

Christine B. Ead, Council President
Curt S. Dahl, Council Member
Paul Fischer, Council Member
Paolo Marano, Council Member
Sonia Abi-Habib, Council Member
Robert Gibbs, Council Member



Ronald Jubin, Ph.D. Mayor
James J. Damato, Business Administrator
Joseph V. Sordillo, Esq., Borough Attorney
Edith G. Gil, Borough Clerk

15 Mountain Blvd
Watchung, NJ 07069

Mayor & Council Meeting AGENDA

**February 27, 2025
7:30 PM**

MAYOR'S STATEMENT

This meeting is being held in compliance with the Open Public Meetings Act. Under the provisions of N.J.S.A.10:4-6 et seq., notice of the time and place of this meeting was given by way of the Annual Meeting Notice to the Courier News and Echoes Sentinel, posted at Borough Hall and on the Borough's website.

SALUTE TO THE FLAG and MOMENT OF SILENCE FOR OUR SERVICE MEN AND WOMEN, SERVING HOME AND ABROAD

ROLL CALL

PROCLAMATION

National Heart Month

SPECIAL PRESENTATION

Proposed Eagle Scout Project
Presented by Charles Ford, BS Troop 129

Commending the Valley View Boys Basketball Team

PUBLIC PORTION / AGENDA ITEMS ONLY

Individuals commenting are limited to one 5-minute session per person.

REPORTS & CORRESPONDENCE

Mayor & Council Executive Session February 13, 2025
Minutes

PARSA Minutes

January 2, 2025

**BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda**

February 27, 2025 - 7:30 PM

Planning Board Minutes

December 17, 2024

NEW BUSINESS

CONSENT

The items listed below were submitted to the Governing Body for review and will be adopted by one motion.

R1: Authorizing the Return of Escrow Monies

R2: Authorizing Tax Lien Redemption #24-00004

R3: Authorizing Tax Lien Redemption #24-00007

R4: Authorizing Tax Lien Redemption #24-00008

NON-CONSENT

PUBLIC PORTION - GENERAL DISCUSSION

Individuals commenting are limited to one 5-minute session per person.

EXECUTIVE SESSION

R5: Authorizing Executive Session to Discuss Personnel Matters

ADJOURNMENT



Proclamation

Whereas, the health of our hearts is integral to the well-being of our lives and the vitality of our communities; and

Whereas, February is recognized as National Heart Month, a time dedicated to raising awareness about heart disease, encouraging healthy habits, and promoting cardiovascular health; and

Whereas, exercise and wellness are essential components of a healthy lifestyle that reduce the risk of heart disease, enhance physical fitness, and improve mental health; and

Whereas, the beauty and unique terrain of our mountainous neighborhood offer an ideal environment to embrace an active lifestyle, with opportunities for hiking, cycling, skiing, and outdoor activities that support heart health; and

Whereas, the residents of our mountainous community are encouraged to take advantage of the natural resources available to them, incorporating physical activity into their daily routines to boost cardiovascular health and foster a greater sense of well-being; and

Whereas, prioritizing wellness through balanced nutrition, mindfulness, and regular physical activity not only helps prevent heart disease but also enhances quality of life for individuals and families in our neighborhood.

Now therefore, I, Ronald Jubin, Mayor of the Borough of Watchung, County of Somerset, along with Members of the Council, do hereby proclaim the month of February, 2025 as

National Heart Month

in our community, and encourage all residents to adopt healthy lifestyle practices that promote cardiovascular health. Let us join together in celebrating the power of movement, embracing wellness, and utilizing the mountains surrounding us to foster stronger, healthier hearts for all.

*Ronald Jubin, Ph.D. Mayor
February 27, 2025*

PLAINFIELD AREA REGIONAL SEWERAGE AUTHORITY

200 CLAY AVENUE MIDDLESEX, N.J. 08846

(732) 968-2471 FAX: (732) 968-2450

Serving Dunellen, Fanwood, Green Brook, North Plainfield, Plainfield, Scotch Plains, South Plainfield, Watchung and Bridgewater

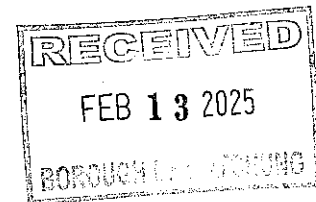
REGULAR MEETING MINUTES VIRTUAL VIA WEBEX AND IN-PERSON

THURSDAY, JANUARY 2, 2025
6:30 PM

PLAINFIELD AREA REGIONAL SEWERAGE AUTHORITY
200 CLAY AVENUE MIDDLESEX, NJ 08846
MIDDLESEX, NJ

ATTENDANCE

Robert Seader, PARSA Member, Dunellen
Antonios Panagopoulus, PARSA Alt #1, Fanwood
Colleen Mahr, PARSA Member Fanwood
John Richards, PARSA Member, Green Brook
Basil D'Armiento, PARSA Member, North Plainfield
Carol A. Brokaw, PARSA Member, Plainfield
Robert LaCosta, PARSA Member, Scotch Plains
Glenn Cullen, PARSA Member, South Plainfield
Christine Barbara Ead, PARSA Member, Watchung
James Parisi, PARSA Attorney, Murphy, McKeon, P.C.
Dan Madden, PARSA Engineer, Johnson, Mirmiran & Thompson, Inc.
Robert A. Snyder, PARSA Executive Director



I. CALL TO ORDER

Chairwoman Carol A. Brokaw called the Regular Meeting (Virtual via WebEx and In-Person) to Order at 6:30 P.M.

II. STATEMENT OF COMPLIANCE

Chairwoman Carol A. Brokaw read the Statement of Compliance with the Open Public Meeting Act.

III. SALUTE TO FLAG

The Commissioners saluted and recited the Pledge to the Flag.

IV. ROLL CALL

Roll was called and Dunellen was represented by Commissioner Robert Seader; Fanwood was represented by Commissioner Colleen Mahr; Green Brook was represented by Commissioner John Richards; North Plainfield was represented by Commissioner Basil D'Armiento; Plainfield was represented by Commissioner Carol A. Brokaw; Scotch Plains was represented by Commissioner Robert LaCosta; South Plainfield was represented by Commissioner Glenn

Cullen; and Watchung was represented by Commissioner Christine Barbara Ead.

V. APPROVAL OF MINUTES

Chairwoman Brokaw called for a motion to approve the Minutes of the Regular Meeting held on December 5, 2024. The motion was moved by Commissioner Richards and seconded by Commissioner Seader.

There were no corrections, amendments, or additions. All were in favor of approving the Minutes, as presented.

VI. TREASURER'S REPORT

Commissioner Cullen reported that the Authority is running positive to budget as of November. The net profit was driven by the auctioning off assets. Proceeds from those assets will be used to purchase capital equipment. They have not yet reconciled with MCUA.

VII. APPROVAL OF BILLS

Chairwoman Brokaw called for a motion to approve the Bills. The motion was moved by Commissioner Cullen and seconded by Commissioner Richards. There were no discussions.

ROLL CALL VOTE

AYES: Commissioner Robert Seader
Commissioner Colleen Mahr
Commissioner John Richards
Commissioner Basil D'Armiento
Commissioner Carol A. Brokaw
Commissioner Robert LaCosta
Commissioner Glenn Cullen
Commissioner Christine Barbara Ead

NAYES: None

ABSTAINED: None

ABSENT: None

VIII. COMMITTEE REPORTS

A) **PERSONNEL COMMITTEE REPORT:** None presented.

B) **ENGINEERING COMMITTEE REPORT:** None presented.

- C) **FINANCE COMMITTEE REPORT:** None presented.

IX. EXECUTIVE DIRECTOR'S REPORT

Mr. Snyder reported they did finalize the Shared Services Agreement with North Plainfield. He and the Staff did the initial inspection and went to their largest Pump Station and their back-up generator was dead and the fuel line was dry rotted. The Staff installed a new battery. This has now been remedied and was cheaper than what it would have cost the Borough. It is now back in service. This is now a significant benefit to North Plainfield.

Commissioner Ead questioned the requirements for each Borough to maintain their station. Mr. Snyder explained that the Authority maintains the stations for South Plainfield, Dunellen, Watchung and now North Plainfield. These are inspected on a weekly basis. Mr. Snyder explained into depth the maintenance procedure.

X. ENGINEER'S REPORT

Mr. Madden reported that there was not a whole lot of work in December. They did some work on the Project regarding repairing the Chamber behind the sanitary in Bound Brook.

XI. ATTORNEYS REPORT

Mr. Parisi reported that he had no information to report.

XII. OLD BUSINESS

None reported.

A) Other Matters

None reported.

XIII. NEW BUSINESS

None reported.

A) Othe Matters

None reported.

XIV. PUBLIC PORTION

There were no comments from the Public.

XV. ADJOURNMENT

Being no further business to discuss, Chairwoman Brokaw called for a motion to adjourn the Regular Meeting. The motion was moved by Commissioner Richards and seconded by

PARSA REGULAR MEETING (VIRTUAL VIA WEBEX AND IN-PERSON)
JANUARY 2, 2025
7

Commissioner Seader. All were in favor of adjourning the Regular Meeting.

The Meeting adjourned at 6:40 P.M.

Eula Conley, PARSA Recording Secretary

Watchung Monthly Flow Chart

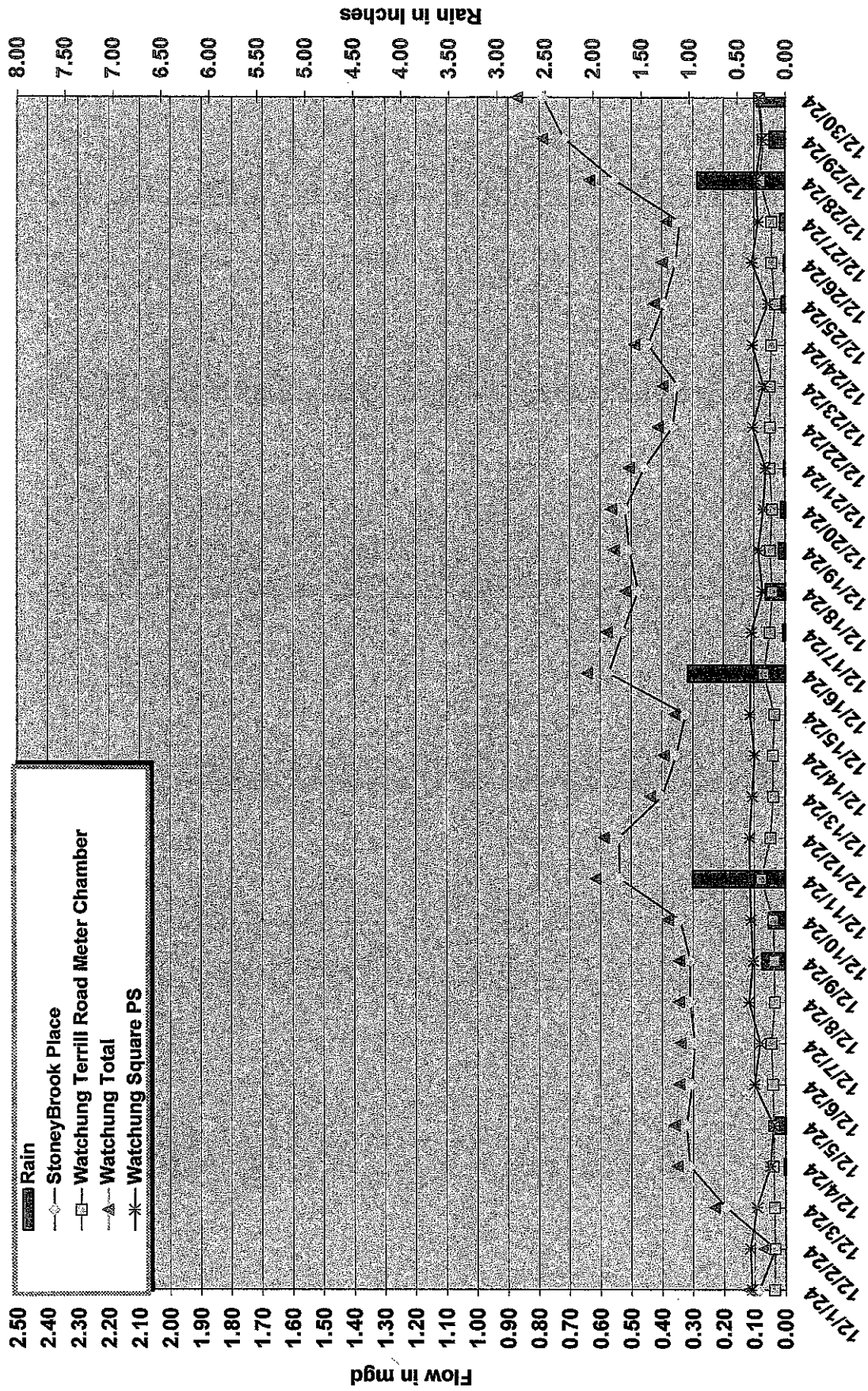
December-2024

Date	StoneyBrook Place	Watchung Terrill Road Meter Chamber	Watchung Square PS	Watchung Total	Rain
12/1/24	0.0860	0.0360	0.1100	0.1220	0.00
12/2/24	0.0350	0.0350	0.1160	0.0700	0.00
12/3/24	0.1950	0.0370	0.0940	0.2320	0.00
12/4/24	0.3130	0.0400	0.0500	0.3530	0.01
12/5/24	0.3230	0.0390	0.0400	0.3620	0.11
12/6/24	0.3050	0.0420	0.1010	0.3470	0.00
12/7/24	0.2960	0.0470	0.0830	0.3430	0.00
12/8/24	0.3120	0.0360	0.1200	0.3480	0.00
12/9/24	0.3100	0.0370	0.1050	0.3470	0.24
12/10/24	0.3430	0.0400	0.1130	0.3830	0.17
12/11/24	0.5390	0.0790	0.1160	0.6180	0.96
12/12/24	0.5420	0.0490	0.1180	0.5910	0.00
12/13/24	0.4010	0.0400	0.1090	0.4410	0.00
12/14/24	0.3550	0.0410	0.1000	0.3960	0.00
12/15/24	0.3250	0.0360	0.1150	0.3610	0.00
12/16/24	0.5740	0.0710	0.1130	0.6450	1.01
12/17/24	0.5290	0.0510	0.1100	0.5800	0.02
12/18/24	0.4780	0.0430	0.0740	0.5210	0.20
12/19/24	0.5080	0.0490	0.0880	0.5570	0.06
12/20/24	0.5220	0.0430	0.0720	0.5650	0.04
12/21/24	0.4580	0.0510	0.0640	0.5090	0.01
12/22/24	0.3660	0.0490	0.1060	0.4150	0.00
12/23/24	0.3480	0.0500	0.0710	0.3980	0.00
12/24/24	0.4460	0.0450	0.1070	0.4910	0.00
12/25/24	0.3930	0.0330	0.0570	0.4260	0.03
12/26/24	0.3560	0.0450	0.1090	0.4010	0.01
12/27/24	0.3430	0.0450	0.0890	0.3880	0.05
12/28/24	0.5540	0.0830	0.0970	0.6370	0.91
12/29/24	0.7180	0.0720	0.0760	0.7900	0.16
12/30/24	0.7880	0.0850	0.0860	0.8730	0.29
12/31/24	0.5840	0.0630	0.0770	0.6470	0.27
Totals	12.6450	1.5120	2.8860	14.1570	4.5500

Notes:

1.) Flow is in Million Gallons per day (mgd); Rain is in Inches per Day

Watching Monthly Flow Chart



BOROUGH OF WATCHUNG
PLANNING BOARD
TRACEE SCHAEFER, CHAIRWOMAN
Regular Meeting Minutes
December 17th, 2024
Adopted On:

CALL TO ORDER: Chairwoman Schafer called the Regular Meeting to order at 7:30 pm. and read the statement indicating the meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act, the Municipal Land Use Law requirements, and the recording of the Minutes as required by law and proper notice has been given.

Chairwoman Schafer led the group in saluting the American flag and the Pledge of Allegiance.

ROLL CALL:

Ms. Tracee Schaefer, Chairwoman- present	Mr. Dustin Antonio - present
Mr. Donald Speeney, Vice Chairman - present	Mr. Troy Sims – present
Mr. Ronald Jubin, Mayor – present	Ms. Jackie Bodnar – present
Mr. Robert Gibbs, Councilman – present	Mr. Francis P. Linnus, Esq. - present
Ms. Ellen Spingler, Secretary – present	Mr. Mark Healey, PP - (Absent)
Ms. Jennifer Kobliska- present	Mr. Richard Calbi Jr., Board Engineer – (Absent)
Ms. Karen Pennett – (Absent)	Mr. John Jahr, Board Traffic Engineer - present
Mr. Stephen Pote - present	Ms. Catherine Furlan Board Clerk- Absent

MINUTES

A quorum was present for the meeting. Board Clerk Catherine Furlan was absent, Colleen Lange filled in. Chairwoman Schafer asked to waive the reading of the minutes and for a motion to approve minutes from November 14th, 2024. On motion by Mr. Speeney seconded by Mr. Gibbs. which was moved by Mayor Jubin and seconded by Mr. Gibbs. Chairwoman Schafer mentioned she was absent but that she did watch the video.

Ms. Tracee Schaefer, Chairwoman- Aye	Mr. Dustin Antonio - Aye
Mr. Donald Speeney, Vice Chairman - Aye	Mr. Troy Sims – Aye
Mr. Ronald Jubin, Mayor – Aye	Ms. Jackie Bodnar – Aye
Mr. Robert Gibbs, Councilman – Aye	Ms. Jennifer Kobliska- Aye
Ms. Ellen Spingler, Secretary – Aye	Ms. Karen Pennett – Absent
	Mr. Stephen Pote - Aye

ORDINANCE REVIEW OR 24-17; Establishing Regulations of Temporary Accessory Structures

Madam Chair expressed that the ordinance reviews would not be heard tonight. Mayor Jubin spoke that the ordinance would be further reviewed and tabled until next year for more fine tuning.

NEW APPLICATIONS:

PB24-02; RAISING CANE'S

Proposed Fast-Food Restaurant with Drive-Thru

Blue Star Shopping Center

Block 6404, Lots 2.01, 2.02, 2.03, & 2.04

The applicant proposes to replace the existing +/-8,616 sf Hibachi Grill & Supreme Buffet pad site fronting on Route 22 with a 3,760-sf Raising Cane's restaurant with a 2-lane drive thru.

Michael O'Grodnick approached the Board on behalf of the Applicant. He provided background on the application and where it stands. Applicant has been expanding rapidly and the delay has been with corporate. Mr. O'Grodnick asked for it to be carried without further notice since he has noticed twice already. He went on further to explain the hold up is not with Levin but with the corporation. Madam Chair asked if this company was a franchisee (yes but all owned by Raising Cane's). Don Speeny asked what avenues are available for Planning Board to address applications that are continually postponed? Mr. Linnus confirmed the Board could deny the application without prejudice. Mr. Linnus confirmed the case would be carried to the February 18th, 2025 meeting and continuance granted to the end of March 31st, 2025 with no further notice required.

GENERAL PUBLIC COMMENTS.

Madam Chair opened it up to the public for comment. Hearing none, comments were closed.

The meeting adjourned at 7:52pm. The next Regular Meeting will be January 21st, 2025 at 7pm with the reorg meeting first and regular meeting to follow. Meeting was adjourned at

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan

Board Clerk

**BOROUGH OF WATCHUNG
RESOLUTION: R1**

WHEREAS, escrow money was deposited for Board of Adjustment fees and Engineering Review Fees and balances remain as follows.

WHEREAS, the Borough Professionals have determined that the projects have been accepted and professional charges incurred have been billed against the escrow accounts.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Watchung that the Chief Financial Officer is hereby authorized and directed to return the balance of the escrow deposits to the applicants.

Name	Escrow Account	Amount
Weldon	E-PB17-03	5803.22

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 28, 2025
INDEX: FINANCE-MISC, BOA
C: CFO, BOARD CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R2**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale **certificate #24-00004** held by Bala Partners, LLC on Block 6905 Lot 28, 135 Nottingham Drive, assessed in the name Sajous Family Revocable Trust, and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Bala Partners, LLC
P.O. Box 303
Pottersville, NJ 07979

Principal	\$1,003.35
Interest & Fees	\$ 71.82
Premium	\$ 700.00
Total:	\$1,775.17

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 27, 2025
INDEX: MISC-FINANCE,
C: CFO,

**BOROUGH OF WATCHUNG
RESOLUTION: R3**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #24-00007 held by Tax Lien Fund LP on Block 4311 Lot 13, 115 Old Somerset Road, assessed in the name Ida & Kinsen Siu, and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Tax Lien Fund LP
PO Box 132
San Francisco, CA 94104

Principal	\$1,002.33
Interest & Fees	\$ 59.51
Premium	\$ 600.00
Total:	\$1,661.84

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 27, 2025
INDEX: MISC-FINANCE,
C: CFO,

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #24-00008 held by Tax Lien Fund LP on Block 4501 Lot 23, 163 Johnston Drive, assessed in the name Emisch Investment Co., and the Mayor and Council must approve the distribution of these funds.

NOW, THEREFORE BE IT RESOLVED, by the Mayor & Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the Treasurer is authorized to remit payment to the lienholder as follows:

Tax Lien Fund LP
PO Box 132
San Francisco, CA 94104

Principal	\$13,972.37
Interest & Fees	\$ 531.80
Premium	\$31,100.00
Total:	\$45,604.17

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 27, 2025
INDEX: MISC-FINANCE,
C: CFO,

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b)(1-9) permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Governing Body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Watchung, County of Somerset, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the closed session of February 27, 2025.
2. The general nature of the subject matter to be discussed is Personnel Matters – DPW Employees Conduct.
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.
4. The Borough Council may take official action on those items discussed in executive session upon completion of the executive session.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 27, 2025
INDEX: MISC.
C: