging and logistics plan was
23 required prior to the issuance of building permits,
24 we can comply if it's necessary or deemed necessary
25 by, I guess, Mr. Burr or the building department?

1 A. We -- we can definitely do that.

2 Q. Okay.

3 A. There's plenty of room to make it
4 work.

5 MR. SILBERT: Okay, great.

6 THE WITNESS: There's not going to be
7 an issue.

8 MR. SILBERT: Great.

9 I don't have any further questions.

10 MR. PECK: Okay.

11 ACTING CHAIRWOMAN SIKORA: I will
12 first open it up to the board members for any
13 questions.

14 MR. MAGURA: Yes.

15 Does that building have a basement?

16 THE WITNESS: No, there's no basement.

17 MR. MAGURA: Okay. The reason I ask
18 is you're increasing the occupied area, that's going
19 to increase your HVAC.

20 Could you discuss the HVAC a little
21 bit?

22 I'm concerned about new air handlers
23 on the roof or stacks heights, things of that
24 nature.

25 THE WITNESS: So this is the proposed

1 second floor.

2 This area here along the back is the
3 only area that is -- that we're going over the first
4 floor.

5 So there's all this section here,
6 that's the first floor rooftop with existing units
7 that will you know --

8 MR. MAGURA: A couple of small units.

9 THE WITNESS: Yeah, a couple of small
10 units up there.

11 So everything will be still at that
12 level, at that, you know, second-floor level, you
13 know, first-floor roof level.

14 We're not going to be putting anything
15 above that, the new proposed second floor.

16 MR. MAGURA: I noticed there will
17 probably be hidden behind the two towers.

18 THE WITNESS: And that's -- and that's
19 going to be the same, that's not changing at all.

20 MR. MAGURA: So how is the building
21 heated?

22 THE WITNESS: Those rooftop units,
23 yes, and there's no -- yeah, everything is by those
24 units on the roof.

25 MR. MAGURA: Gas? Electric?

1 THE WITNESS: I believe it's gas, yes.
 2 I have to go back a while, but pretty sure it's gas.
 3 MR. MAGURA: And one last question or
 4 an observation actually of the site plan from
 5 Stires, it's old.
 6 THE WITNESS: Yes.
 7 MR. MAGURA: It calls out for 1670
 8 square feet, possibly you want to make a note on the
 9 drawing that it's obsolete.
 10 THE WITNESS: Yeah, it was more -- to
 11 me it's more of a key plan, you know, because we're
 12 not doing anything -- it doesn't change.
 13 MR. MAGURA: Square footage is...
 14 THE WITNESS: Right.
 15 MR. CHOUDHURY: Square footage
 16 expansion, proposed square feet is how much now.
 17 Proposed square footage will be how
 18 much, not 1670? That is the same question I had
 19 actually.
 20 ACTING CHAIRWOMAN SIKORA: I think
 21 they're looking at the one from 2018.
 22 MR. SILBERT: Yes, what we did was we
 23 recycled the site plan from 2018, so there's a
 24 couple of notes there, like for example, where it
 25 says we're getting a new sign. That's recycled from

1 MR. SILBERT: Yup.
 2 MR. PECK: -- and have the proper site
 3 plan stuff.
 4 MR. SILBERT: Yeah. Yup. We can go
 5 through, I think it's PB1-2 and just clean it up,
 6 get rid of some of the things that are no longer
 7 applicable here.
 8 I think if Mr. Stires was here, he
 9 would say you can't tell.
 10 He would say all the things that are
 11 in more black profound ink are the new things and
 12 the stuff in grey that you cannot tell are lighter
 13 in color, are the old.
 14 MR. PECK: At least where the board
 15 had questions on that.
 16 MR. SILBERT: I understand, so we can
 17 do better, sure.
 18 THE WITNESS: But for the sake, again,
 19 on the first floor and on the second floor the
 20 existing gross square footage are on those plans.
 21 So that's 6,874 square feet on the
 22 first floor.
 23 And then 2,711 square feet on the
 24 proposed second floor.
 25 MR. PECK: But you're going to be

1 2018, so we need to clean that up a little bit.
 2 But the addition is 2,711 square feet.
 3 MR. CHOUDHURY: One other thing, what
 4 is the current secondary use's square feet is?
 5 Current one?
 6 What is the current secondary use's
 7 square feet?
 8 THE WITNESS: There's no second floor
 9 currently.
 10 MR. CHOUDHURY: No, no, first floor,
 11 current secondary use.
 12 MR. PECK: Do you know how many square
 13 feet are taken up currently by the offices,
 14 conference room --
 15 THE WITNESS: Of that specific area.
 16 MR. PECK: -- et cetera.
 17 Yeah, not shown in area.
 18 THE WITNESS: I believe I don't have
 19 that specific number, no.
 20 MR. PECK: Michael, do you accept as a
 21 condition that the plans be updated to reflect
 22 current conditions?
 23 MR. SILBERT: Yeah.
 24 MR. PECK: So they have the accurate
 25 zoning chart --

1 cleaning it up --
 2 THE WITNESS: We'll clean it up.
 3 We'll clean it up, not a problem.
 4 ACTING CHAIRWOMAN SIKORA: Do you
 5 additional questions?
 6 MR. CHOUDHURY: No. Thank you.
 7 ACTING CHAIRWOMAN SIKORA: Anybody
 8 else?
 9 MR. BANGA: Mr. Henn, so just a couple
 10 of questions.
 11 So the first floor, the area that's
 12 currently office, is that going to be reclaimed for
 13 a showroom?
 14 THE WITNESS: The majority of it, yes.
 15 MR. BANGA: And is that visible
 16 somewhere?
 17 THE COURT REPORTER: I'm sorry, sir,
 18 what did you say?
 19 MR. BANGA: I'm sorry.
 20 THE COURT REPORTER: Please repeat.
 21 MR. BANGA: Is that visible, like does
 22 your exhibit show what that reclaimed area will look
 23 like.
 24 THE WITNESS: Yeah, if you look at
 25 PB1-3, so you have the whole showroom area here,

1 extends off to the right, then there's a whole
2 separate designated area planned for Rolex, so it's
3 just a small portion back here that's remaining,
4 which it still services the showroom, like the
5 jewelry repair, polishing room, that kind of stays,
6 you know, with that first floor, you know, showroom
7 space.

8 But, you know, so the majority of this
9 is, you know --

10 MR. BANGA: If this is going to be
11 proposed, what is the current?

12 THE WITNESS: That's Exhibit 1.

13 MR. SILBERT: A-1, yeah.

14 MR. BANGA: Okay. I see.

15 THE WITNESS: So this -- this is all
16 the secondary space now that's moving upstairs.

17 MR. BANGA: And then regarding the
18 second floor, I would imagine that a facility like
19 this has a pretty in-depth security system.

20 THE WITNESS: Yes.

21 MR. BANGA: Is that going to continue
22 up on the second floor and are there any -- anything
23 else besides windows up there?

24 THE WITNESS: Anything else besides
25 what?

1 MR. BANGA: Like there's no doors up
2 to, like, to the terrace or anything like that?

3 THE WITNESS: There's the door that
4 goes to the outside.

5 And there is an access to the rooftop
6 just for like, you know, easy access of getting to
7 the roof for maintenance -- you know for servicing.

8 MR. PECK: Well, I think that's --
9 could somebody, like, bring a ladder --

10 MR. BANGA: And try to climb up to the
11 roof.

12 MR. PECK: -- and try to climb up onto
13 the second floor, on the roof and -- right, and
14 enter through the...

15 MR. BANGA: Like I would imagine the
16 security system will go throughout the second floor
17 as well?

18 THE WITNESS: I -- I know that they
19 have very extensive security there.

20 MR. BANGA: They would have a
21 reinforced door --

22 THE WITNESS: I'm sure, I'm sure. I
23 mean I don't get into those nuances, but --

24 MR. SILBERT: Don't to be giving
25 anybody ideas.

1 THE WITNESS: Yeah.

2 MR. PECK: I won't be putting details
3 in.

4 (Laughter.)

5 THE WITNESS: Yes, you know, I
6 designed it. And I feel like, you know, a couple
7 times I've been in there, it's like, whoa, you know,
8 like, you know, it's tight.

9 MR. BANGA: I just want to make sure
10 that the facility remains as secure as, you know,
11 possible.

12 THE WITNESS: I'm sure they take every
13 precaution, yeah.

14 MR. BANGA: That's all I have.

15 ACTING CHAIRWOMAN SIKORA: Thank you.

16 Anybody else?

17 (No Response.)

18 ACTING CHAIRWOMAN SIKORA: I have a
19 question on construction.

20 What is the construction timeline that
21 you assume it will take?

22 THE WITNESS: You know, I think
23 they're talking next year.

24 So, you know, that was -- I guess

25 there's still some things with the Rolex, you know,

1 some negotiations that are going on there, but,
2 yeah, we're expecting some time next year, that was
3 the game plan.

4 MR. PECK: And once you start
5 construction, how long do you anticipate it taking?

6 THE WITNESS: I would hope within, you
7 know, six to eight months.

8 ACTING CHAIRWOMAN SIKORA: Can you
9 clarify the height of the building right now is
10 measured in the top -- in the very front top -- the
11 very top point of the building, right?

12 THE WITNESS: Yes.

13 So that's the facade at the front,
14 that's at 31 feet.

15 And then if you look at the extension
16 on the back, it's 27 feet to that peak.

17 ACTING CHAIRWOMAN SIKORA: So it will
18 sit below that 31 foot?

19 THE WITNESS: It's still below that
20 31 feet.

21 This is potentially the profile of the
22 second floor addition here, you know, being lower
23 than that tall part.

24 ACTING CHAIRWOMAN SIKORA: Which is
25 why you didn't raise the whole height of the

1 building.

2 THE WITNESS: That's right.

3 ACTING CHAIRWOMAN SIKORA: And there
4 is no proposed lighting on the outside of the
5 building on the second floor.

6 THE WITNESS: No. Yeah, no.

7 ACTING CHAIRWOMAN SIKORA: All right.
8 No other questions from the board, right.

9 (No Response.)

10 ACTING CHAIRWOMAN SIKORA: Can I open
11 it up to our board professionals, please.

12 MR. BURR: I just have just a couple
13 of quick questions.

14 So from a parking perspective, you hit
15 it pretty quickly, I just want to make sure, we
16 heard testimony that there's no changes to the site
17 plan, the site improvements that exist today.

18 From a parking perspective, with the
19 expanded second story, is the testimony that you
20 already have sufficient parking on-site to
21 accommodate the additional parking that would be
22 required.

23 THE WITNESS: Yes, that's correct.

24 Yes.

25 So with the proposed addition, we

1 MR. BURR: And the last question is,
2 you know, how would you -- would you characterize
3 this addition simply to accommodate the requirements
4 that are being imposed by Rolex or does this
5 represent any type of expanded use or expansion of
6 the ability of, you know, the store to operate or is
7 it generally just taking existing spaces from the
8 first floor, moving them upstairs so that the first
9 floor can be reorganized to accommodate Rolex and
10 their requirements, is that --

11 THE WITNESS: Yeah, Rolex and their
12 uses as well, you know, just get more showroom
13 space.

14 MR. BURR: Okay. Very good.

15 Thank you.

16 MR. CHOUDHURY: I have one more
17 question.

18 So, obviously, you're expecting a
19 larger number of customers?

20 THE WITNESS: I guess we would hope
21 so, right?

22 MR. CHOUDHURY: Yes.

23 So if you increase the number, you're
24 still able to accommodate the number of parking lot
25 [sic] that you have?

1 would require 38 spaces --

2 MR. BURR: Okay.

3 THE WITNESS: -- and we currently have
4 47 spaces, so, yeah.

5 MR. BURR: And we just heard your
6 response to Ms. Sikora about the lighting.

7 As far as landscaping is concerned,
8 very well-manicured landscaped property.

9 Is any of that, do you envision, going
10 to be disturbed or damaged by way of the addition,
11 the construction?

12 THE WITNESS: It's construction, so
13 something might happen towards the back, I would
14 suspect, you know, I'm sure that would get repaired.

15 MR. BURR: Everything will be restored
16 --

17 THE WITNESS: Yeah, that is the goal
18 here.

19 MR. PECK: As a condition, you'll
20 repair --

21 MR. SILBERT: Yes.

22 MR. PECK: -- restore and replace as
23 needed, any damage.

24 MR. SILBERT: Yes.

25 THE WITNESS: Yeah, that makes sense.

1 THE WITNESS: Yes, I'm sure we're
2 still going to have enough parking spots, even now
3 we, you know --

4 MR. SILBERT: Yes.

5 THE WITNESS: -- we don't fill the
6 lot, yeah.

7 MR. SILBERT: We're -- yeah, there are
8 currently nine -- well, they're going to be nine
9 spaces over what the ordinance requires.

10 And right now they have no -- no
11 parking concerns.

12 I mean, I would ask you, to your
13 knowledge, are there any parking concerns on this
14 site?

15 THE WITNESS: No, not that we know of.
16 No.

17 MR. CHOUDHURY: Okay.

18 Thank you.

19 ACTING CHAIRWOMAN SIKORA: Thank you.

20 MR. MAGURA: Do you have any plans for
21 a construction office trailer or storage trailers?

22 THE WITNESS: I would leave that up to
23 the GC at the time. I don't -- I'm not going to be
24 managing that part of it.

25 I don't think we had one in the past

1 for the other work.

2 Yeah, I don't know. I would suspect
3 there might be something, but I do leave it up to
4 the GC.

5 MR. MAGURA: Sometimes they accumulate
6 a lot of extraneous material around the trailers, we
7 just want to see if we can keep it neat.

8 THE WITNESS: Yeah, that makes sense.

9 I think that, you know, just from the
10 previous constructions too, I don't think there was
11 any issues, you know.

12 MR. PECK: But I think if they -- if
13 there's a construction trailer, you might have to
14 come in for site plan or some sort of zoning permit
15 --

16 MR. SILBERT: I mean --

17 MR. PECK: -- if there were a
18 construction trailer.

19 MR. SILBERT: I don't -- I'm not sure
20 for temporary structures, I'm not sure, but we'll --
21 we will comply with, you know, whatever the
22 construction mitigation measures are, whatever your
23 ordinance requires to ensure that the site is kept
24 well.

25 I mean, it's important for their image

1 THE WITNESS: Yes, that's the intent.

2 MS. SARMAD: And then the upper
3 proposed second story at the rear here, it appears
4 to have different textures than what is shown for
5 the exiting first floor.

6 Is that intentional or is it going to
7 be a different color?

8 Can you just describe if there's going
9 to be differences between the two?

10 THE WITNESS: Mostly just to show the
11 difference between existing and proposed.

12 MS. SARMAD: Understood.

13 Thank you very much.

14 That's all I have.

15 ACTING CHAIRWOMAN SIKORA: Thank you.

16 We'll open up to the public for any
17 questions from the public for this witness.

18 (No Response.)

19 ACTING CHAIRWOMAN SIKORA: Close that
20 portion.

21 You have a second witness?

22 MR. SILBERT: So I don't have a second
23 witness. I have just one closing remark regarding
24 the sewer utility memo prepared by Mr. Genova, dated
25 August 5, 2025.

1 that the site looks good even when it's open and
2 when it's going through construction.

3 So we'll certainly commit to keeping
4 the site as clean as possible during construction.

5 MR. PECK: Any concerns with that?

6 MR. BURR: I don't have any concerns
7 with that, no.

8 MR. PECK: Okay. Good.

9 THE WITNESS: I don't know if we had a
10 construction trailer the last time around and that
11 was a bigger, more invasive construction. We were
12 excavating new foundation and stuff like that, so
13 this is just going up.

14 MR. MAGURA: Keep it on wheels, as
15 long as you have it on wheels.

16 ACTING CHAIRWOMAN SIKORA: Ms. Sarmad,
17 do you have any questions?

18 MS. SARMAD: Thank you.

19 Most of everything that was in the
20 review memo was covered, which I appreciate.

21 Just one question on Sheet PB1-5 on
22 the architect elevations, the rear elevation, first
23 question, I guess, is: The building material and
24 the colors that exist, are they being matched for
25 the addition.

1 It's not that I necessarily have an
2 objection to it. I just don't -- I don't understand
3 it. I don't know when he's referring to a sewer
4 connection application, if that's the application
5 process to calculate if there's additional usage or
6 if he's suggesting that there's a new connection fee
7 needed, because I can't tell from his report --

8 MR. PECK: You're not proposing -- are
9 you proposing to do anything with your sewer?

10 Are you increasing the pipe size or
11 your connection or...

12 MR. SILBERT: No, we're adding a
13 bathroom on the second -- well --

14 THE WITNESS: Yeah, that's not our
15 intention.

16 We're just adding a bathroom upstairs.

17 MR. PECK: And will that affect your
18 calculations for, you know, your...

19 MR. SILBERT: I would think that very
20 de minimis, it could, and we'll comply with whatever
21 the township's --

22 MR. PECK: The condition is, yes,
23 comply with the township sewer regs.

24 MR. SILBERT: Right.

25 MR. BURR: If I can, real quick, I

1 don't -- I agree with Mr. Silbert.

2 I don't know exactly what the specific
3 ask is. You know, it does mention -- the memo does
4 mention the submission of a sewer connection
5 application.

6 I do know that the township back in
7 2022 amended it's sewer ordinance as it relates to
8 connection fees and there is a clause about for uses
9 other than single-family dwellings and new
10 connection permits should be applied for even for
11 building additions.

12 MR. SILBERT: Okay.

13 MR. BURR: So I think you need to take
14 a look at that ordinance, Mike, but --

15 MR. SILBERT: Okay.

16 MR. BURR: -- it speaks about basically
17 checking the service demand and the impacts on the
18 sewer trunk lines and the sanitary sewer facilities
19 for the township.

20 It may be fee related --

21 MR. SILBERT: Okay.

22 MR. BURR: -- but I do see that there's --

23 MR. SILBERT: I saw that.

24 MR. BURR: -- the amended ordinance.

25 MR. SILBERT: I saw that in the

1 I've had the privilege of working on a
2 lot of applications in Bridgewater and I'm happy to
3 see that there's a brick-and-mortar small business
4 that's expanding, that's -- that's very nice to see
5 and it's tough -- tough real estate market for
6 brick-and-mortar retail and this is a great thing.

7 So I was happy to be a part of the
8 application, so...

9 MR. PECK: You should just technically
10 open to the public even if there's no public here,
11 just open to the public for general comment.

12 ACTING CHAIRWOMAN SIKORA: All right.
13 So I'll open it up to the public for general
14 comment.

15 (No Response.)

16 MR. PECK: Seeing none.

17 ACTING CHAIRWOMAN SIKORA: Seeing
18 none, we'll close that portion of this application.

19 MR. PECK: So now it's time for board
20 deliberations.

21 ACTING CHAIRWOMAN SIKORA: So I'll
22 open it up for board deliberations.

23 Move down the line.

24 Mr. Pappas?

25 MR. PAPPAS: I support this.

1 ordinance too, I just wasn't sure if -- I just when
2 I read that, I assume that sewer connection
3 application just meant it encompasses everything,
4 potentially not a new connection fee or - I thought
5 it was maybe just the way the terms are just
6 defined, but, okay, that's fine.

7 MR. BURR: I don't think it's a new
8 fee, it may be an amended fee.

9 MR. SILBERT: Okay. Excellent.

10 So we'll comply.

11 MR. PECK: So say comply with all
12 township sewer regulations and payment of any
13 associated fees?

14 MR. SILBERT: Yes, that's perfect.

15 Thank you.

16 MR. PAPPAS: I would say ordinances.

17 MR. PECK: Ordinances and regulations,
18 okay.

19 ACTING CHAIRWOMAN SIKORA: Is there
20 any other comments or questions.

21 (No Response.)

22 ACTING CHAIRWOMAN SIKORA: Thank you
23 very much.

24 Do you have any closing...

25 MR. SILBERT: Just very quickly.

1 This business has been in Bridgewater
2 for many years. Used to be at the Bridgewater
3 Commons Mall. My wife and I been customers for
4 years, got our wedding rings there, her engagement
5 ring.

6 And Lucy's a great corporate citizen.
7 Congratulations on your success.

8 ACTING CHAIRWOMAN SIKORA: Great.

9 Mr. Magura?

10 MR. MAGURA: It's a nice location.
11 You see a lot of traffic. There's a lot of -- you
12 know form an impression on people, it's a very nice
13 building.

14 I just hope you'll be able to keep it
15 somewhat neat and clean during the construction
16 period, but I would agree with him.

17 ACTING CHAIRWOMAN SIKORA: Thank you,
18 Mr. Magura.

19 Mr. Banga?

20 MR. BANGA: Yeah, I support this.

21 Everything seems in order.

22 I appreciate how they've taken great
23 lengths of keeping with the facade.

24 Thank you.

25 ACTING CHAIRWOMAN SIKORA: Thank you.

1 Mr. Choudhury?

2 MR. CHOUDHURY: Yes, I also support

3 this.

4 Actually, obviously I go probably most

5 of the time there and the best buy than other and I

6 really like the building and hopefully, I guess, as

7 everybody said, as long as it is below that overall

8 height of 31 feet, which is 27 feet, should be okay.

9 Wish you great business opportunities,

10 you know, increase with Rolex.

11 We like to preserve success in

12 business like yours.

13 Thank you.

14 ACTING CHAIRWOMAN SIKORA: Thank you.

15 I, too, am in support. I'm excited to

16 see a small business grow as Roman Jewelers, I, too,

17 have been a customer there, not so much of a great

18 story as you have.

19 However, I am in support of the

20 application.

21 So do you want to repeat the motion?

22 MR. PECK: It would be to grant the

23 minor subdivision application or minor site plan

24 application of the applicant with the conditions.

25 The conditions would be the standard

1 conditions applicable to any approval -- I mean

2 it's, you know, just doing that minor plan cleanup,

3 to submit that, repair, restore, replace as needed

4 any landscaping damaged during construction.

5 And then follow the township sewer

6 ordinance and any associated fees.

7 MR. PAPPAS: I move.

8 MR. SILBERT: Good.

9 MS. SARMAD: And add that note about

10 the plans, where the roof gutters would be directed.

11 MR. PECK: Oh, okay, roof gutters.

12 MS. SARMAD: Yes.

13 MR. PECK: That's from your memo.

14 MS. SARMAD: That was in the memo,

15 yes.

16 MR. PECK: Roof gutters be directed

17 into the existing --

18 MS. SARMAD: On-site drainage

19 facilities.

20 Thank you.

21 MR. PECK: That's it.

22 So it would be to approve the minor

23 site plan with conditions as stated.

24 MR. PAPPAS: So moved.

25 ACTING CHAIRWOMAN SIKORA: And that

1 was Mr. Pappas.

2 Can I get a second?

3 MR. CHOUDHURY: Second.

4 ACTING CHAIRWOMAN SIKORA: And that's

5 Mr. Choudhury.

6 MS. DESIMONE: I think my mic just

7 broke, so I'm going to kind of yell.

8 Mr. Pappas?

9 MR. PAPPAS: Yes.

10 MS. DESIMONE: Mr. Magura?

11 MR. MAGURA: Yes.

12 MS. DESIMONE: Chairperson Sikora?

13 ACTING CHAIRWOMAN SIKORA: Yes.

14 MS. DESIMONE: Mr. Banga?

15 MR. BANGA: Yes.

16 MS. DESIMONE: And Mr. Choudhury?

17 MR. CHOUDHURY: Yes, please.

18 MS. DESIMONE: Thank you.

19 MR. SILBERT: Thank you very much.

20 ACTING CHAIRWOMAN SIKORA: Thank you.

21 - - -

22 (Whereupon, this matter is concluded.)

23 - - -

24 (Time noted, 8:11 p.m.)

25 - - -

1 C E R T I F I C A T E

2

3 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote

4 Online Notary Public, Notary ID. #1810618, Certified

5 Court Reporter of the State of New Jersey, and a

6 Registered Professional Reporter, hereby certify

7 that the foregoing is a verbatim record of the

8 testimony provided under oath before any court,

9 referee, board, commission or other body created by

10 statute of the State of New Jersey.

11 I am not related to the parties

12 involved in this action; I have no financial

13 interest, nor am I related to an agent of or

14 employed by anyone with a financial interest in the

15 outcome of this action.

16 This transcript complies with

17 regulation 13:43-5.9 of the New Jersey

18 Administrative Code.

19

20 /s/LAURA A. CARUCCI

21 LAURA A. CARUCCI, C.C.R., R.P.R.

22 License #XIO2050, and RON Notary

23 Public Notary ID. #1810618, Notary

24 Expiration Date May 27, 2028

25 Dated: September 15, 2025

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