

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**

**April 10, 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**

### **PROCLAMATIONS**

National Library Week (April 6-12)

### **REPORTS OF STANDING COMMITTEES**

Administration & Finance

Police

Public Works / Buildings and Grounds

Public Affairs:

Environmental

Recreation

Historical

Board of Health

Fire

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

**April 10, 2025 - 7:30 PM**

Laws/Ordinances

**REPORTS OF BOROUGH OFFICERS**

Engineer

Police Chief

Fire Chief

Fire Official

Rescue Squad

Emergency Management

Attorney

Finance

Clerk

Administrator

Youth Services

Planning Board

Municipal Alliance

Library Advisory Committee

Traffic and Beautification

**PUBLIC PORTION / AGENDA ITEMS ONLY**

Individuals commenting are limited to one 5-minute session.

**UNFINISHED BUSINESS**

**OR 25/06**: ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14)

**NEW BUSINESS**

**REPORTS & CORRESPONDENCE**

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

**April 10, 2025 - 7:30 PM**

Matters listed within this section have been referred to members of the Borough Council for reading and study, are considered to be routine and will be enacted by one motion of the Council. If separate discussion is desired, any item may be removed by Council action.

Acknowledging Receipt of the following Borough Reports:

Board of Adjustment Minutes                      February 10, 2025

Building/Construction Monthly Report      March 2025

Environmental Commission Minutes      February 24, 2025

Historical Committee Minutes                      February 19, 2025

PARSA Minutes                                              March 6, 2025

**CONSENT**

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

R1: Authorizing a Field and Facility Permit for Watchung PTO

R2: Authorizing a Refund for Overpayment of Fees

R3: Authorizing a Settlement with NJ Builders Association and Re-establishing the 4th Round Affordable Housing Present Need and Prospective Need Obligations for the Borough

R4: Authorizing Escrow Return for 936 Valley Road

R5: Authorizing Purchases Over Threshold

**NON-CONSENT**

R6: Authorizing a Contract Expansion to RVE for the 2025 NJDOT Municipal Aid Program Grant

**PUBLIC PORTION - GENERAL DISCUSSION**

Individuals commenting are limited to 3 minutes per person.

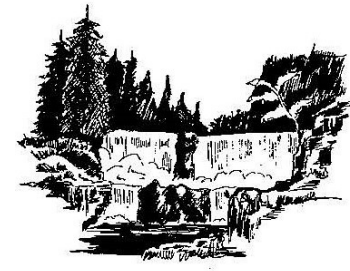
**ADJOURNMENT**

The next meeting of the Mayor and Council is April 24, 2025

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

**April 10, 2025 - 7:30 PM**

# BOROUGH OF WATCHUNG



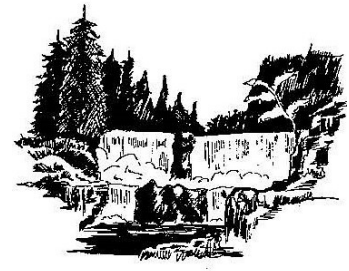
## Public Works Committee

Chair: Ead  
Abi-Habib  
Dahl

The Committee met with the Administrator, Borough Engineer, and Public Works Manager on March 25<sup>th</sup> to discuss the following:

- 1) PSE&G Updates (all noted online for changes)  
3/7-3/18/2025-Nighttime 8PM-6AM  
3/7-3/8-Valley Rd. to Hillcrest to Stirling (gas main tie-in)  
3/9-3/10-Valley Rd. to Hillcrest to Knightsbridge (gas main tie-in)  
3/11-3/18-Stirling Rd. to Valley Rd. to Somerset St.(gas main tie-in)  
Updates to follow and will be posted  
-Various Roads to be paved once gas lines are completed,  
A list will be posted once confirmed, paving slated for summer 2025 with resident notification prior to work
- 2) 2025 DOT Road Project: (approve scheduled for Summer 2025)  
Brookdale, Anderson Rd., and Skyline Dr. and (sidewalk Improvements on Brookdale during paving work)
- 3) Working on plan for Endeavor Grant received: \$66,000-  
Waiting for response to Second Grant Submitted for Walk Path, Pkg Area & other improvements
- 4) Library Bridge:  
-Main construction complete, temp. rails planned during the library Construction and final rails and clean-up once library completed
- 5) Phillips Bridge-Engineering plan complete, scheduling construction  
To utilize the FEMA funds to sure up Abutment/Stabilization  
Finalizing plan and submitted to DEP, waiting on final approval from DEP to schedule work to begin
- 6) Community Connection and new Library:  
-Groundbreaking Ceremony took place 4/4/2025  
-Work to begin ASAP  
Fountains Watchung Lake and Best Lake:
- 7) Phase Two Sidewalk Project  
-Working with County for next steps and plan  
-Submitting Grant April 2025

# BOROUGH OF WATCHUNG



- 8) Review of Parking Lot Projects/slanted 2026 unless grant received
- 9) Watchung Lake and Best Lake Dredge/other
  - Constant review of Grant Options and critical funding, looking at options for Partial work 2025 budget pending
  - Meeting held to review Hydro-raking options for Best Lake, waiting for quotes
- 10) I & I Study/repairs in review using grant funds/plan in works
- 11) Ness Farm:
  - Grant I. submitted for “claw-back” of testing \$ spent
  - Grant II. To be submitted in next 2-weeks for opportunity to review clean-up/cap costs
- 12) NJ DEP MS4 Permit Requirements:
  - (Proposal on track)
  - \$15,000 received. 2nd grant submitted,
  - \$15,000 each year for 2-years Borough investment
- 13) Continued Tree Planting/Replacement:
  - Meeting 3/10 to outline locations and quantities
  - Somerset St., Mobus Field, Firehouse, Spratford Pk.,
  - Best Lake East, along Best Lake and Police Headquarters
  - Slated for spring 2025
- 14) Street Sweeping (Ordered) and waiting on County
- 15) Cement work:
  - Borough Hall, Police Station slated for 2025 budget cycle , quotes in review
  - Work slated for spring/summer 2025
- 16) New “God’s Acre Sign” completed; installation planned for spring 2025
- 17) Spring work in planning for ballfields
- 18) Fountains Watchung Lake and Best Lake:
  - fountains are in, new weight in production, all fountains
  - Scheduled to go online w/o 4/7



## BOROUGH OF WATCHUNG ENGINEERING & INSPECTION STATUS REPORT

MARCH 2025

### MATTERS FOR GENERAL DISCUSSION & FOLLOW UP

1. PSE&G distributed a plan for the proposed next two weeks (3/10/2025 to 3/24/2025) of work on gas utilities in the Borough and surrounding area.
  - i. Nighttime work (8:00 PM to 6:00 AM) on **Hillcrest Rd to Stirling St, Hillcrest Rd to Knightsbridge and Valley Rd to Sommerset St** expected over the next two weeks including services and tie ins.
  - ii. Notice will be provided by PSE&G as well as Borough channels.
2. A meeting was held at the Borough on 3/6 regarding the next stage of the project. Below is a summary of the discussed items.
  - i. A list of the roads/streets (19) that will be affected by PSEG works was provided.
  - ii. Several private roads are on the plan.
  - iii. It is expected most of the work will be done in days and just Stirling Road will be during nights.
  - iv. Most of the connection (tie ins) works will be done before 12:00 PM.
  - v. A pre-construction meeting will be held soon.
  - vi. PSEG will be submitting the plan for road opening permitting to the Borough. **Road Opening Permit was issued.**
  - vii. PSEG will resume paving expected in this July.
  - viii. Using high friction asphalt in Hill crest road was discussed.
  - ix. The borough shall inform the 6 Ridge Road owner/engineer regarding sewer connection before PSEG paving work to be completed. **Owner/contractor informed.**
  - x. **Borough has requested a check in the amount of \$25,000 for the new PSEG's work inspection.**

### STUDIES, ENGINEERING INVESTIGATIONS, GRANT APPLICATIONS

#### **FY 2025 NJDOT TRUST FUND "MUNICIPAL AID" PROGRAM**

RVE submitted the FY 2025 grant application on June 27, 2024, for improvements to the following three roads, in priority order:

- Brookdale Road from Stirling to Mountain Blvd.
- Skyline Drive, full length.
- Anderson Road, from Mountain Blvd to end.

Notification was received November 13, 2024, that the Borough was awarded \$291,609.00. RVE has prepared several draft proposals and discussed the various design and construction options with the borough. **RVE proposal for design and inspection of Brookdale Road and Skyline Drive is on the Mayor and Council meeting Agenda of 4/10 for authorization.**

### **FY 2024 LOCAL RECREATION IMPROVEMENT GRANT (LRIG)**

RVE is preparing a FY 2024 Local Recreation Improvement Grant (LRIG) application to the Department of Community Affairs (DCA) to be submitted in March 2024. The engineer's estimate of cost is \$306,887.50.00. The application is requesting \$100,000 in funding for proposed work at Camp Endeavor, consisting of the following:

- Resurfacing the 400' Gravel Access Road
- Construction of a 60'x100' Paved Parking Lot with ADA parking.
- 20' x 30' Concrete Pavilion Area with picnic tables.
- Sidewalk as needed between pavilion and parking.
- Reconnection of electrical service.
- Landscaping

DCA issued a press release on May 31, 2024 of LRIG Awards. The Borough received \$66,000.00 in funding for improvements to Camp Endeavor. The second grant application was submitted to DCA in 2025 by the borough's grant writer. As per Camp Endeavor future sewer connection, approval from PARSA is required. Due to the elevation difference, pumping is required for sewer connection. As per contract, four progress reports shall be submitted to DCA during the life of the project. **We have reached out to the supplier to get a cost estimate for an enclosure, picnic tables and a bathroom.**

## **CAPITAL IMPROVEMENT & GENERAL ENGINEERING PROJECTS**

### **SANITARY SEWER SCOUR PROTECTION 636 VALLEY ROAD**

RVE has designed gabion basket scour protection for the existing manhole at the rear of 636 Valley Road. RVE has prepared Flood Hazard Area Individual Permit and NJDEP Freshwater Wetlands General Permit 20 (Bank Stabilization) applications. Permit applications have been submitted to NJDEP on October 28, 2024. Review comments were received on November 26, 2024 and January 8 2025. The third round of comments received on 2/20. RVE responded to the comments. **NJDEP approved this project and individual permits for freshwater wetlands and flood hazard areas were granted.**

## **STORMWATER MAPPING SERVICES**

The Borough received a 2023 Municipal Stormwater Assistance grant for \$25,000.00 to upgrade their MS4 Stormwater Programs to better align with the 2023 Tier A MS4 Permit renewal requirements. RVE's \$55,100.00 proposal for stormwater mapping services was authorized at the January 18<sup>th</sup> 2024 Council meeting. Field work for the manholes have been completed. After reviewing in GIS, still there are miscellaneous pipes and some minor areas to be completed one-man crew work was completed. **RVE is still working to complete the shapefiles. Once field work is completed, the data will be finalized and it will be ready for submission to Borough and NJDEP.**

## **NESS FARM**

Recent actions include:

- A draft remedial action report has been completed and submitted to the Borough in the week of January 24, 2023.
- RVE submitted the signed *Exemption from Spill Act Liability Certification* form to NJDEP on July 24, 2023, making the site eligible to apply for funding. Spill Act Exemption was approved by NJDEP on November 13, 2024. Based on the approved exemption status, the LSRP completed the LSRP retention for the activity and terminated the annual remediation fee billing associated with the environmental case until such time when the remediation resumes.
- RVE's \$30,900 proposal was authorized at the April 4, 2024 Council meeting, including the following tasks:
  - Complete additional sampling to further classify AOC-5 (historic fill) in an attempt to reduce the 3–4-acre footprint that requires remediation, reducing cost. The sampling was performed April 25, 2024. The memo summarizing the results has been submitted to the Borough.
  - Prepare applications for Hazardous Discharge Site Remediation Fund (HDSRF) funding.
  - RVE forwarded the draft grant application to the Borough for review November 27<sup>th</sup>, 2024. HDSRF Grant application for retroactive funding for past completed environmental investigations submitted to the NJDEP December 13<sup>th</sup>, 2024. This application was to fund project expenses already incurred by other consultants, and RVE after 2022. **NJDEP has started reviewing this grant application and RVE received a RFI from NJDEP. RVE responded to the RFI. RVE expects several months until NJDEP reviews and gets back to Borough on this application based on timing of other RVE applications submitted prior to this application.**
- RVE grant proposal for the second HDSRF that will cover 75% of the associated cost (generally excavation of soils at Area of Concern #2 and capping or fencing of Area of Concern #5, including reporting to the NJDEP) was authorized on the Mayor and Council meeting of 2/13.

RVE has been developing/modifying the remedial action plan, which will include the following:

- Excavation and relocation of contaminated material for the 6 delineated hotspots. Clearing and installation of 4-6' tall fencing & signage surrounding the contaminated historic fill area this will include approximately 1700 LF of fencing, signs, and some form of sediment erosion control (coir logs) to inhibit stormwater runoff from the fill area. Some level of Land Use Permitting anticipated (TBD). Abandonment of 2 monitoring wells. Preparation & filing of deed notice and Virtual Classification Exception Area for this fill area. Remedial Action Reporting & Soil Remedial Action Permit Application. Issuance of Response Action Outcome for the Entire Site which will complete the project.
- Borough held a meeting with RVE regarding the progress of the remediation works.

### **LIBRARY BRIDGE**

The bridge is open as a pedestrian bridge. RVE supplied requested information to FEMA Hazard Mitigation, completed on November 18, 2022. The project was awarded to Tracks Unlimited, LLC, with a bid of \$83,176.00 and the Notice to Proceed was issued March 5, 2024. The contractor has completed their portion of the bridge replacement, the wooden timbers and railings will be installed by a combination of Public Works and local subcontractors.

### **LIBRARY ADDITIONS**

RVE provided a scope of services and associated cost proposal for test pits, geotechnical investigation, and civil / site design in support of the proposed construction of multiple additions to the existing library. The proposal total of \$91,480.00 was authorized at the March 7<sup>th</sup>, 2024 Council meeting. Test pits and the soil boring have been completed, topographic survey was completed July 12<sup>th</sup>, 2024. Teams meeting held at the site on November 5, 2024 to finalize and coordinate a number of design questions. Design has been completed. There have been a number of coordination among the architectural group, MEP and the site designers. The site plan has been revised several times to address the borough and the architectural and MEP groups. An onsite meeting was held with PSEG for electricity connection. An additional survey was carried out by RVE for the existing sewer pipes and the sewer connection. Bid documents and specifications were submitted to the architectural group. All team members are working hard to finalize the plans and preparing the bid documents for the near future bidding.

As requested by the borough a concept road widening plan has been submitted to the borough for discussing the proposed plan and the required easement with the Watchung Rescue Squad.

The bid opening for the project will be on 3/11 (10:00 AM) at the Borough Hall. We were informed that 14 prime contractors and 4 sub-contractors picked up the bidding documents.

### **PHILLIPS FIELD BRIDGE**

The bridge has been re-opened with some limitations. The limitations consist of a single vehicle moving slowly. The Department of Public Works has taken over the routine maintenance cleaning of the bridge bearings. Minor maintenance work on the bridge has been completed.

We have prepared revised scope of services and cost proposals for further repairs and upgrade of the bridge using FEMA funds stemming from Hurricane Ida on February 16, 2023. Base maps for gabion basket protection of the shoulders of the bridge are completed. RVE was prepared for the Flood

Hazard Area Individual Permit and NJDEP Freshwater Wetlands General Permit 20 (Bank Stabilization) applications. RVE has designed gabion basket around the bridge abutment and the stream embankment to stabilize the bridge current condition. The permitting documents were submitted to NJDEP and it is under review. **The first set of comments was received on 2/19/25 and RVE addressed the comments and the revised plan and the response document was submitted to NJDEP on 3/13. Currently it is under review by NJDEP.**

### **SIDEWALK PROJECT- KNIGHTSBRIDGE TO VALLEY DRIVE**

A concept plan (±1200 LF) with all the existing issues has been prepared and submitted to the borough for review. A construction cost estimate also has been prepared for this project. The concept plan was advanced more and was discussed with the Borough officials. The plan was submitted to the Somerset County Engineering Department for review and a possible field meeting. The borough had a meeting with the Somerset County Assistant Engineer and they are in support of the project. RVE, **Borough and Bruno Associate had a pre-Application meeting with NJDOT for TA Set-Aside Grant and below is the summary of the meeting:**

- ***Highlight the width of the sidewalk.***
- ***Highlight the stroller.***
- ***Highlight the connection from east to west of the borough.***
- ***Highlight the existence of a school in less than 2 miles.***
- ***Wider sidewalk 5-6 feet is preferred.***
- ***Connection to Bayberry Lane.***
- ***Passing area each 200ft.***
- ***Borough resolution is required.***
- ***Minimum funding is 350K and maximum 1.5 million.***
- ***A full time employee responsible in charge is required. (JD)***
- ***Take pictures during busy times.***
- ***Video may be added to the application.***
- ***15% for inspection can be added to the cost estimate.***
- ***Other safety measures can be added to the plan.***
- ***Signage can be added to the plan.***
- ***Supporting letters from the affected residents are required.***

### **WATCHUNG LAKE AND BEST LAKE DREDGING**

We contacted Westfield Township and the information about the hydro-racking contractor was received for consideration by the Borough. The contractor will provide some cost estimates for performing these tasks. **Applied for Congressional Grant for both lakes dredging through Bruno Associates.**

### **TAX MAP MAINTENANCE AND REVISIONS FOR TAX YEAR 2018-2025**

Scope of Services & Cost Proposal for the Tax Map Maintenance and Revisions for Tax Year 2018-2025 for Borough of Watchung as per your request was submitted on January 27<sup>th</sup> for consideration. The Borough Authorized RVE for this project at the meeting of 2/13. **RVE had a meeting with the Borough Tax Officer and the project has started.**

### **CAPITAL IMPROVEMENT PROJECTS UNDER CONSTRUCTION**

#### **FY 2024 NJDOT TRUST FUND “MUNICIPAL AID” PROGRAM**

RVE submitted the FY 2024 grant application on June 27, 2023, for improvements to the following three roads, in priority order:

- Vail Lane, full length.
- Wolford Court, full length.
- Drift Road, from Dale Road to ending cul-de-sac.

We received NJDOT notification on November 1, 2023, of the grant award of \$337,210.00. The Council awarded the contract to Reivax Contracting Corp for the base bid of \$243,835.75 at the June 20<sup>th</sup> meeting. Construction completed, NJDOT has inspected and submitted comments, responses filed with NJDOT December 3, 2024.

#### **FY 2023 NJDOT TRUST FUND “MUNICIPAL AID” PROGRAM**

RVE was authorized on May 24, 2023 to proceed with the design of improvements to the following three roads, in priority order:

- Meadowlark Road
- Washington Rock Road / Rock Road East from approximately #69 to the Warren Township municipal boundary
- Reynolds Drive

We received NJDOT notification on November 23, 2022 of the grant in the amount of \$368,400.00. The project was awarded to Reivax Construction Corp. at the September 21, 2023 Council meeting for \$398,622.75. Construction complete. DOT final inspection has been completed. The contractor is scheduling two small Meadowlark items to be completed prior to closeout. Meadowlark final work may be moved to spring.

### **PLANNING and / or ZONING BOARD INSPECTION PROJECTS**

#### **BJ's Wholesale Club in Watchung (Block 64.02, Lot 2.05) - New Fuel Facility**

Pre-construction meeting held September 5, 2024. RVE provided construction observation services. The project was completed recently and the BJ's Wholesale Club is open.

#### **SERITAGE aka STARBUCKS**

Construction at the site has completed, RVE issued a recommendation for the Certificate of Occupancy and the Starbucks is open. Applicant inquiries on bond release are pending.

### **1375 Plainfield Avenue**

The planning board review was completed and it will be signed off soon. The project will be ready for inspection.

## **SOMERSET COUNTY AND OUTSIDE AGENCIES RELATED WORKS**

### **Somerset County Hazard Mitigation Plan 2025 Update**

The plan was prepared and submitted to the county's consultant for review. A meeting was held on 3/5 and the plan is currently ready to be reviewed by the public. **Chapter 23- Watchung Annex was reviewed and submitted to the Somerset County for review.**

### **Somerset County Local Safety Action Plan Municipal Meeting**

We attended this meeting. The purpose of the meeting was to inform the municipalities on what a LSAP is; how it can make a municipality eligible for future road safety funding; for the municipalities to give them feedback on the developing Somerset County LSAP plan, as well as ask general questions about LSAP's. Two representatives from the borough shall be nominated to serve on the committee. The County sent a document to the committee member for a strategic survey. The project team is seeking feedback on strategies and actions that the plan will recommend. The received survey spreadsheet includes a variety of infrastructure, educational, and enforcement strategies that have been proven to reduce traffic fatalities and serious injuries in New Jersey. The county is requesting that you provide feedback on each group of strategies to the best of your knowledge and experience, even if the particular strategy is not within your professional expertise. Your knowledge of Somerset County makes your input critical to the future implementation of this LSAP. **The LSAP strategy survey spreadsheet was completed and submitted to Somerset County and NJTPA on 5/17.**

### **Green Brook Flood Control Commission**

The meeting was held on February 5<sup>th</sup> virtually. There was a briefing from the Army Corps of Engineers on the work that was done. Currently the Corps is performing modelling works on the lower basin and the results will be submitted to NJDEP by early March. No work has been performed on the upper basin due to the lack of staffing and funding.

## **COMPLETED CAPITAL IMPROVEMENT PROJECTS UNDER TWO YEAR MAINTENANCE BOND**

### **SIDEWALK FROM WATCHUNG CIRCLE/VALLEY ROAD TO LIBRARY PARKING LOT**

RVE has prepared a sidewalk design and obtained County approval. The Borough has awarded the work and held a preconstruction meeting on September 5, 2024. Construction completed.

### **REPAIRS TO VARIOUS STORM CULVERTS**

Funding Source(s): FEMA and Borough funding

Contractor: CMS Construction, Inc.  
Contract Amount: \$193,785.00  
Notice to Proceed issued: March 10, 2023

We determined that four (4) locations required significant repairs.

Our office issued a declaration for the need of repairs to the Borough for the following four (4) culverts located in the vicinities of:

- 160 Hill Hollow Road
- 90 Glen Eagle Drive
- 20 Glen Eagle Drive
- 48 Brook Drive

Project is complete. The contractor had not requested final inspection from the Soil Conservation District. RVE requested the inspection and received a final report of compliance on March 5, 2024. The project is complete.

**FY 2020 & 2021 NJDOT TRUST FUND “RESURFACING OF VARIOUS ROADWAYS”**

Funding Source(s): FY 2020 Trust Fund in the amount of \$300,000, and FY 2021 Trust Fund in the amount of \$375,000

Contractor: J.A. Alexander, Inc.  
Contract “A” Amount: \$309,960.39  
Contract “B” Amount: \$275,035.66  
Notice to Proceed issued: June 17, 2022

This project was advertised and awarded as one project with two (2) separate construction contracts as follows:

**“Contract A”:**

This contract consisted of the resurfacing of the following roadways utilizing FY’ 2020 NJDOT Trust Fund grant funds:

1. Hill Hollow Road (from Valley Road to Johnston Drive)
2. Nottingham Drive (from Hill Hollow Road to end)

**“Contract B”:**

This contract consisted of the resurfacing of the following roadways utilizing FY’ 2021 NJDOT Trust Fund grant funds:

1. Elsinore Drive (entire extent from Valley Road (CR 527) to Sherwood Drive)
2. Friar Lane (entire extent from the NW Terminus to SE Terminus)
3. Sherwood Drive (Elsinore Drive to a point approximately 800' south)
4. Johnston Drive (Woodledge Road to Valley Drive)

RVE closed out the project on February 23, 2023.

**FY 2022 NJDOT TRUST FUND “MUNICIPAL AID” PROGRAM**

Funding Source(s): FY 2022 Trust Fund in the amount of \$348,000  
Contractor: J.A. Alexander, Inc.  
Contract Amount:  
Notice to Proceed issued: October 18, 2022

This contract consists of the resurfacing of the following roadways utilizing FY' 2020 NJDOT Trust Fund grant funds:

- Johnston Drive (from Valley Drive to Camp Endeavor)
- Scott Drive (from Washington Drive to Winter Lane)

RVE closed out the project on February 6, 2023.

**“MORRIS COUNTY COOPERATIVE PRICING COUNCIL” ROAD PROJECT**

Tilcon is the vendor for the Co-op's "Road Resurfacing" contract for 2022. The Borough awarded a contract to Tilcon for resurfacing the following roads under the co-op:

Corey Lane (full length)  
Old Somerset Road (from Corey Lane to Orchard Road)

RVE closed out the project in October 2022.

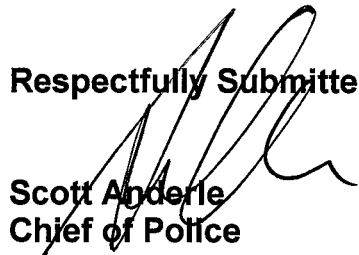
# WATCHUNG POLICE ACTIVITY REPORT

SUMMONS  
Highway: 102  
Town: 275

MONTH: **March** 2025

|                                           |                                          | THIS<br>MONTH | YTD<br>2025 | YTD<br>2024 |
|-------------------------------------------|------------------------------------------|---------------|-------------|-------------|
| <b>1. CALLS REQUIRING POLICE ACTION</b>   |                                          | 2,190         | 6,400       | 5,865       |
|                                           | A. CALLS RELATING TO CRIME               | 171           | 500         | 512         |
|                                           | B. ALL OTHER SERVICE CALLS               | 2,019         | 5,900       | 5,353       |
| <b>2. SHOPLIFTING</b>                     |                                          | 12            | 45          | 45          |
| <b>3. TOTAL ADULTS ARRESTED</b>           |                                          | 27            | 70          | 43          |
| <b>4. TOTAL JUVENILES DETAINED</b>        |                                          | 0             | 0           | 1           |
| <b>5. TOTAL VACANT HOMES REPORTED</b>     |                                          | 5             | 20          | 22          |
| <b>6. TOTAL VACANT HOMES CHECKED</b>      |                                          | 39            | 132         | 147         |
| <b>7. TOTAL ACCIDENTS REPORTED</b>        |                                          | 66            | 175         | 213         |
|                                           | A. NON-REPORTABLE                        | 3             | 18          | 49          |
|                                           | B. REPORTABLE                            | 63            | 159         | 164         |
|                                           | C. PERSONS INJURED                       | 8             | 21          | 21          |
|                                           | D. PERSONS KILLED                        | 0             | 0           | 0           |
| <b>8. MOTOR VEHICLE ENFORCEMENT INDEX</b> |                                          | 377           | 1,000       | 726         |
|                                           | TRAFFIC SAFETY HILLCREST TRUCKS STOPPED  | 48            | 121         | 47          |
|                                           | TRAFFIC SAFETY HILLCREST TRUCK CITATIONS | 55            | 121         | 74          |
|                                           | PATROL HILLCREST TRUCK CITATIONS         | 29            | 99          | 74          |
| <b>9. POLICE PERSONNEL ASSAULTED</b>      |                                          | 0             | 0           | 0           |
| <b>10. DRIVING WHILE INTOXICATED</b>      |                                          | 3             | 3           | 6           |
| <b>11. HOURS OF IN-SERVICE TRAINING</b>   |                                          | 579           | 1,279       | 864         |
| <b>12. FALSE ALARMS</b>                   |                                          | 57            | 157         | 166         |
|                                           | A. DISTRICT 1                            | 35            | 90          | 97          |
|                                           | B. DISTRICT 2                            | 22            | 67          | 69          |

Respectfully Submitted,

  
Scott Anderle  
Chief of Police

WP-140 (Rev. 12/31/2021)

ORIGINAL TO:  
FILE

EDITH GIL, BOROUGH CLERK  
CC: ADMINISTRATOR JIM DAMATO, MAYOR AND COUNCIL



## Watchung Rescue Squad

Council Report

April 2025

- 
- March was filled with exciting activities for our squad. We began working on upgrades to our building which included repainting and redecorating our main meeting room, replacing the molding on the doors and fixing the base molding. We also repainted our kitchen and cleaned out the bay.
  - We held our first, very successful blood drive. This was held in honor of Gary Letizia, a gentleman who passed away from Leukemia. We donated a total of 36 pints and had over 40 individuals come out to donate.
  - Our March drill was held by our new Medical Director, Dr. Letizia. We learned about albuterol nebulizer treatments, glucometer use, Continuous Positive Airway Pressure and Positive End Expiratory Pressure administration for our patients. This training set the framework for us to implement the new expanded scope of practice on our ambulances.

### Call Stats for March 2025:

|                        |           |
|------------------------|-----------|
| <b>BLS CALLS</b>       | <b>13</b> |
| <b>ALS CALLS</b>       | <b>5</b>  |
| <b>RMA</b>             | <b>12</b> |
| <b>CANCELED</b>        | <b>0</b>  |
| <b>FIRE REHAB</b>      | <b>1</b>  |
| <b>CPR</b>             | <b>0</b>  |
| <b>Total Calls</b>     | <b>31</b> |
| <b>Total Calls YTD</b> | <b>86</b> |

**Top Responders-crew**

***Seth Weingarten with 13 calls***

***Nicole Sese with 8 calls***

**Top Crew-shift:** Friday and Wednesday night with 7 calls

**Hospital Transports- Rec. Hosp**

Overlook- 8

RWJ Somerset- 4

Morristown- 4

RWJ NB- 1

**BOROUGH OF WATCHUNG  
ORDINANCE: OR 25/06**

**CALENDAR YEAR 2025**

***ORDINANCE TO EXCEED THE MUNICIPAL BUDGET COST OF LIVING  
ALLOWANCE AND TO ESTABLISH A CAP BANK WHEN THE COLA IS  
EQUAL TO OR LESS THAN 2.5 PERCENT (N.J.S.A. 40A:4-45.14)***

**WHEREAS**, the Local Government Cap Law, N.J.S. A. 40A:4-45.1 *et seq.* , provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% or the Cost-of-Living Adjustment (COLA), whichever is less, over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A:4-45.14 provides that a municipality may, in any year in which the COLA is equal to or less than 2.5% increase its final appropriations by a percentage greater than the COLA, but not to exceed the 3.5% rate as specified in the law, when authorized by ordinance; and,

**WHEREAS**, the COLA for 2025 has been certified by the Director of the Division of Local Government Services in the Department of Community Affairs as 2.5% and,

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, in any year in which the COLA is equal to or less than 2.5%, may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Borough Council of the Borough of Watchung in the County of Somerset finds it advisable and necessary to increase its 2025 budget by more than 2.50% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Borough Council hereby determines that a 3.5% increase in the budget for said year, amounting to \$133,681.73 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Borough Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Borough Council of the Borough of Watchung, in the County of Somerset, a majority of the full authorized membership of this

governing body affirmatively concurring, that, in the 2025 budget year, the final appropriations of the Borough of Watchung shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5% amounting to \$467,886.06 and that the 2025 municipal budget for the Borough of Watchung be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

INTRODUCED BY: FISCHER  
PASSED: MARCH 27, 2025  
PUBLISHED: APRIL 3, 2025  
ADOPTED:  
CC: CFO, DLGS,  
GENERAL CODE

**ATTEST:** **BOROUGH OF WATCHUNG**

\_\_\_\_\_  
Edith G. Gil, Borough Clerk

By: \_\_\_\_\_  
Ronald Jubin, Ph. D., Mayor

**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT**  
Regular Meeting  
Thursday, February 6th, 2025 7:30pm

**OFFICIAL MINUTES**  
**Adopted on: 4/03/2025**

Mr. Alexander Fisher Board attorney read the Call to Order Open Meetings Act statement as required by law at 7:33pm. Then everyone stood for the Pledge of Allegiance to the flag.

**ROLL CALL**

|                                        |                                                         |
|----------------------------------------|---------------------------------------------------------|
| Mr. Daniel Cronheim, Chairman -Present | Mr. DJ Hunsinger – Present                              |
| Mr. PJ Panzarella – Present            | Alex Xie – Present                                      |
| Mr. Mitchell Taraschi- Present         | David A. Stires, PE, PP, Board Engineer – <b>Absent</b> |
| Mr. Anthony Terrezza - Present         | Alexander Fisher, Esq – Attorney Present                |
| George Sopko - Present                 | Catherine Furlan, Board Clerk -Present                  |
| Mr. John Van De Castle – Present       | Graeme Birrell - Present                                |

**ELECTION OF OFFICERS**

**Secretary:** It was noted that last meeting the Board voted PJ Panzarella as the Secretary, which does not go to a Board member. There was some discussion and it pointed out the Board Clerk is also the Secretary. On motion by Mr. Taraschi and seconded by Mr. Terrezza the election of Catherine Furlan as Secretary.

|                                    |                              |
|------------------------------------|------------------------------|
| Mr. Daniel Cronheim, Chairman -Aye | Mr. DJ Hunsinger – Aye       |
| Mr. PJ Panzarella – Aye            | Alex Xie – Aye               |
| Mr. Mitchell Taraschi – Aye        | Graeme Birrell – Aye         |
| Mr. Anthony Terrezza - Aye         | Mr. John Van De Castle – Aye |
| George Sopko - Aye                 |                              |

The Board reviewed the minutes from the Reorganizational and Regular Meeting January 9<sup>th</sup>, 2025 meeting. On motion to approve by Mr. Hunsinger seconded by Mr. Terrezza to approve the minutes. The minutes were accepted and adopted.

|                                    |                              |
|------------------------------------|------------------------------|
| Mr. Daniel Cronheim, Chairman -Aye | Mr. DJ Hunsinger – Aye       |
| Mr. PJ Panzarella – Aye            | Alex Xie – Aye               |
| Mr. Mitchell Taraschi – Aye        | Graeme Birrell – Aye         |
| Mr. Anthony Terrezza - Aye         | Mr. John Van De Castle – Aye |
| George Sopko - Aye                 |                              |

## RESOLUTION BA25-R7

### CASE NO.: BA 23-02; BJ's Wholesale Club – Modification

1601 US Hwy 22

BLOCK: 5801 LOT: 3; BLOCK 5901 LOT 3

BLOCK6001 LOT 1, 2 AND 3 BLOCK 6401 LOT 1.02 and

BLOCK 6402 LOT 2.01, 2.03, 2.04, and 2.05

Represented By: Stephen F. Hehl, Esq.

HD ZONE

Expires: **March 26<sup>th</sup>, 2025**

On motion by Mr. Hunsinger and seconded by Mr. Terezza to memorialize the BJ's Resolution for amended Site Plans.

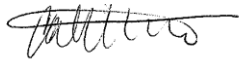
### Roll Call

|                          | Motion to Grant the Application<br>Date: December 12, 2024 |     |     |     |         |        | Resolution of Memorialization<br>Date: February 6, 2025 |     |     |     |            |        |
|--------------------------|------------------------------------------------------------|-----|-----|-----|---------|--------|---------------------------------------------------------|-----|-----|-----|------------|--------|
| Member                   | Motion                                                     | 2nd | Aye | Nay | Abstain | Absent | Motion                                                  | 2nd | Aye | Nay | Ineligible | Absent |
| Cronheim                 |                                                            |     | X   |     |         |        |                                                         |     | X   |     |            |        |
| Hunsinger                | X                                                          |     | X   |     |         |        | X                                                       |     | X   |     |            |        |
| Terrezza                 |                                                            |     | X   |     |         |        |                                                         | X   | X   |     |            |        |
| Sopko                    |                                                            |     |     |     |         | X      |                                                         |     |     |     | X          |        |
| Panzarella               |                                                            |     | X   |     |         |        |                                                         |     | X   |     |            |        |
| Taraschi                 |                                                            | X   | X   |     |         |        |                                                         |     | X   |     |            |        |
| Birrell                  |                                                            |     | X   |     |         |        |                                                         |     | X   |     |            |        |
| Van de Castle<br>(Al. 1) |                                                            |     | X   |     |         |        |                                                         |     | X   |     |            |        |
| Xie (Al. 2)              |                                                            |     |     |     |         | X      |                                                         |     |     |     | X          |        |

The next meeting will be Thursday, March 6th, 2025. On motion to adjourn by Mr. Hunsinger and seconded by Mr. Terrezza, all voted in favor to adjourn at 7:39pm.

ADJOURN

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Catherine Furlan", with a long horizontal flourish extending to the right.

Catherine Furlan  
Board Clerk

## Watchung Environmental Commission – Meeting Minutes

Monday, February 24, 2025

Call to Order at 7:34 pm

Present: Rachel Funcheon, Doug Speeney, Coraleine Kitt, Karen Pennett, Andy Stout, Denise Soppas, and Jennifer Principato

Special Guest: Nandini Checko from ANJEC

ANJEC is hosting Fundamentals Training Workshops, starting on March 18

Announced An Hour of Action on Thursday at 12 noon - looking for volunteers to help make calls to State legislators to pass the Packaging Reduction Bill.

On a local issue calling for towns to pass an ordinance to “Skip the Stuff” reducing the use of single use items by local take out and food delivery services.

Reorganization for 2025

Election of Officers

Chair - Doug Speeney

Vice Chair - Coraleine Kitt

Secretary - Jennifer Principato

Rachel Funcheon stepped down from her role as Chair. The EC thanks Rachel Funcheon for her 5 years as a dedicated Chair and for her professional leadership and many hours of research. She has started a legacy through the projects she has spearheaded including habitat restoration, planting of trees, and promoting and organizing the Borough's recycling programs. Her hard work has been recognized not only locally, but also by the state and nationally through the Arbor Day Foundation's magazine.

Meeting Schedule for 2025

March 24

May 12

June 23

September 15

November 17

All voted on the Approval of Minutes from our Dec. 9, 2024 Teleconference - The minutes will be sent by Jennifer to Edith Gil at the Borough Hall within one week of approval.

Reports

Tree Report - Jan. Tree Report: 1 inspection; 10 trees to be removed; (all dead Ash Trees); 0 replacements. No February Tree Report. Doug asked if there has been any follow up with the Borough to see if they are sending letters to residents about replacing removed trees from

private properties. Denise said she will check with Maria at Borough Hall to see if any letters have been sent out.

Planning Board - met in February for a reorganizational meeting. There were no changes to the Board officers. Karen will forward the 2024 Planning Board Annual Report to all members of the EC. They discussed the new affordable housing mandate and are looking to form an Ad Hoc committee led by Mayor Jubin.

Recycling - The Watchung Borough Council approved to allow HELPSY to place a bin for used clothing and textiles to be placed at DPW site on Somerset Street.

Green Team - New members have recently joined the Green Team reenergizing the team's efforts. There has been interest in a community garden that the team is proposing to the council. The team is also planning for the upcoming Farmer's Market and looking into accepting SNAP to help residents afford fresh local produce. The green team has received 2 grants. One is for energy efficiency outreach the other is a general grant for running the Green Team.

Unfinished Business -

The EC's article for the next Borough Newsletter article will feature information on *Why Trees are Good*.

New Business

New BOA Application, BA25-01 - 45 Dug Way - asking to use 24% impervious coverage where 17.4 % is allowed for a property on a steep slope. Application did not mention how many trees were going to be removed. EC recommends a 1:1 replacement ratio and is against the overage on impervious coverage. The applicant is seeking a variance to install an inground pool. Doug will write a letter to Catherine Furlan with our concerns.

Operation Pride; Seedling Order in place for 30 Red Oak, 30 White Oak, and 30 Chestnut Oak for the upcoming Operation Pride Day on Saturday, April 26.

NJ Salt Watch - Salt levels rise in local drinking water. The NJ Watershed Institute has formed a volunteer based Salt Water Watch, asking concerned local residents to take samples of water to be tested. Doug and his daughter, Emma, are taking part and have already taken samples of Best Lake Watershed to be tested.

Other - The Bird Flu - All types of birds are being found dead on local properties. There are procedures on what to do if you see a dead bird on your property suggested by the Department of Agriculture. Doug will get in touch with Bruce Ruck at the Borough to see if he can help to get word out to the community about the procedures.

Special Announcements & Congratulations -

Bill Funcheon was recently recognized by NASA as a volunteer Solar System Ambassador and will be holding an Amateur Astronomers night at Wagner Farms on Saturday, April 5 at 8 pm.

Denise Soppas is being honored and recognized at the upcoming Women in Watchung ceremony at the Watchung Arts Center on Thursday, March 6.

Adjournment - 9:55 pm

Next meeting on Monday, March 24 at 7:30 pm.

\*Join Zoom Meeting

<https://zoom.us/j/4653667048?pwd=OWFaNFR6VGxWdjIjGRURCNkUxMHdqZz09>

Dial-in by phone: 1-646-558-8656 US (New York)

Meeting ID: 465 366 7048

Passcode: 054425

## **March 2025 Tree Report**

**Tree Inspections: 4**

**Tree Removal permits approved: 3**

**Trees to be removed: 14**

**Trees to be replaced: 9**

**Tree Re-Inspections: 0**

**Permit Closed: 0**

**Trees replaced: 0**

D. Soppas & K. Pennett

### **Tree Inspections:**

#### **54 Valley Drive – 6 Cherry Kwanzan, approved with 5 replacements**

- Inspection: 3/5/25. (KP)
- Trees that were marked **were not cherries**. Very large trees, diameter 12+", bark was not cherry bark. There were cherry trees in yard, with deer fencing around. Spoke to homeowner through doorbell. She insisted trees to be removed were cherries. 1 of the marked trees was dead. Could not determine if other marked trees were dead. 5 replacements

#### **127 Valley Drive – 8 trees, 2 of which are ashes Approved with 4 replacements**

- Inspection: 3/14/25. (KP)
- One ash broke and just missed house, home owner concerned
- 2 Ashes
- 2 Bottom of tree rotted, dangerous
- 4 species unknown, approx. 8" diameter, near house, outside envelope. To be replaced.

#### **705 Johnston Dr.– 44 trees, Approved with 30 replacements**

- Inspection: 3/20/25. (DS)
- 14 Dead, 30 live
- Most trees were up against the fence around the tennis court. Trees planted too close together.
- No tree service listed

**705 Johnston Dr.– 8 trees, not approved**

- Inspection: 3/20/25. (DS)
- A & W Landscaping and Tree Service
- 8 healthy live large trees (6 Maple, 2 Oak) – 7 of the 8 are  $\geq 18$  in (or close to 18 in) in diameter
- The homeowner's son indicated that they wanted to remove the trees because they were too big. The homeowner is getting older and is having difficulty with landscape maintenance. They are willing to replant smaller trees in the back yard.
- I contacted Jim Demato indicating that I recommend NOT to approve this permit. (have not heard back)

**Watchung Historical Committee  
Minutes of the February 19th, 2025 Meeting**

**In Attendance:** Don Monetti, Maureen Greenbaum, Karen Jubin, Stephen Pote, liaison Mayor Ron Jubin, Tim Logan, and new member Frank Lazzano

**Absent:** Michael DeParto, Emily White, Chris Vander Fliet

The Meeting was called to order at 7:05 PM. Motion to by Karen Jubin to approve January 22<sup>nd</sup> Historical Committee minutes. Second by Don Monetti. All in favor of approving the minutes from the January 22<sup>nd</sup>, 2025 Meeting. Minutes approved.

**CHAIRPERSON'S REPORT**

**2025/2026 Timelines/Projects for 2025**

**Foveonics Scanning**

No updates at this time. More discussion will take place regarding additional scanning of documents.

**Bob Mayers – Committee Donation/Tree Planting**

The committee discussed the idea of planting a tree in memory of Bob Mayers, Historian and member of the Historical Committee. One thought was to plant a tree at Washington Rock Park because of his involvement and writings of the Revolutionary War period. The committee, however, largely believed that a tree should be planted instead in Watchung, on the Texier House property.

**Laurie Wood Donation - \$260 – Thank you Card sent to Laurie**

**VICE CHAIRPERSON'S REPORT**

Tim Logan and new Historical Committee member Frank Lazzano were separately sworn in as Historical Committee members for 2025.

**LIAISON REPORT – Mayor Jubin**

Per Mayor and Council: Bylaws will be reviewed by the Council; from them, there might be ordinance changes. Ultimately the bylaws will be removed.

Texier House – Routine cleaning at least every two months should be taking place. Ron is supportive of meeting to discuss adequacy of current security levels at Texier House. Steve will reach out again to Jim Damato in Administration to arrange this.

## **OTHER PROJECTS/NEW BUSINESS**

### **Scanning Day**

Another scanning day was scheduled for Sunday, March 23

### **Photography of Texier House for 2025**

Need to look again at what objects/artifacts were already photographed. Assess remainder and desire to take pictures of another group of artifacts.

### **Thomas Schaefer Eagle Scout Project**

Work is underway at assessing what is going to be presented on the walls. Thomas is scheduling time at end of February to remove and relocate materials regarding the wall that presented clippings from the flood of '73 as well information on Wilson Memorial. Question was raised as to whether Thomas has enough material to work with.

### **Brook Hill Sign**

Decision was made to retain 908 on the sign, as historically it was part of the phone number. Group still believes only one side needs to be refurbished.

### **Website Updates**

Maureen showed a couple more examples of Watchung Historical website additions, demonstrating how, in some cases, very short "bursts" of information are informative and of interest. Also discussed was the possibility of featuring different aspects of the town, including long-time families. Maureen highlighted miniature golf at the old Sears store, as well Wallys, the quarry, etc., as examples of short pieces of interest. Idea surfaced to get biographies of each of the Mayors.

Maureen asked again that people go to the Facebook page on Historical, to keep the interest going.

### **Scanner/Scanning Scrapbooks**

NO further discussion at this time.

### **100<sup>th</sup> Anniversary Ideas/Discussion**

NO further discussion at this time.

### **T-Shirt Sales @ Wilson Memorial**

NO further discussion at this time.

### **Sue Tucker Recognition**

Under consideration by Council. Discussion (Spoke with Diddy, Betse, and Barbara. They are in support of some form of recognition for Sue Tucker)

### **Trivia for Watchung Sign**

The administration will look at fixing the sign on a more permanent basis, and to create questions that are better formatted on the sign.

**Historical Committee Shirts**

It was discussed that Historical Committee should wear 100-year shirts, maybe a different color than the remainder of residents or other committee members.

**SCHEDULE FOR TEXIER HOUSE OPENINGS**

**February 2<sup>nd</sup>**

**February 16<sup>th</sup>**

**March 2<sup>nd</sup>**

**March 16<sup>th</sup>**

**April 6<sup>th</sup>**

**April 6<sup>th</sup>**

**April 20<sup>th</sup>**

**May 4<sup>th</sup>**

**May 18<sup>th</sup>**

**The Meeting was adjourned at 8:15 PM**

**Submitted by Steve Pote**

**Next Meeting: March 19<sup>th</sup> at 7PM**

**Attachments:**

- 1. No Attachments**

# 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, MARCH 6, 2025  
6:30 PM

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

---

### ATTENDANCE

Antonios Pantagopoulos, PARSA Member, Fanwood  
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  
David Ruitenbergh, PARSA Attorney, Murphy, McKeon, P.C.  
Dan Madden, PARSA Engineer, Johnson, Mirmiran & Thompson, Inc.  
Robert A. Snyder, PARSA Executive Director

## **I. CALL TO ORDER**

Chairman Glenn Cullen called the Regular Meeting (Virtual via WebEx and In-Person) to Order at 6:30 P.M.

## **II. STATEMENT OF COMPLIANCE**

Chairman Glenn Cullen 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 not represented; Fanwood was represented by Commissioner Antonios Panagopoulos; Green Brook was not represented; 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**

Chairman Cullen called for a motion to approve the Minutes of the Regular Meeting held on February 6, 2025. Commissioner Brokaw moved to approve the Minutes and, the motion was seconded by Commissioner LaCosta. There were no amendments, additions, or corrections. All were in favor, with an abstention by Commissioner Panagopoulos.

## **VI. TREASURER'S REPORT**

Commissioner D'Armiento reported that the Authority is slightly over Budget which is due to the timing of the Bills (at the beginning of the year).

## **VII. APPROVAL OF BILLS**

Chairman Cullen called for a motion to approve the Bills. Commissioner Brokaw moved to approve the Bills, and the motion was seconded by Commissioner D'Armiento. There were no discussions.

## **ROLL CALL VOTE**

AYES: Commissioner Antonios Panagopoulos  
Commissioner Basil D'Armiento

Commissioner Carol A. Brokaw

Commissioner Robert LaCosta

Commissioner Glenn Cullen

Commissioner Christine Barbara Ead

NAYES: None

ABSTAINED: None

ABSENT: Commissioner Robert Seader

Commissioner John Richards

### **VIII. COMMITTEE REPORTS**

- A) **FINANCE COMMITTEE REPORT:** None presented.
- B) **ENGINEERING COMMITTEE REPORT:** None presented.
- C) **PERSONNEL COMMITTEE REPORT:** None presented.

### **IX. EXECUTIVE DIRECTOR'S REPORT**

Mr. Snyder reported that the Shared Services Agreement with South Plainfield (for the operation of Collection System) is on tonight's Agenda.

Mr. Snyder reported that the Authority had a few incidents with the alarm system and motion sensors at the office. The alarm company was notified and will be sending someone to repair it.

It has been a busy month. The staff have started on the 2025 cleaning of all the Members' systems. The Staff is doing an excellent job so that the Authority can get this moving.

#### **X. ENGINEER'S REPORT**

Mr. Madden reported that they are still waiting for the seed to take over in the New Outfall Sewer. Hopefully, that will happen when the weather breaks. They are continuing to work on the Chamber rehab behind the cemetery. They are continuing to help Mr. Snyder and Staff with the GIS management.

Mr. Snyder reported that they have several areas through the Member towns where, when they are cleaning them, the residents experience turbulence in their toilets along with the trouble spot areas. They have already changed some symbology on the maps and they are now working on adding symbology, so that when the Staff looks at the map, they will see that that area is having an issue so that they can: a) notify the resident a little more aggressively; or b) try and change how they are cleaning. They are just trying to minimize the possibility of impact to any resident.

It is a work in progress.

#### **XI. ATTORNEYS REPORT**

Mr. Ruitenberg reported that he had no topics to report.

#### **XII. OLD BUSINESS**

None reported.

A) Other Matters

None reported.

#### **XIII. NEW BUSINESS**

Chairman Cullen reported that he had a meeting with members of the E.P.A. (it only affects South Plainfield). The work will start from Plainfield Avenue all the way to eventually stopping at New Market Pond. Chairman Cullen explained about the Siphon Chamber going underneath the Bound Brook. He mentioned that Mr. Snyder should be receiving a call from the E.P.A. sometime next week, relative to this.

Commissioner Ead thanked Mr. Snyder and the whole Team for coming out in Watchung (Beechwood Drive) where they were dealing with a sewer line repair.

**A) RESOLUTION 2025-7**

**SOUTH PLAINFIELD AGREEMENT**

Commissioner Brokaw moved to approve Resolution 2025-7, and the motion was seconded by Commissioner D'Armiento. All were in favor, with an abstention by Chairman Cullen.

**B) Other Matters**

None reported.

**XIV. PUBLIC PORTION**

There were no comments from the Public.

**XV. ADJOURNMENT**

Being no further business to discuss, Chairman Cullen called for a motion to adjourn the Regular Meeting. The motion was moved by Commissioner LaCosta and seconded by Commissioner Ead. All were in favor of adjourning the Meeting.

The Meeting adjourned at 6:41 P.M.

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Eula Conley, PARSA Recording Secretary



## Watchung Monthly Flow Chart

February-2025

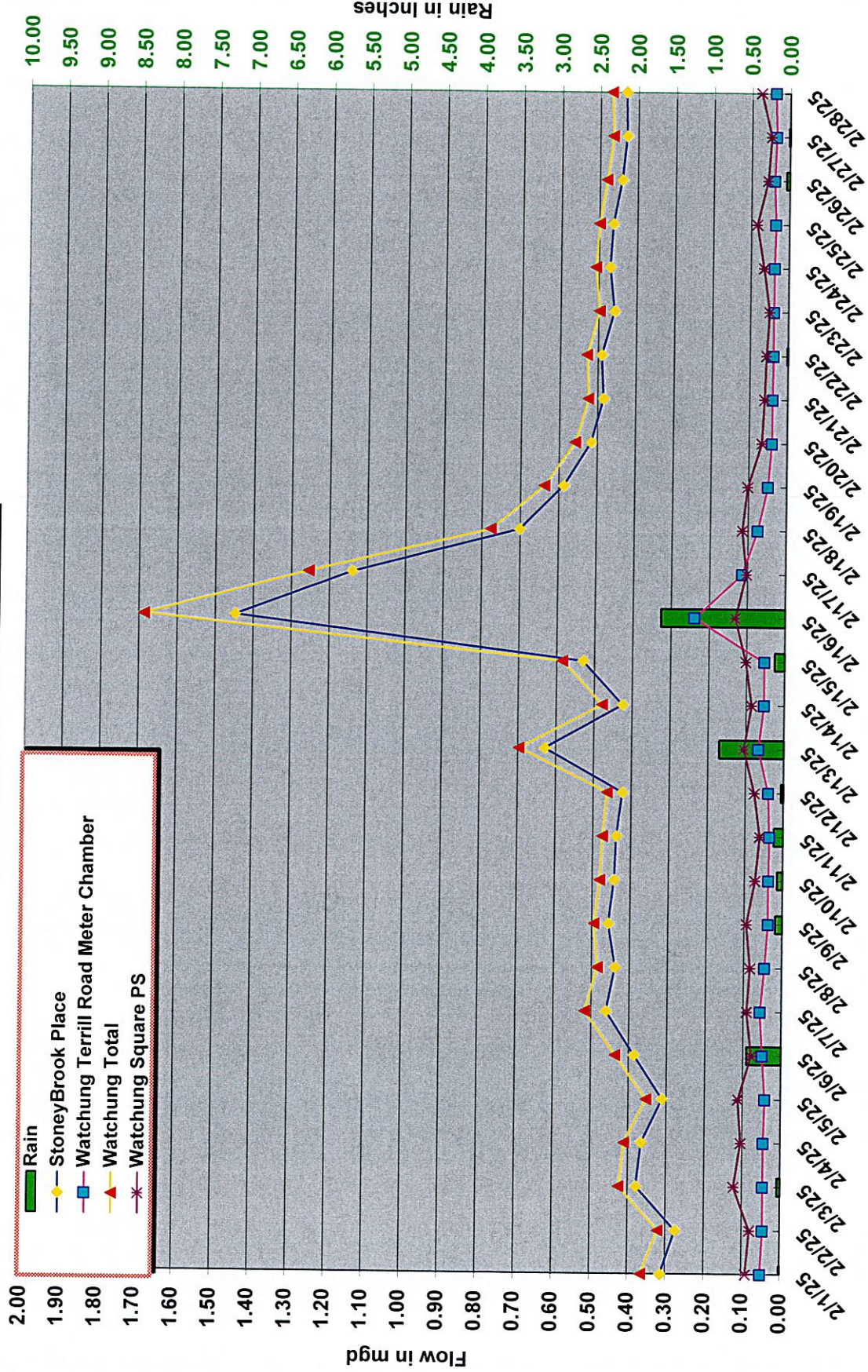
| Date          | StoneyBrook Place | Watchung Terrill<br>Road Meter<br>Chamber | Watchung Square<br>PS | Watchung Total | Rain          |
|---------------|-------------------|-------------------------------------------|-----------------------|----------------|---------------|
| 2/1/25        | 0.3140            | 0.0520                                    | 0.0910                | 0.3660         | 0.01          |
| 2/2/25        | 0.2760            | 0.0460                                    | 0.0800                | 0.3220         | 0.00          |
| 2/3/25        | 0.3790            | 0.0470                                    | 0.1230                | 0.4260         | 0.04          |
| 2/4/25        | 0.3660            | 0.0460                                    | 0.1050                | 0.4120         | 0.00          |
| 2/5/25        | 0.3120            | 0.0430                                    | 0.1130                | 0.3550         | 0.00          |
| 2/6/25        | 0.3870            | 0.0510                                    | 0.0790                | 0.4380         | 0.45          |
| 2/7/25        | 0.4620            | 0.0570                                    | 0.0920                | 0.5190         | 0.00          |
| 2/8/25        | 0.4390            | 0.0470                                    | 0.0840                | 0.4860         | 0.00          |
| 2/9/25        | 0.4580            | 0.0380                                    | 0.0950                | 0.4960         | 0.09          |
| 2/10/25       | 0.4440            | 0.0380                                    | 0.0730                | 0.4820         | 0.07          |
| 2/11/25       | 0.4390            | 0.0370                                    | 0.0620                | 0.4760         | 0.12          |
| 2/12/25       | 0.4240            | 0.0410                                    | 0.0770                | 0.4650         | 0.03          |
| 2/13/25       | 0.6290            | 0.0680                                    | 0.1060                | 0.6970         | 0.85          |
| 2/14/25       | 0.4256            | 0.0540                                    | 0.0860                | 0.4796         | 0.00          |
| 2/15/25       | 0.5310            | 0.0540                                    | 0.1030                | 0.5850         | 0.13          |
| 2/16/25       | 1.4480            | 0.2400                                    | 0.1320                | 1.6880         | 1.63          |
| 2/17/25       | 1.1400            | 0.1150                                    | 0.1040                | 1.2550         | 0.00          |
| 2/18/25       | 0.7010            | 0.0760                                    | 0.1160                | 0.7770         | 0.00          |
| 2/19/25       | 0.5870            | 0.0500                                    | 0.1030                | 0.6370         | 0.00          |
| 2/20/25       | 0.5170            | 0.0410                                    | 0.0670                | 0.5580         | 0.00          |
| 2/21/25       | 0.4850            | 0.0400                                    | 0.0610                | 0.5250         | 0.00          |
| 2/22/25       | 0.4910            | 0.0390                                    | 0.0570                | 0.5300         | 0.01          |
| 2/23/25       | 0.4590            | 0.0390                                    | 0.0500                | 0.4980         | 0.00          |
| 2/24/25       | 0.4710            | 0.0380                                    | 0.0660                | 0.5090         | 0.00          |
| 2/25/25       | 0.4640            | 0.0360                                    | 0.0850                | 0.5000         | 0.00          |
| 2/26/25       | 0.4420            | 0.0400                                    | 0.0570                | 0.4820         | 0.04          |
| 2/27/25       | 0.4300            | 0.0360                                    | 0.0490                | 0.4660         | 0.01          |
| 2/28/25       | 0.4320            | 0.0380                                    | 0.0760                | 0.4700         | 0.00          |
| <b>Totals</b> | <b>14.3526</b>    | <b>1.5470</b>                             | <b>2.3920</b>         | <b>15.8996</b> | <b>3.4800</b> |

**Notes:**

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



**Watchung Monthly Flow Chart**





**BOROUGH OF WATCHUNG  
RESOLUTION: R1**

**WHEREAS**, the Borough of Watchung has received a Field and Facility Permit Application which has been reviewed by Borough Officials; and

**WHEREAS**, the Governing Body of the Borough of Watchung, County of Somerset, State of New Jersey wishes to authorize said application.

**NOW THEREFORE BE IT HEREBY RESOLVED**, by the Mayor and Council of the Borough of Watchung that the use of Phillips Field is authorized for the intended use as noted below and is hereby approved:

1. Watchung PTO to hold movie night from 7:00 PM to 11:00 PM on June 6, 2025.
2. All approvals are subject to having appropriate insurance coverage, applicable departmental approvals, and receipt of appropriate fees, if applicable.

\_\_\_\_\_  
Christine B. Ead, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: APRIL 10, 2025  
INDEX: RECREATION  
C: DQG, PD,

**BOROUGH OF WATCHUNG  
RESOLUTION: R2**

**WHEREAS**, Resident Lisa Peluso recently registered her child to Watchung's Summer Camp and due to a glitch in the system it resulted in an overpayment of fees.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the Chief Financial Officer is hereby authorized to refund \$100.00 to Lisa Peluso, 369 Mountain Boulevard, for an overpayment of fee's resulting from an internal glitch in the summer camp registration system.

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Christine B. Ead, Council President

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Ronald Jubin, Ph.D., Mayor

ADOPTED:       APRIL 10, 2025  
INDEX:         FINANCE-MISC., RECREATION  
C:               B HANCE, D.GRAY

**BOROUGH OF WATCHUNG  
RESOLUTION: R3**

***AUTHORIZING A SETTLEMENT WITH NEW JERSEY BUILDERS  
ASSOCIATION AND RE-ESTABLISHING THE FOURTH ROUND AFFORDABLE  
HOUSING PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS FOR  
THE BOROUGH OF WATCHUNG***

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

**WHEREAS**, the Amended FHA requires the New Jersey Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

**WHEREAS**, the DCA issued a report on October 18, 2024 (“DCA Report”) wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

**WHEREAS**, the DCA Report calculated the Borough of Watchung’s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 35 units and a Prospective Need Obligation of 119 units; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.3, a municipality’s average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality’s average allocation factor, and

**WHEREAS**, the Amended FHA further provides that “[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions” (N.J.S.A 52:27D-311(m)); and

**WHEREAS**, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

**WHEREAS**, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

**WHEREAS**, the Borough of Watchung and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

**WHEREAS**, based on the foregoing, Watchung Borough relied on the DCA calculations of Watchung Borough’s fair share obligations as modified by the Borough’s review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List

**BOROUGH OF WATCHUNG  
RESOLUTION: R3**

data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Borough's affordable housing professional planner, and Watchung Borough adopted Resolution No. R2 S, committing to provide its fair share of 35 units present need and 92 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, Watchung having filed its resolution of participation before the Affordable Housing Dispute Resolution Program (the "Program") on January 31, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, et seq., and the timeframes set forth in Directive #14-24, bearing Docket No. SOM-L-183-25; and

**WHEREAS**, in accordance with the timeframes set forth in the Amended Act and the Directive, the New Jersey Builders Association ("NJBA") filed a timely objection to Watchung's resolution on February 27, 2025; and

**WHEREAS**, NJBA's objection contended that Watchung had improperly calculated its Prospective Need obligations and requested that the Program find that Watchung's Prospective Need obligation be set at 119 as calculated by the DCA; and

**WHEREAS**, Watchung disputes the contentions raised in NJBA's objection; and

**WHEREAS**, within the Program established pursuant to N.J.S.A. 52:27D-313.2, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth Watchung's Fourth Round Prospective Need obligations, without either party admitting the validity of the others' claims; and

**WHEREAS**, recognizing that this agreement is reached prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, the parties agree that 111 units is within the range of possible outcomes for Watchung's Fourth Round Prospective Need; and

**WHEREAS**, resolving the Fourth Round Prospective Need at this juncture and allowing Watchung to move forward with preparing its Fourth Round Housing Element and Fair Share Plan ("HEFSP") is important to the interests of lower-income households; and

**WHEREAS**, Watchung and NJBA thus agree to present this mediation agreement to the Program and consent to the mediation agreement, upon the approval by the Program, setting forth Watchung's Fourth Round obligations and binding Watchung to utilize these obligations and foreclosing NJBA from further challenge to said obligations; and

**WHEREAS**, Watchung and NJBA also acknowledge and agree that if the Program, trial court, or any appellate court rejects approval of this Agreement, the Parties reserve their right to return to the *status quo ante*; and

**WHEREAS**, Watchung Borough reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

**BOROUGH OF WATCHUNG  
RESOLUTION: R3**

**WHEREAS**, Watchung Borough also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

**WHEREAS**, in light of the above, the Borough Council of the Borough of Watchung finds that it is in the best interest of the Borough to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

**WHEREAS**, in accordance with AOC Directive #14-24 dated December 13, 2024, the Borough Council of the Borough of Watchung finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Borough to enter into the Settlement Agreement with NJBA, with an agreed upon Round 4 Present Need Obligation of 35 units, and a Round 4 Prospective Need Obligation of 111 units.

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

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.
2. Watchung Borough hereby commits to a Round 4 Present Need Obligation of 35 units, and a Round 4 Prospective Need Obligation of 111 units, modified from the DCA's calculations as explained above and as set forth in the attached Mediation Agreement with NJBA to be entered with the Affordable Housing Dispute Resolution Program, subject to all reservations of rights set forth above.
3. The Borough Attorney and other appropriate Borough official is hereby authorized and directed to take all actions necessary to comply with the requirements of the Mediation Agreement and Amended FHA, including the signing of the Agreement and filing same with the Program.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

\_\_\_\_\_  
Christine B. Ead, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: APRIL 10, 2025  
INDEX: MISC.,  
C: JS, JD,

MEDIATION AGREEMENT BEFORE THE AFFORDABLE HOUSING DISPUTE  
RESOLUTION PROGRAM

IN THE MATTER OF THE APPLICATION OF THE BOROUGH OF WATCHUNG,  
DOCKET NO. SOM-L-183-25

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2., into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act (the "Amended Act"); and

**WHEREAS**, the Amended Act required the Department of Community Affairs (the "DCA") to prepare a report with the calculation of the regional and municipal Prospective Need and the municipal Present Need for the Fourth Round in accordance with the formula required by the Amended Act; and

**WHEREAS**, the DCA released this report entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round)" on October 18, 2024; and

**WHEREAS**, the DCA report concluded that the Borough of Watchung (the "Borough") fair share obligations for the Fourth Round included a Present Need of 35 units and a Prospective Need of 119 units; and

**WHEREAS**, the Borough having filed a Declaratory Judgment Action along with an adopted January 31, 2025, resolution of participation with the Affordable Housing Dispute Resolution Program (the "Program"), in accordance with the requirements of N.J.S.A. 52:27D-301, et seq., and the timeframes set forth in the Administrative Office of the Court's Directive #14-24 (the "Directive"); and

**WHEREAS**, the Borough's resolution proposed to set the Borough's affordable housing obligations for the Fourth Round to include a Present Need of 35 units and a Prospective Need of 92 units; and

**WHEREAS**, in accordance with the timeframes set forth in the Amended Act and the Directive, New Jersey Builders Association (“NJBA”) filed a timely objection to the Borough’s resolution; and

**WHEREAS**, NJBA’s objection contended that the Borough had improperly calculated its Prospective Need obligations and requested that the Program find that the Borough’s Prospective Need obligation be set at 119; and

**WHEREAS**, the Borough disputes the contentions raised in NJBA’s objection; and

**WHEREAS**, within the Program established pursuant to N.J.S.A. 52:27D-313.2, the parties have engaged in the mediation process provided by the Program, and conferred and reached an accord setting forth the Borough’s Fourth Round Prospective Need obligations, without either party admitting the validity of the others’ claims; and

**WHEREAS**, recognizing that this agreement is reached prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, the parties agree that 111 units is within the range of possibilities of outcomes for the Borough’s Fourth Round Prospective Need; and

**WHEREAS**, resolving the Fourth Round Prospective Need at this juncture and allowing the Borough to move forward with preparing its Fourth Round HEFSP is important to the interests of lower-income households; and

**WHEREAS**, the Borough adopted a resolution on April 10, 2025 authorizing the execution of this agreement; and

**WHEREAS**, the Borough and NJBA agree to present this Mediation Agreement to the Program and consent to the Mediation Agreement, upon the approval by the Program, setting forth

the Borough's Fourth Round obligations and binding the Borough to utilize these obligations and foreclosing NJBA from further challenge to said obligations.

THEREFORE, the Borough and NJBA agree:

1. The Borough's Fourth Round fair share obligations shall be set forth as follows:
  - Present Need – 35 units
  - Prospective Need – 111 units
2. A Fourth Round Fair Share Obligation of 111 units is within the range possible outcomes were the court to fully-adjudicate the Borough's Prospective Need.
3. A Fourth Round Fair Share Obligation of 111 units is fair to the interests of lower-income households.
4. The Borough and NJBA will jointly present this Mediation Agreement to the Program and request approval of this Agreement from the Program and if approved by the Program from the vicinage Mount Laurel judge. If the Program, trial court, or any appellate court reject approval of this Agreement, the Parties reserve their right to return to the *status quo ante*.
5. The Borough shall prepare a Fourth Round Housing Element and Fair Share Plan ("HEFSP") utilizing these present and prospective need obligations and submit the HEFSP to the Program by the deadline in the Amended Act of June 30, 2025. FSHC reserves all rights as to its review of the HEFSP pursuant to the Amended Act. However, nothing in this agreement precludes the Borough from conducting a windshield survey relating to the calculation of present need.

The undersigned, on behalf of the Borough, is authorized to execute this agreement via the Borough Council resolution adopted on April 10, 2025. The undersigned on behalf of the NJBA consents to this Mediation Agreement and represents that he is authorized to execute

it on the NJBA's behalf. This Mediation Agreement shall not be further modified, amended or altered in any way except in writing signed by the Borough and NJBA.

Witness/Attest:

**Borough of Watchung**

\_\_\_\_\_

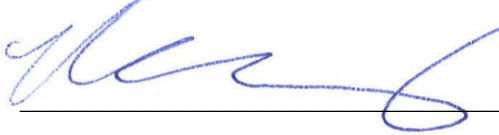
By: \_\_\_\_\_  
Joseph V. Sordillo, Esq.  
Counsel for the Borough of Watchung

Dated:

Dated:

Witness/Attest:

**New Jersey Builders Association**

  
\_\_\_\_\_

By:   
Richard J. Hoff, Esq.  
Counsel for New Jersey Builders Association

Dated: April 3, 2025

Dated: April 3, 2025

**BOROUGH OF WATCHUNG  
RESOLUTION: R4**

**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 |
|--------------------------------|----------------|--------|
| Keven Carty<br>936 Valley Road | E-BA25-03      | \$610  |
|                                |                |        |
|                                |                |        |

\_\_\_\_\_  
Christine B. Ead, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: APRIL 10, 2025  
INDEX: FINANCE-MISC,  
C: BOARD CLERK, CFO,

**BOROUGH OF WATCHUNG**  
**RESOLUTION: R5**

**WHEREAS**, Section 2-25.13 of the Code of the Borough of Watchung requires that contracts for purchases or services involving more than the authorized bid threshold be awarded by a resolution of the Mayor and Council.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the Purchasing Agent be authorized to issue Purchase Orders as follows:

Vendor: Northern Nurseries, Inc. 487 Elizabeth Avenue, Somerset, NJ 08873  
Item: Trees & Shrubs  
Total Price: \$11,823.80  
Charged to: 5-01-155-273

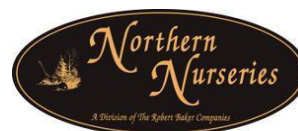
\_\_\_\_\_  
Christine B. Ead, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

Date: April 10, 2025  
INDEX: Purchases  
C: Finance

**NORTHERN NURSERIES, INC.**

WHOLESALE HORTICULTURAL DISTRIBUTION CENTERS

**CONFIDENTIAL PRICE QUOTATION**Date of Quote: **3/21/25**Job Reference: **PLANTS-POLICE STATION**

TO: **BORO OF WATCHUNG**  
**15 MOUNTAIN BOULEVARD**  
**WATCHUNG NJ**

ATTN: **ART**  
 Phone: **908-756-0080**  
 Fax: **:**

FROM: **Linda Grzeszkiewicz-Sales Representative**  
**Northern Nurseries, Inc.**  
**487 Elizabeth Ave.**  
**Somerset, NJ 08873**

Phone: **(732) 560-5060**  
 Fax: **(732) 560-5064**

Date Material Required: **SPRING 2025**

Terms: **PO**  
 F.O.B. **Somerset NJ 08873**

Ship to: **TBD**

In response to your inquiry, we submit the following Quotation:

| QTY | Description                            | Size    | Status           | Unit Price | Amount   |
|-----|----------------------------------------|---------|------------------|------------|----------|
| 4   | DOGWOOD CHEROKEE BRAVE                 | 1.75-2" | <b>SUB RUBRA</b> | \$215.00   | \$860.00 |
|     |                                        |         | .                |            |          |
| 15  | JUNIPER BLUE RUG                       | #3      | .                |            |          |
| 15  | JUNIPER DWARF ROCK GARDEN (PROCUMBENS) | #3      | .                | \$28.50    | \$427.50 |
| 15  | JUNIPER BLUE PACIFIC                   | #3      | .                | \$28.50    | \$427.50 |
|     |                                        |         | .                |            |          |
| 12  | GRASS MUHLY PINK                       | #1      | .                | \$11.95    | \$143.40 |
|     |                                        |         | .                |            |          |
| 12  | SALVIA MAY NIGHT                       | #1      | .                | \$8.50     | \$102.00 |
| 12  | SALVIA MAY NIGHT                       | #2      | .                | \$10.95    | \$131.40 |

**NOTE:** Prices quoted firm for 10 DAYS FROM DATE OF QUOTE. Actual supply of material subject to availability as of date of receipt of order.

**NOTE:** We do not recommend **FALL DIGGING** of items identified by **F.H.**. Customer assumes all responsibility for survival of these items.

This quotation is intended only for the use of the addressee and may contain information that is privileged and confidential. Communication of this information to any other individual without express consent of Northern Nurseries, Inc. is strictly prohibited.

Thank you for the opportunity to quote these items.

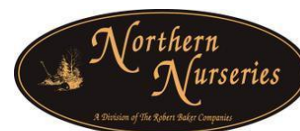
Plants Police Station 03-21-25

Page 55 of 65

Thank you for the opportunity to quote these items.

**NORTHERN NURSERIES, INC.**

WHOLESALE HORTICULTURAL DISTRIBUTION CENTERS

**CONFIDENTIAL PRICE QUOTATION**Date of Quote: **3/21/25**Job Reference: **SPRING PLANT MATERIAL**

TO: **BORO OF WATCHUNG**  
**15 MOUNTAIN BOULEVARD**  
**WATCHUNG NJ**

ATTN: **ART**  
 Phone: **908-756-0080**  
 Fax: **:**

FROM: **Linda Grzeszkiewicz-Sales Representative**

**Northern Nurseries, Inc.**  
**487 Elizabeth Ave.**  
**Somerset, NJ 08873**

Phone: **(732) 560-5060**  
 Fax: **(732) 560-5064**

Date Material Required: **SPRING 2025**

Terms: **PO**  
 F.O.B. **Somerset NJ 08873**

Ship to: **TBD**

In response to your inquiry, we submit the following Quotation:

| QTY | Description                            | Size     | Status           | Unit Price | Amount     |
|-----|----------------------------------------|----------|------------------|------------|------------|
| 23  | GRASS HAMELN DWARF                     | #2       | .                | \$14.25    | \$327.75   |
| 23  | GRASS HAMELN DWARF                     | #3       | .                | \$19.25    | \$442.75   |
|     |                                        |          | .                |            |            |
| 13  | LIROPE BIG BLUE                        | #1       | .                | \$4.85     | \$63.05    |
| 13  | LIROPE VARIEGATED                      | #1       | .                | \$5.15     | \$66.95    |
|     |                                        |          | .                |            |            |
| 15  | JUNIPER BLUE RUG                       | #3       | .                | \$28.50    | \$427.50   |
| 15  | JUNIPER DWARF ROCK GARDEN (PROCUMBENS) | #3       | .                | \$28.50    | \$427.50   |
| 15  | JUNIPER BLUE PACIFIC                   | #3       | .                | \$28.50    | \$427.50   |
|     |                                        |          | .                |            |            |
| 2   | MAPLE OCT GLORY OR RED SUNSET          | 2 1/2-3" | .                | \$249.00   | \$498.00   |
|     |                                        |          | .                |            |            |
| 6   | DOGWOOD KOUSA SCARLET FIRE             | 1.75-2"  | .                | \$219.00   | \$1,314.00 |
|     |                                        |          | .                |            |            |
| 7   | CHERRY KWANZAN                         | 2 1/2-3" | .                | \$275.00   | \$1,925.00 |
| 5   | CRABAPPLE PRAIRIE                      | 2-2 1/2" | .                | \$219.00   | \$1,095.00 |
| 2   | CHERRY JAPANESE WEEPING                | 2 1/2-3" | .                | \$259.00   | \$518.00   |
|     |                                        |          | .                |            |            |
| 3   | CYPRESS GOLD THREAD                    | #5       | .                | \$48.50    | \$145.50   |
| 3   | CYPRESS GOLD THREAD                    | #10      | .                | \$82.50    | \$247.50   |
|     |                                        |          | .                |            |            |
| 14  | HOLLY DROPS OF GOLD                    | #3       | .                | \$35.50    | \$497.00   |
| 14  | HOLLY HONEY MAID                       | #3       | .                | \$34.50    | \$483.00   |
| 14  | HOLLY HONEY MAID                       | #5       | <b>LTD AVAIL</b> | \$59.00    | \$826.00   |
|     |                                        |          | .                |            |            |
| 2   | HOLLY VARIEGATED SHRUB                 | 4-5'     | <b>N/A</b>       |            |            |
| 2   | HOLLY ENGLISH VARIEGATED               | 4-5'     | <b>N/A</b>       |            |            |

**NOTE:** Prices quoted firm for 10 DAYS FROM DATE OF QUOTE. Actual supply of material

Thank you for the opportunity to quote these items.

Spring Plant Material 03-21-25

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subject to availability as of date of receipt of order.

**NOTE:** We do not recommend **FALL DIGGING** of items identified by **F.H.**. Customer assumes all responsibility for survival of these items.

This quotation is intended only for the use of the addressee and may contain information that is privileged and confidential. Communication of this information to any other individual without express consent of Northern Nurseries, Inc. is strictly prohibited.

Thank you for the opportunity to quote these items.

Thank you for the opportunity to quote these items.

Thank you for the opportunity to quote these items.

**BOROUGH OF WATCHUNG**  
**RESOLUTION: R6**

**WHEREAS,** in accordance with the “New Jersey Local Unit Pay to Play” law, Public Law 2004, Chapter 19 (N.J.S.A. 19:44A-20.4 et seq), the Borough of Watchung solicited proposals for the professional services of an Engineer for the year 2025 and were opened on December 5, 2024; and

**WHEREAS,** the Borough Council previously awarded a contract on January 4, 2025 to Remington & Vernick Engineers, 429 Route 79, Suite 21, Morganville, NJ 07751 to perform the duties of Professional Engineer for the Borough including special assignments that may arise during the course of performing these duties; and

**WHEREAS,** Remington & Vernick Engineers as part of its services to the Borough during 2025 can provide design, inspection and construction administration services for the 2025 NJDOT Municipal Aid Program Grant; and

**WHEREAS,** the need exists for Remington & Vernick Engineers to provide said services; and

**WHEREAS,** the Chief Financial Officer of the Borough of Watchung has certified that funds are available from the following Account: 5-01-610-201.

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William J. Hance, CFO

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Watchung that Remington & Vernick Engineers is hereby authorized to provide design, inspection and construction administration services as listed on the attached proposal, dated March 25, 2025, in an amount not to exceed \$364,684.29 for the 2025 NJDOT Municipal Aid Program Grant.

**BE IT FURTHER RESOLVED** that the Borough Clerk is hereby authorized to advertise the contract amendment within ten days from the date hereof in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-1, et seq.) concerning the award of contracts for professional services.

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Christine B. Ead, Council President

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Ronald Jubin, Ph.D. Mayor

ADOPTED: APRIL 10, 2025  
INDEX: AWARDS, ROADS, FINANCE-BONDS,  
C: W. HANCE, ENG.,

**March 25, 2025**

Mr. James Damato, Borough Administrator  
Borough of Watchung  
15 Mountain Boulevard  
Watchung, New Jersey 07069

**Re: Watchung Borough  
Proposal for Design, Inspection and Construction Administration Services  
2025 NJDOT Municipal Aid Program Grant  
Brookdale Road and Skyline Drive**

Dear Mr. Damato:

Watchung Borough received notification from the NJDOT that it received a **\$291,609.00 grant** under the NJDOT's 2025 Municipal Aid Program to fund eligible road improvements for the milling & paving of Brookdale Road and Skyline Drive.

These funds can be used for applicable services under the Municipal Aid Program Rules, including but not limited to construction (i.e. paving, curbing and eligible appurtenant improvements), design fees (grant reimbursable up to 5% of the grant amount) and inspection fees and material testing service fees (grant reimbursable up to 15% of the project construction costs).

Additionally, please note that based on current NJDOT policy, contract administration services **are not** reimbursable under the NJDOT grant. We will require up to \$5,000 for necessary contract administration services for this project.

We respectfully request authorization to proceed with design, bid and inspection of road improvements fundable by this grant. Once authorized, we will meet with Borough and public works officials to determine what areas are prioritized for construction prior to completing necessary design plans, specifications and bid documents.

**Our time and material, not to exceed design/contract administration and inspection/materials testing fees are proposed as follows:**

**Brookdale Road and Skyline Drive - Mill & Pave**

|                                   |                                             |
|-----------------------------------|---------------------------------------------|
| Estimated Construction Cost:      | \$ 556,180.75                               |
| Design:                           | \$ 50,056.27 (9% of estimated construction) |
| Inspection/Testing:               | \$ 50,056.27 (9% of estimated construction) |
| Contract Administration Services: | \$ 5,000.00                                 |
| <b>Total:</b>                     | <b>\$656,293.29</b>                         |

|                                   |                     |
|-----------------------------------|---------------------|
| Total Project Costs:              | \$656,293.29        |
| NJDOT Grant Amount:               | \$291,609.00        |
| <b>Total Borough Funded Cost:</b> | <b>\$364,684.29</b> |

**The NJDOT does NOT participate in the payment for police officers and vehicle services. This cost is to be paid by the Borough and is NOT NJDOT grant reimbursable.**

Design services will include preparation of construction plans and bid specifications, preparation of Somerset-Union Soil Conservation District (SUSCD) Soil Erosion and Sediment Control application, RFA application, bidding, attendance of the receipt of bids, and recommendation of award to low responsive bidder. **Permit application fees are not included in the above referenced figures but are anticipated to be less than \$2,000.00.**

Please contact me at 732-955-8000 if you have any questions or require further information. Thank you for the opportunity to assist the Borough with this important project.

Sincerely,

**REMINGTON & VERNICK ENGINEERS**

By



Terence Vogt, P.E., P.P., C.M.E.  
Principal, Regional Manager

cc: Mayor Ronald Jubin, PhD  
Edith Gil, Clerk  
William Hance, CFO  
William McClave, DPW Director



## CONSTRUCTION COST ESTIMATE

**PROJECT NAME:** NJDOT Road Improvements FY25  
 Brookdale Road & Skyline Drive

**PROJECT NUMBER:**

**CLIENT:** Borough of Watchung

**DATE:** 3/25/2025

**PREPARED BY:** William Dempsey / TK

### BASE BID

| #  | DESCRIPTION                                           | UNITS            | Full Length of<br>Brookdale Road<br>(1,400 LF) | Full Length of<br>Skyline Drive<br>(1,600 LF) | BID<br>QUANTITY | ESTIMATED<br>UNIT PRICE | AMOUNT       |
|----|-------------------------------------------------------|------------------|------------------------------------------------|-----------------------------------------------|-----------------|-------------------------|--------------|
| 1  | Inlet Filter, Type 2, 4' x 4'                         | UN               | 11                                             | 3                                             | 14              | \$25.00                 | \$350.00     |
| 2  | Silt Fence                                            | LF               | 2950                                           | 3300                                          | 6250            | \$1.00                  | \$6,250.00   |
| 3  | Traffic Cones                                         | UN               | 20                                             | 10                                            | 30              | \$5.00                  | \$150.00     |
| 4  | Drums                                                 | UN               | 20                                             | 10                                            | 30              | \$10.00                 | \$300.00     |
| 5  | Construction Signs                                    | SF               | 64                                             | 16                                            | 80              | \$0.25                  | \$20.00      |
| 6  | Traffic Directors, Flaggers                           | HR               | 88                                             | 24                                            | 112             | \$60.00                 | \$6,720.00   |
| 7  | <b>Police Officers and Vehicles</b>                   | <b>Allowance</b> | 33000                                          | 9000                                          | 42000           | \$1.00                  | \$42,000.00  |
| 8  | <b>Asphalt Adjustment</b>                             | <b>Dollar</b>    | 2000                                           | 2500                                          | 4500            | \$1.00                  | \$4,500.00   |
| 9  | <b>Fuel Adjustment</b>                                | <b>Dollar</b>    | 2000                                           | 2500                                          | 4500            | \$1.00                  | \$4,500.00   |
| 10 | Clearing Site                                         | LS               | \$25,000.00                                    | \$5,000.00                                    | 1               | \$30,000.00             | \$30,000.00  |
| 11 | HMA Milling, 3" Average Depth                         | SY               | 4675                                           | 5350                                          | 10025           | \$5.00                  | \$50,125.00  |
| 12 | Hot Mix Asphalt, Mix 12.5M64 Surface Course, 3" Thick | TNS              | 830                                            | 950                                           | 1780            | \$86.00                 | \$153,080.00 |

| #                                                | DESCRIPTION                                                                   | UNITS | Full Length of<br>Brookdale Road<br>(1,400 LF) | Full Length of<br>Skyline Drive<br>(1,600 LF) | BID<br>QUANTITY | ESTIMATED<br>UNIT PRICE | AMOUNT              |
|--------------------------------------------------|-------------------------------------------------------------------------------|-------|------------------------------------------------|-----------------------------------------------|-----------------|-------------------------|---------------------|
| 14                                               | Base Repair (As Directed)                                                     | SY    | 500                                            | 550                                           | 1050            | \$50.00                 | \$52,500.00         |
| 15                                               | Tack Coat                                                                     | GAL   | 500                                            | 550                                           | 1050            | \$3.00                  | \$3,150.00          |
| 16                                               | Polymerized Joint Adhesive                                                    | LF    | 120                                            | 30                                            | 150             | \$1.00                  | \$150.00            |
| 18                                               | Belgian Block Curb complete with all<br>items per plan detail                 | LF    | 1370                                           | 0                                             | 1370            | \$30.00                 | \$41,100.00         |
| 19                                               | Hot Mix Asphalt Sidewalk, 2" Thick                                            | SY    | 650                                            | 0                                             | 650             | \$20.00                 | \$13,000.00         |
| 21                                               | Driveway Repair (As Directed)                                                 | SY    | 40                                             | 40                                            | 80              | \$60.00                 | \$4,800.00          |
| 23                                               | Replace Existing inlet grates with<br>Bicycle Safe Grates                     | UN    | 10                                             | 3                                             | 13              | \$400.00                | \$5,200.00          |
| 24                                               | Replace Existing Type 'B' inlet head<br>piece with Type 'N' Eco headpiece     | UN    | 8                                              | 3                                             | 11              | \$450.00                | \$4,950.00          |
| 25                                               | Reconstruct Existing Inlets                                                   | UN    | 10                                             | 3                                             | 13              | \$2,000.00              | \$26,000.00         |
| 26                                               | Extension Ring for Existing Manhole, 4'<br>Diameter                           | UN    | 5                                              | 2                                             | 7               | \$150.00                | \$1,050.00          |
| 27                                               | Reset Water Valve Box                                                         | UN    | 2                                              | 6                                             | 8               | \$50.00                 | \$400.00            |
| 28                                               | Traffic Markings, Thermoplastic                                               | SF    | 325                                            | 24                                            | 349             | \$8.00                  | \$2,792.00          |
| 29                                               | Traffic Stripes 4" Wide, Reflective<br>Epoxy                                  | LF    | 2790                                           | 100                                           | 2890            | \$5.00                  | \$14,450.00         |
| 30                                               | Speed Hump complete with all items per<br>plan detail                         | UN    | 3                                              | 0                                             | 3               | \$8,000.00              | \$24,000.00         |
| 30                                               | Topsoil, Seed, Lime, & Fertilizer                                             | SY    | 650                                            | 0                                             | 650             | \$10.00                 | \$6,500.00          |
| 31                                               | Regulatory Warning Signs                                                      | SF    | 16                                             | 1                                             | 17              | \$43.75                 | \$743.75            |
| 34                                               | Remove and Replace Beam Guide Rail<br>complete with all items per plan detail | LF    | 290                                            | 0                                             | 290             | \$60.00                 | \$17,400.00         |
| 35                                               | Attachment to Structure, Type B                                               | UN    | 4                                              | 0                                             | 4               | \$6,000.00              | \$24,000.00         |
| 37                                               | Tangent Guide Rail Terminal                                                   | UN    | 2                                              | 0                                             | 2               | \$5,000.00              | \$10,000.00         |
| 38                                               | Controlled Release Terminal                                                   | UN    | 2                                              | 0                                             | 2               | \$3,000.00              | \$6,000.00          |
| <b>CONSTRUCTION COST ESTIMATE TOTAL:</b>         |                                                                               |       |                                                |                                               |                 |                         | <b>\$556,180.75</b> |
| <b>DESIGN ENGINEERING COST:</b>                  |                                                                               |       |                                                |                                               |                 |                         | <b>\$50,056.27</b>  |
| <b>INSPECTION COSTS:</b>                         |                                                                               |       |                                                |                                               |                 |                         | <b>\$50,056.27</b>  |
| <b>BASE BID - TOTAL ESTIMATED PROJECT COST :</b> |                                                                               |       |                                                |                                               |                 |                         | <b>\$656,293.29</b> |

Prepared by: Terence M. Vogt, PE, PP, CME  
Remington & Vernick Engineers