

MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL
JANUARY 30, 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, January 30, 2025, at 7:30 p.m. in Council Chambers in the Municipal Complex, Bridgewater, New Jersey 08807 & via Live Online Broadcast.

Council President Norgalis read the following announcement:

Notice of Meeting

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT OF NEW JERSEY, ADEQUATE NOTICE OF THIS MEETING WAS PROVIDED ON DECEMBER 10, 2024, WITH WRITTEN NOTICE AND ELECTRONIC NOTICE PROVIDED TO THE COURIER NEWS AND THE BREEZE POSTING ON THE WEBSITE AND THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND FILING WITH THE TOWNSHIP CLERK

On call of the roll, the following Council members were present:

Councilman Michael Kirsh (Absent)
Councilman Allen Kurdyla
Councilman Filipe Pedroso (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

Council President Norgalis read a statement from Councilman Kirsh explaining his absence. He is out of town on previously scheduled and unavoidable business travel. Councilman Kirsh remains engaged with all items on tonight's agenda and will share his thoughts regarding the state's burdensome affordable housing mandates at the February 6th council meeting.

Councilman Kurdyla led the audience in the Pledge of Allegiance.

Minutes

JANUARY 16, 2025 - REGULAR SESSION

On motion of Councilman Ring, seconded by Councilman Kurdyla, the January 16, 2025 regular session minutes were moved for approval and passed unanimously on a voice call vote.

JANUARY 30, 2025 – CLOSED SESSIONS

The January 30, 2025 closed session minutes were passed around for Council approval & signature.

Council Reports

Councilman Kurdyla:

- Councilman Kurdyla attended the Somerset Patriots' end-of-year celebration.
- Witnessed Councilman Ring swear in the officers of the Martinsville Rescue Squad. He thanked all of those who volunteer their time to serve Bridgewater Township.

Council President Norgalis: *verbatim*

- Attended the Annual Patriot Baseball Team Celebration as the Yankee Affiliate AA ball team continues to win the hearts of Bridgewater baseball fans. The team and stadium, which are owned by the very philanthropic Kalafer Family, continues to be a mainstay of entertainment for the community.
- I Plan to attend the Lunar New Year celebration sponsored by the Bridgewater Chinese American Association, scheduled for this coming Saturday afternoon at the Bridgewater Senior Center. This is an energetic celebration of song and dance. The Lunar New Year, which this year is the Year of the Snake, includes massive festivals throughout Asia and the world.
- Over the past weeks I have participated in numerous conferences and phone calls as our town fine tunes our response to the state, which is due tomorrow. By the end of tonight's meeting this Council will commit to an affordable housing buildout over the next ten years. This has been a stressful time for the Administration, Council and our consultants as we address an arbitrary and blatantly unfair number forced upon us by the state and the courts. Much more about that in a few minutes.
- In case you have not heard about the potential musical chairs in NJ politics let me try to provide some insight.
- Douglas Steinhardt who represents the 23rd legislative district in the New Jersey Senate, has been nominated to serve as the NJ State Attorney General by the Trump Administration.
- Upon Steinhardt vacating the senate seat there is the possibility that Assembly Minority Leader John DiMaio who represents our town will succeed Steinhardt. If that happens then DiMaio's Assembly seat becomes vacant.
- Our very own Mayor Mathew Moench has publicly announced his intention to run for the vacated DiMaio Assembly seat. Best wishes Mr. Mayor.

Councilman Ring:

- Attended the Somerset Patriots' end of the year celebration, which he stated was an outstanding event.

- Swore in the officers of the Martinsville Rescue Squad during their annual reorganization meeting.

Mayor's Reports

Mayor Matthew C. Moench

- Mayor Moench stated that January is Maternal Health Awareness Month, with Maternal Health Awareness Day on January 23rd. He reported visiting the maternity ward at RWJ Somerset Hospital, where he met with doctors, nurses, and staff to learn about the services they provide. He expressed his gratitude for their care of mothers and babies. He also thanked Jack Morris, Chief Administrator Blaus, and Michael Valendo for arranging the tour.
- The mayor announced that a blood drive, organized by residents Casey Cattell, Briana Zarenkiewicz, and Mina Patel in conjunction with RWJ New Brunswick, collected 82 units of blood. He thanked the Bradley Gardens Fire Department for hosting the drive and waiving the fees. Throughout the day, 82 units of blood were collected.
- Applications for the 2025 Citizen Police Academy will be accepted during the first week of February. Mayor Moench encouraged residents to participate in this "fantastic program," which offers valuable insights into policing, the community, and the police department's work.
- Somerset County recently evaluated the Municipal Emergency Management program (a process conducted annually since 2017) to ensure the township's compliance with mandates and its readiness for emergencies. Bridgewater achieved a score of 106.8 out of 100. The mayor expressed his pride in the emergency management team.
- Regarding state-mandated affordable housing obligations, Mayor Moench emphasized that municipalities must adhere to New Jersey Supreme Court rulings. Towns have no discretion in determining their obligations, as they are governed by a strict state-mandated process. To maintain immunity from Builder's Remedy lawsuits (which could allow developers to bypass local zoning), the township must submit its calculated housing obligation by the end of the month. This submission initiates a year-long process that includes review, finalization of the housing number, and court approval of a housing plan.

Proclamation **SOMERSET PATRIOT'S ORGANIZATION**

Matthew C. Moench, Mayor read the following proclamation:

WHEREAS, the Somerset Patriots, the Double-A affiliate of the New York Yankees, have consistently demonstrated excellence, dedication, and a commitment to the

community and the sport of Baseball; and

WHEREAS, the Somerset Patriots have been recognized with the prestigious 2024 Freitas Award, an honor given to the finest Minor League Baseball team in the nation, highlighting their outstanding operations, fan engagement, and community outreach; and

WHEREAS, the Freitas Award celebrates teams who exemplify integrity, leadership, and innovation, and the Somerset Patriots have undoubtedly achieved these qualities year after year, bringing pride and joy to our region; and

WHEREAS, the Somerset Patriots not only excel on the field but also inspire countless fans, support local businesses, and serve as a source of joy and unity for our entire community; and

WHEREAS, the success of the Somerset Patriots reflects the hard work, dedication, and passion of the entire organization, from the players and coaches to the front-office staff, sponsors, and countless volunteers who make their achievements possible.

Now, therefore, be it resolved, I Matthew C. Moench, Mayor of Bridgewater Township, do hereby recognize and honor the Somerset Patriots for winning the 2024 Freitas Award and extend heartfelt congratulations to the entire organization for this well-deserved accolade. Your commitment to excellence both on and off the field continues to be a beacon of pride for all of us, and we look forward to many more seasons of success and community impact.

Mayor Moench expressed that going to a baseball game at Patriot's Stadium is a phenomenal experience, whether or not you are a baseball fan. Since partnering with the Yankees, many people can see baseball's upcoming stars play at a low cost. He offered that the community is very lucky to have this family focused amenity in Bridgewater.

**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.

- **Joan Geiger: 154 Hillside Avenue – Bridgewater, NJ 08807**
Ms. Geiger posed the following questions: *verbatim*

“I have reviewed the Proposed Resolution regarding Affordable Housing and ask that at tomorrow's meeting you address the following questions/issues:

1. Regarding WHEREAS 5 - In the past Fair Share Housing Round, A3, how much did it cost the town on builder's remedy and exclusions zoning litigation and what were the results?
2. Regarding WHEREAS 6 and 7 - Please indicate what you see as the disadvantages and the ADVANTAGES of compliance with A4.
3. Regarding WHEREAS 15 - By my crude math, if the 417 holds, Bridgewater's share is about 1/2 of 1%. What are your calculations of the state's total annual requirement? If this is not fair, what is?
4. Regarding WHEREAS 16 - What was the prior annual number imposed by COAH? And, what percent was that?
5. Regarding WHEREAS 19 - It was my understanding you already allocated the funds for the 130 units and that was for repairs/renovations - is that the case?
6. Regarding WHEREAS 24 - What plans are there for further adjustments?
7. Assuming that reducing Bridgewater's share from 474 to 417 is fair and that further reducing it as indicated in WHEREAS 24 is also fair, once that is done, can you make a pledge to Bridgewater residents that you will consider the costs of litigation referred to in WHEREAS 25, and weigh that against the benefits of Affordable Housing to the community?
8. Will you consider some innovative solutions such as Accessory Housing Units?

Thank-you for your consideration of these important issues.”

Council President Norgalis reported that in his State of the Union Address, the Governor discussed accessory housing units, which would allow for smaller additional buildings on existing lots. This concept is currently under consideration by the state senate and assembly and may eventually become law. However, the township's current ordinance does not permit such structures.

Council President Norgalis emphasized the township's months-long effort to determine a minimally disruptive affordable housing number. He expressed disappointment that the results from round three of the process were discarded and a new state-mandated process was implemented, despite the

township's compliance in round three. He then explained the nature of a builder's remedy lawsuit to the public.

Mayor Moench added that this is a major challenge facing New Jersey municipalities. He explained that the state is divided into regions and noted the difficulty if each municipality considers only its own borders, potentially leading to a lack of housing availability. He then described how affordable housing obligations are calculated for Bridgewater's region in round four.

Councilman Ring stated that eighty-five municipalities have formally to dispute the affordable housing numbers assigned to them by the state.

- **Carolyn Gioia: 1402 Palley Court – Bridgewater, NJ 08807**

Ms. Gioia requested access to "Exhibit A" of the affordable housing resolution, which includes a topology report. Mayor Moench stated that the exhibit will be available after the resolution is passed.

Ms. Gioia asked Council President Norgalis to clarify his earlier remarks about accessory housing. He confirmed that the township's current ordinance does not allow for accessory housing units.

Ms. Gioia then asked if the Bridgewater Police Department will cooperate with ICE (Immigration and Customs Enforcement) to deport residents. She requested a presentation from the police department outlining the procedures that would be followed if this were to occur in Bridgewater and what actions the community could take.

- **Manish Patel: 41 Shaffer Road – Bridgewater, NJ 08807**

Mr. Patel shared ideas for generating revenue from township-owned land to benefit the township's budget. He concluded his remarks with a quote from Anne Frank: "How wonderful it is that nobody needs to wait a single moment before starting to improve the world."

- **Dan Zelinski: 715 Chimney Rock Road – Bridgewater, NJ 08807**

Mr. Zelinski expressed concerns about the township's financial health. He presented statistics on resident tax increases and overall budget spending. He asked the governing body what their plan is to reverse this trend in 2025, reducing reliance on surplus funds and maintaining lower municipal taxes.

- **Jen Loughran: 716 Falcon Court – Bridgewater, NJ 08807**

Ms. Loughran asked about the required ratio of affordable housing units to market-rate units. Mayor Moench responded that it would be one (1) affordable housing unit for every four (4) market-rate units. Ms. Loughran also requested that the township consider incorporating public spaces and non-

motorized transportation options, particularly for bicycles and pedestrians, into future planning. Finally, she expressed her interest in the township building a skate park.

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

Mr. Bucko voiced his concerns about the township budget, noting a decrease of forty-six (46) employees between 2023 and 2024, coupled with the addition of nine (9) new supervisory roles. He presented budget statistics and questioned how the funds are being allocated.

Mayor Moench clarified that there were no layoffs between 2023 and 2024. He suggested that the reduction in employee count likely reflects positions eliminated through attrition, such as retirements.

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

Mr. Arcoleo congratulated Mayor Moench on his candidacy for a legislative seat and wished him well in his campaign. He noted that upon his election in 2019, Mayor Moench promised a five-year road improvement plan, which is now in its fifth year. Mr. Arcoleo asked if there is a plan for the next five years, given the current tax increases.

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

Introduction of Ordinances

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY KNOWN AS LOT 15 IN BLOCK 477 ON THE BRIDGEWATER TOWNSHIP TAX MAP AND LOCATED AT 901 ROUTE 202/206 TO NOUVELLE MAIN STREET URBAN RENEWAL, LLC OF P.O. BOX 853, FRANKLIN LAKES, NJ 07417 (BUYER), FOR A NOMINAL CONSIDERATION OF \$100.00 PURSUANT TO N.J.S.A. 40A: 12-21(l) TO CONSTRUCT AFFORDABLE HOUSING

Darlene Green of Colliers Engineering and Design presented an ordinance regarding the sale of a township-owned property that was originally purchased with trust fund money. She explained that, regardless of whether the ordinance is introduced or adopted, the property's funding source mandates its use for affordable housing.

Nouvelle Main Street Urban Renewal, LLC (referred to as "Novel"), an organization specializing in 100% affordable housing developments across northern New Jersey, has proposed a project for the site. Their plan involves constructing a building that, from the exterior, will resemble a single-family home but will function as a residence for developmentally disabled individuals—a permitted use under the current zoning regulations.

Under existing affordable housing rules, the township would receive one credit for each bedroom created within the unit. Furthermore, because the facility will house special needs individuals, it will qualify for bonus credits. For example, a four-bedroom group home could potentially generate eight affordable housing credits, maximizing the township's compliance benefits while maintaining the residential character of the neighborhood.

Council President Norgalis stated that while the initial plan was for a four-bedroom group home, Novel may increase the number of bedrooms to five or six, depending on state regulations. He reiterated that, despite site limitations, the property must be used for affordable housing and characterized this project as a crucial step toward fulfilling the township's affordable housing obligations.

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

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

THE ORDINANCE WAS INTRODUCED.

A copy of resolution [#25-01-30-057](#) 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 20th day of February 2025, at 7:30 p.m. prevailing time on said day as the time and the Bridgewater Township Municipal Court Chambers at 100 Commons Way in said Township as the place for hearing and final action.

FURTHER RESOLVED that the Township Clerk shall forthwith post on the bulletin board in the Township Municipal Building at 100 Commons Way, a true copy of said ordinance and make copies available to members of the general public and spread the same upon the minutes of the meeting.

Resolutions

RESOLUTION OF THE COUNCIL OF THE TOWNSHIP OF BRIDGEWATER COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS AS REQUIRED BY THE MARCH 24, 2024 LAW SIGNED BY GOV. MURPHY (P.L.2024 c.2) HEREINAFTER ABBREVIATED AS “A4”

Mayor Moench explained that this resolution reflects extensive work by township professionals to manage affordable housing obligations. He reiterated that the state's suggested figure of 474 units is advisory, not binding, and allows the township to conduct its own analysis. That analysis is complete, resulting in a slightly lower number, which Darlene Green would detail. The resolution is necessary for legal compliance and to move the process forward.

Darlene Green provided background on New Jersey's affordable housing compliance, which originated with a 1975 Supreme Court mandate. The 1985 Fair Housing Act established the Council on Affordable Housing (COA) to assist municipalities in meeting their obligations. Several rounds of compliance have occurred, with the third round spanning from 1999 to 2025.

In 2015, the Supreme Court returned compliance authority to the courts, prompting Bridgewater to file a declaratory judgment action to secure immunity from Builder's Remedy lawsuits. The township has met its obligations from previous rounds, and a new fourth round has begun under the amended Fair Housing Act.

The compliance deadline is February 1st, with a housing plan due by June. The state assigned Bridgewater a rehabilitation obligation of 130 units and a fourth-round obligation of 474 units, based on land capacity, income capacity, and non-residential valuation. Green explained that the state's land capacity estimate was overstated, with only 113 of the 267 acres considered developable. After adjustments, the fourth-round obligation was corrected to 417 units.

The resolution before the council accepts this corrected obligation and reserves the right to seek further adjustments if necessary, ensuring compliance with state law while addressing the township's needs.

Darlene Green explained that there is a challenge period for the housing obligation numbers, lasting until February 28th. Developers, the Fair Share Housing Center, or residents can file challenges. If no challenges are filed, the numbers are finalized by default on March 1st. However, 85 towns have already disputed their assigned numbers. If challenges are filed, the program is supposed to adjudicate them within 30 days, though Green expressed doubt about meeting that deadline. She noted a concern that even if the numbers aren't finalized by June 30th, towns may still be required to adopt a housing plan without knowing their final obligation.

Green urged the township to remain proactive and not wait for the final housing numbers. She suggested using the current 417-unit figure as a working number to begin developing the housing plan. The plan requires two public meetings, one with the planning board and one with the governing body, due to its connection to expenditures. Given the tight deadlines, significant planning is required, as the housing plan can include hundreds of pages of supporting documents. Additionally,

any rezoning ordinances or spending plans for the trust fund would need to be drafted and included. Green emphasized that for a town the size of Bridgewater, the housing plan and its appendices could total 500 to 1,000 pages, highlighting the substantial work ahead.

Councilman Kurdyla expressed his dissatisfaction with the affordable housing requirements. While acknowledging Bridgewater's efforts over the past 20 years to meet its obligations, he finds it unacceptable for external forces to dictate the township's actions. He criticized the push for affordable housing by areas like Hudson and Essex counties, arguing that such decisions should be made locally.

Councilman Kurdyla shared a personal story about his family moving to Bridgewater, emphasizing that their homeownership was the result of hard work. While he believes in the right to live where one chooses, he disagrees with legislation that forces development based on external pressures. Despite his opposition to the overall concept, he stated he would support the resolution because Bridgewater has no choice but to comply, noting the unacceptable consequences of non-compliance. His personal preference would be no additional housing, though he believes the final number will likely fall between zero and the current obligation of 417.

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-068](#) is appended to the official minutes

APPOINTMENT OF KATHERINE HOWES AS CHIEF MUNICIPAL JUDGE FOR A THREE-YEAR TERM COMMENCING ON MARCH 19, 2025

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-058](#) is appended to the official minutes

AUTHORIZING THE APPOINTMENT OF MICHAEL COLACCI, ESQ., FROM THE LAW OFFICES OF THE COLACCI LAW FIRM AS ALTERNATE MUNICIPAL PROSECUTOR FOR A TERM COMMENCING ON FEBRUARY 1, 2025 AND TERMINATING ON DECEMBER 31, 2025

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-059](#) is appended to the official minutes

AUTHORIZING APPOINTMENT OF TOWNSHIP PLANNER KATHERINE SARMAD, P.P., A.I.C.P, OF SARMAD PLANNING GROUP AS PRINCIPAL PLANNER FOR THE UPDATE OF THE TOWNSHIP’S MASTER PLAN IN AN AMOUNT NOT TO EXCEED \$20,000 FOR A ONE-YEAR TERM COMMENCING ON JANUARY 1, 2025 TO BE FUNDED FROM THE PLANNING DIVISION ACCOUNT

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-060](#) is appended to the official minutes

AUTHORIZING DISBURSAL OF \$2,912 FROM THE AFFORDABLE HOUSING TRUST FUND FOR ADDITIONAL RENOVATIONS AND REPAIRS FOR ONE (1) COMPLETED LOW AND MODERATE-INCOME PROPERTY THROUGH THE BRIDGEWATER HOUSING REHABILITATION PROGRAM TO BE FUNDED FROM THE AFFORDABLE HOUSING TRUST FUND

Rehabco is requesting funds from the Township’s Affordable Housing Trust Fund for a “change order” in the amount of \$2,912 for additional plywood roofing sheathing for one (1) income qualified residence through the Township’s housing rehabilitation program located at 50 Ardmaer Drive in Bridgewater, NJ.

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-061](#) is appended to the official minutes

AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR THE LOCAL RECREATION IMPROVEMENT GRANT – FOR ADA COMPLIANT EQUIPMENT FOR THE BRIDGEWATER PARK SYSTEM - IN AN AMOUNT UP TO \$100,000 WITH A 5% CASH MATCH OF THE TOTAL PROJECT AWARD. THE 5% CASH MATCH WILL BE FUNDED FROM THE OPEN SPACE FUND

The Local Recreation Improvement Grant funds will be allocated to help cover costs associated with purchasing and installing ADA compliant park equipment throughout the Township.

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-062](#) is appended to the official minutes

AWARD OF CONTRACT TO ARAE, LLC; 107 BLUEBIRD DRIVE # 1D, HILLSBOROUGH, NJ 08844 TO PROVIDE INFORMATION TECHNOLOGY SERVICES FOR THE PERIOD OF JANUARY 1, 2025 – DECEMBER 31, 2025 IN AN AMOUNT NOT

TO EXCEED \$88,000.00 TO BE FUNDED FROM THE INFORMATION TECHNOLOGY ACCOUNT

Township Administrator Pappas stated that this resolution will allow for IT related services for municipal employees as well as extend assistance to the police department at no cost increase overall.

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-063](#) is appended to the official minutes

AWARD OF SECOND YEAR RENEWAL OPTION FOR THE HVAC CONTRACT TO AIR SYSTEMS MAINTENANCE, INC.; 718 JEFFERSON AVENUE, KENILWORTH, NEW JERSEY 07033; FOR HVAC QUARTERLY MAINTENANCE SERVICES AND REPAIRS IF NEEDED TO VARIOUS TOWNSHIP LOCATIONS FOR THE PERIOD OF MARCH 1, 2025 – FEBRUARY 28, 2026 IN AN AMOUNT NOT TO EXCEED \$34,900.00 TO BE FUNDED FROM THE BUILDINGS AND GROUNDS ACCOUNT

The Township entered a contract with Air Systems Maintenance for HVAC quarterly maintenance and repairs via Resolution No. 24-03-21-106 with an option of a second-year renewal. Thomas M. Genova, Director of Municipal Services, has requested the second-year renewal option.

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-064](#) is appended to the official minutes

CONSENT VOTE

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

AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE IN THE AMOUNT OF \$20,525.00 AND ACCEPTANCE OF THE SITE IMPROVEMENTS FOR GAELIC COMMUNICATIONS, LLC, BLOCK 557, LOT 1, AT 1 VOGT DRIVE

AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE IN THE AMOUNT OF \$32,428.00, AND THE ACCEPTANCE OF THE SITE IMPROVEMENTS FOR NORTH BRIDGE WOODLAWN, LLC, BLOCK 525, LOT 2, AT 81 WOODLAWN AVENUE

AUTHORIZING RELEASE OF THE PERFORMANCE GUARANTEE IN THE AMOUNT OF \$2,993,456.40, AND ACCEPTANCE OF THE SITE IMPROVEMENTS FOR LTF REAL ESTATE COMPANY, INC., BLOCK 411, LOT 39, AT 145 COMMONS WAY

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

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

THE RESOLUTIONS WERE ADOPTED.

Copies of resolutions [#25-01-30-065 thru #25-01-30-067](#) are appended to the official minutes

OBJECTING TO THE ISSUANCE OF A PERMIT RENEWAL FOR BRIDGEWATER RESOURCES, INC. TO OPERATE THE WASTE TRANSFER STATION ON POLHEMUS LANE WITHOUT UPDATED STUDIES AND INFORMATION

Township Administrator Pappas stated that the facility has been in business for years and is requesting renewal. The township has numerous health, safety and traffic concerns. He offered that the last traffic analysis was performed in 2004. Due to these reasons, the township is objecting to the renewal.

Council was at a consensus to send a copy of the resolution to the following: the Governor of the State of New Jersey, the Commissioner of the New Jersey Department of Environmental Protection, all State Legislators for District 23, Somerville Borough, Manville Borough, Bound Brook Borough and the County of Somerset

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

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

THE RESOLUTION WAS ADOPTED.

A copy of resolution [#25-01-30-069](#) 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.

When and if the matters discussed become public record, this will be made known to the public at that time.

The public is excluded from said meeting and further notice thereof is dispensed with all in accordance with Sections 8 and 4a of the Open Public Meetings Act.

On the motion of Councilman Kurdyla, seconded by Councilman Ring, Council convened in closed session at approximately 8:45 p.m.

A copy of resolution [#25-01-30-070](#) is appended to the official minutes.

On the motion of Councilman Ring, seconded by Councilman Kurdyla, the meeting reconvened to open session at approximately 9:32 p.m. and adjourned immediately thereafter.

Adjournment

On the motion of Councilman Kurdyla, seconded by Councilman Ring, the meeting adjourned at approximately 9:33 p.m.

Respectfully Submitted,

Grace Njuguna, RMC
Municipal Clerk

Howard Norgalis
Council President