

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

**June 5, 2025
7:30 PM**

MAYOR'S STATEMENT

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

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

ROLL CALL

PROCLAMATION - Professional Wellness Month

REPORTS OF STANDING COMMITTEES

Administration & Finance

Police

Public Works / Buildings and Grounds

Public Affairs:

Environmental

Recreation

Historical

Board of Health

Green Team

Fire

Laws/Ordinances

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

June 5, 2025 - 7:30 PM

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.

DISCUSSION

UNFINISHED BUSINESS

OR 25/07: AN ORDINANCE REVISING CHAPTER 28, LAND DEVELOPMENT, OF THE BOROUGH'S CODE TO UPDATE REGULATIONS OF TEMPORARY SIGNAGE THROUGHOUT THE BOROUGH OF WATCHUNG

NEW BUSINESS

REPORTS & CORRESPONDENCE

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

June 5, 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 Health Minutes March 19, 2025

Building Department May 2025

Environmental Commission Minutes March 24, 2025

Planning Board Minutes April 15, 2025

Correspondence #7 Notice of Public Hearing for Green Brook on Zoning Ordinance

Correspondence #8 Notice of Resignation from Police Officer Woods

CONSENT

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

R1: Waiving Mobile Food Establishment Fee for ONO Bowls Food Truck

R2: Authorizing a Refund to NNG Impact Opportunity Fund, LLC for Overpayment

R3: Authorizing Refund to Mark Crevina for Overpayment of BOH Fee

R4: Authorizing Grant Application for Somerset County's Municipal Youth Services Commission

NON-CONSENT

R5: Authorizing a Refund to Majestic Towing & Transport, Inc.

R6: Adopting the 2025 Somerset County Hazard Mitigation Plan

R7: Authorizing Appointments of Summer Camp Staff

PUBLIC PORTION - GENERAL DISCUSSION

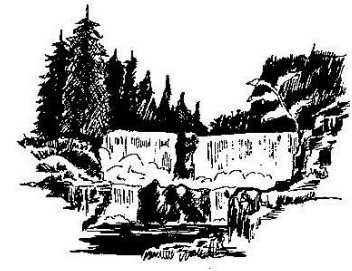
BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

June 5, 2025 - 7:30 PM

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ADJOURNMENT

BOROUGH OF WATCHUNG



ADMINISTRATION AND FINANCE COMMITTEE

Chair: Fischer

Gibbs

Abi-Habib

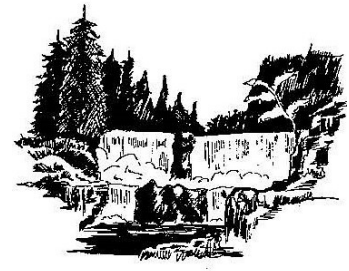
The committee met with the Administrator, CFO, Borough Clerk and Bruno Associates on May 27, 2025 to discuss various updates. Bruno Associates has applied for a total of \$8,650,695.60 in a variety of grants and these were discussed in detail. Monthly grant reports were shared with Council and the following are some highlights:

- a) In progress are applications for:
 - a) Respirator fit test machine for Fire Department
 - b) NJDOT FY26 roadway improvements
 - c) USDOJ FY25 COPS for the hiring of 1 Police Officer for the ARRIVE Together program and 1 School Resource Officer

- b) Applications that are pending responses:

Funding Program	Purpose	Requested
FY24 FEMA Assistance to Firefighters Grant	Equipment: Portable Radios, Nozzles, Hand Tools, Thermal Imaging Cameras	\$179,496.50
FY24 FEMA Assistance to Firefighters Grant	Vehicle Acquisition: New First-Due Fire Pumper	\$1,000,000
Sustainable Jersey 2025 Grants	Watchung Green Team Farmers Market Support	\$2,000
NJ State Council on the Arts FY26 Creative Aging Initiative	Photography Classes for Seniors at Watchung Arts Center	\$20,000
FY26 Federal Appropriations: Senator Booker and Senator Kim	Watchung Lake and Best Lake Dredging Project	\$5,711,328.00
Firehouse Subs Public Safety Foundation Q3 2025	ATV with Skid Unit for Fire Department	\$34,997.00
NJDOT 2025 Transportation Alternatives Program	Valley Road Sidewalk Improvement Project	\$1,302,874.10
NJDCA FY25 Local Efficiency Achievement Program	Shared Service Mini Fire Pumper with North Plainfield	\$400,000

BOROUGH OF WATCHUNG



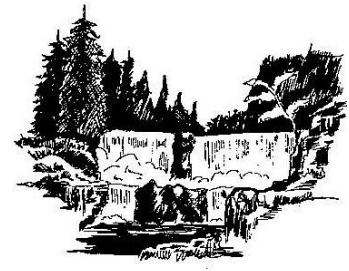
Public Works Committee

Chair: Ead
Abi-Habib
Dahl

UPDATES

- 1) **PSE&G Updates (all noted online for changes)**
Night Work: June 9-June 20
6/9-6/11: Stirling Rd. to Stiles to Dogwood (6" Main replacement)
6/12-6/13: Stirling Rd., to Dogwood Ln., to Valleyview Ln. (6" Main))
6/16-6/17: Stirling Rd., to Valleyview Ln., to Verona Pl. (6" Main)
6/18-6/20: Stirling Rd., Verona Pl., to Brookdale Rd. (6" Main)
(Numerous Roads To Be Paved Once School Is Out)
- 2) **2025 DOT Road Project: (approved scheduled for Summer 2025)**
Brookdale, and Skyline Drive and (sidewalk
Improvements on Brookdale during paving work from
Stirling Road to the exit at Mobus Pkg. lot exit)
Slated for Summer 2025
- 3) **Working on plan for Endeavor Grant received: \$66,000-**
Second Grant Submitted, not approved as grant was given to town that never received
grant in prior years.
Work to put plan together for current grant
- 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
-Builder: West End KBLLC
-Fencing up
-Work has begun
- 7) **Phase Two Sidewalk Project**
-County and State approved the plan
-work in progress to get all elements ready for grant submission

BOROUGH OF WATCHUNG



- 8) **Review of Parking Lot Projects/pending budgets and grants**
- 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:**
 - Locations and quantities outlined
 - Firehouse plantings scheduled
- 14) **Street Sweeping (Ordered) and waiting on County (ongoing challenge)**
- 15) **Cement work:**
 - Borough Hall, Police Station slated for 2025 budget cycle , quotes in Review

BOROUGH OF WATCHUNG ENGINEERING & INSPECTION STATUS REPORT

MAY 2025

MATTERS FOR GENERAL DISCUSSION & FOLLOW UP

1. PSE&G distributed a plan for the proposed next two weeks (6/9/2025 to 6/24/2025) of work on gas utilities in the Borough and surrounding area.
 - i. Nighttime work (8:00 PM to 6:00 AM) on **Stirling Rd** expected over the next two weeks according to the below table.
 - ii. Notice will be provided by PSE&G as well as Borough channels.

Foreman	Date	Street	1st Xst	2nd Xst	Type of work
Manny Dos Santos	6/9/2025	Stirling Rd	Stiles Ave	Dogwood Ln	6" Gas Main
PI-714	6/10/2025	Stirling Rd	Stiles Ave	Dogwood Ln	6" Gas Main
<u>Night Work</u>	6/11/2025	Stirling Rd	Stiles Ave	Dogwood Ln	6" Gas Main
	6/12/2025	Stirling Rd	Dogwood Ln	Valleyview Ln	6" Gas Main
	6/13/2025	Stirling Rd	Dogwood Ln	Valleyview Ln	6" Gas Main
	6/16/2025	Stirling Rd	Valleyview Ln	Verona Pl	6" Gas Main
	6/17/2025	Stirling Rd	Valleyview Ln	Verona Pl	6" Gas Main
	6/18/2025	Stirling Rd	Verona Pl	Brookdale Rd	6" Gas Main
	6/19/2025	Stirling Rd	Verona Pl	Brookdale Rd	6" Gas Main
	6/20/2025	Stirling Rd	Verona Pl	Brookdale Rd	6" Gas Main

2. Coordination meetings were held at the Borough on 3/6 and onsite (Joan Dr) on 5/27 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. **The owner/contractor was informed regarding no offsite will be allowed after Ridge Road and Hillcrest Road paving works.**
- x. Borough has requested a check in the amount of \$25,000 for the new PSEG's work inspection. **A check was received from PSEG.**
- xi. The work Will start from Stirling Road and it will be continued to Ridge Road and then going Southward direction for the remainder of the works.
- xii. Most of the roads affected by PSEG are ready for mill and pave work.
- xiii. PSEG may pave the first section of the Ridge Road by November 2025, otherwise, it will be Spring 2026.
- xiv. PSEG completed all the soil sampling works across the Borough.

STUDIES, ENGINEERING INVESTIGATIONS, GRANT APPLICATIONS

FY 2026 NJDOT TRUST FUND "MUNICIPAL AID" PROGRAM

Three roads below have been selected for NJDOT-FY26 Municipal Aid Program.

- ***Johanna Lane (~600ft).***
- ***Ridge Road (485 ft east of Parlin Lane).***
- ***Anderson Road, from Mountain Blvd to end (~3600ft).***

RVE is preparing FY 2026 grant application documents and Bruno Associates will submit the application to NJDOT by end of June.

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. The Mayor and Council authorized RVE to proceed with the design of this project. **RVE has started this project, the base maps were prepared and it is in inspector take off stage.**

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.
- The sidewalk as needed between the 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. We were informed by Bruno Associates that the second grant was unsuccessful.**

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 Associates 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.*

RVE revised the concept plan and the cost estimate and the proposed sidewalk extended to be 4000LF from Knightsbridge to Hill Hollow Road. The submission materials were prepared by RVE and Bruno Associates and submitted to the clerk for a resolution on 5/8 Mayor and Council Meeting. Also, we reached out to the Somerset County for a support letter and the letter is in preparation by the County. Somerset County provided a strong support letter. The supporting letters from the affected residents were also collected. ***All materials were submitted to NJDOT on May 21st by Bruno Associates.***

CAPITAL IMPROVEMENT & GENERAL ENGINEERING PROJECTS

Watchung New Fire House (Corner of Valley Road and Plainfield Ave)

Borough of Watchung reached out to RVE to provide a site plan for the new fire house. RVE is working on providing the survey proposal for this project. **A proposal for a topographical and outbound for 1.8 Acres was submitted to the Borough for consideration.**

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. **RVE has started preparing bid materials and technical specifications.**

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 18th 2024 Council meeting. Field work for the manholes has 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. **A MS4 Area Map was prepared and was submitted to the Borough for review and approval before submission to 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 27th, 2024. HDSRF Grant application for retroactive funding for past completed environmental investigations submitted to the NJDEP December 13th, 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. NJDEP has asked regarding the status of the \$1 million escrow for this site. RVE expects to get this approval soon.**
- 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.

RVE is working to incorporate the wetlands map to the proposed plan and revised the scope of this work to perform more cut and fill.

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 7th, 2024 Council meeting. Test pits and the soil boring have been completed, topographic survey was completed July 12th, 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.

RVE performed a site survey and the location of the existing 20ft wide emergency and utility access easement on the back of the library up to Galloway was stacked on field.

The Somerset Union Soil Conservation District approved the soil erosion and sedimentation control plan.

The contractor has started submitting the construction submittals, RVE teamed with Potter Architects with civil and site elements of the project construction management and construction inspections.

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.

We have been following up with NJDEP reviewers to expedite the review process for this application. NJDEP has 24 days to complete the review for this application. RVE has started preparing bid materials and technical specifications. FEMA followed up with the status and we responded regarding the status on Monday 6/2.

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 27th 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 and it is in progress. RVE received the tax assessor's property list on 5/12. RVE is comparing the list against the Tax Map for preparing a list of missing information.**

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 20th meeting. Construction completed, NJDOT has inspected and submitted comments, responses filed with NJDOT December 3, 2024. **RVE has been following up with the contractors to get a schedule for completing the punch lists and the project closing.**

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 closing out. Meadowlark final work may be moved to spring. **RVE has been following up with the contractors to get a schedule for completing the punch lists and the project closing.**

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.

Bonnie Burn Road Development

A land disturbance permit was issued for this project. RVE has started reviewing the retaining wall plan and calculations. RVE will work on LSRP works review and inspection of sewer pipe installation along the Bonnie Burn Road.

SOMERSET COUNTY AND OUTSIDE AGENCIES RELATED WORKS

Somerset County Engineering Department

We have contacted the Somerset County Engineering Department (SCED) regarding drainage issues at the intersection of Hillcrest Road and Guinard. SCED responded they are working on the issue.

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. ***The Borough's 2025 mitigation project has been completed and incorporated into the Somerset County Mitigation Plan. Borough will need to pass a resolution formally adopting the 2025 Mitigation Plan.***

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. We attended a meeting on 4/22 to hear the results of the survey and the future of the committee. ***Public Workshop was held on May 22nd for Local Safety Action Plans***

Green Brook Flood Control Commission

The meeting was held on February 5th 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 a 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

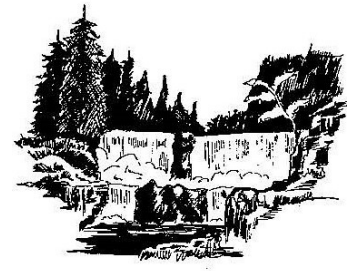
Tilcon is the vendor for the Co-op’s “Road Resurfacing” contract for 2022. The Borough awarded a contract to Tilcon for resurfacing the following roads under the co-op:

Corey Lane (full length)

Old Somerset Road (from Corey Lane to Orchard Road)

RVE closed out the project in October 2022.

BOROUGH OF WATCHUNG



Fire Department Chief DeSandolo

18 calls for the month of April.

70.7 Manhours total worked in April.

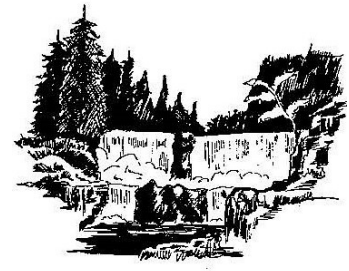
Firefighter David Petersen has successfully passed his probationary test and been cleared as an active NJ state certified firefighter.

The East end Firehouse has been cleaned out with the help of DPW and we are awaiting further instructions on storage for engine 608.

Repairs were completed for Engine 608 and the pump is now fully operational.

Grant applications for the leap grant and another 10,000.00 grant are being prepared by Bruno Associates.

BOROUGH OF WATCHUNG



Fire Department
Chief DeSandolo

May Activity Report

26 calls for service in the month of May

36.84 man hours total.

Probationary Firefighter Ramon Sosa completed NJ State firefighter 1 in the month of May.

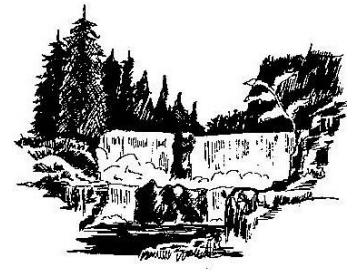
The gear washer and dryer has been relocated from east end to HQ and hook ups have been installed.

The generator from east end has been relocated and is awaiting the outlet to be installed.

Asbestos tile has been encapsulated at HQ and is awaiting testing by borough.

Members attended the Memorial Day service and Captain David Miller and Firefighter Mike Matiassi were honored to place the wreath.

BOROUGH OF WATCHUNG



Office of Emergency Management Carolyn Solon

The Office of Emergency Management team completed the yearly mandated EOC functional exercise on May 14, 2025.

This exercise validates our EOC functional capabilities including radio and disaster resource requests/communications with County OEM under a simulated disaster event.

Watchung OEM passed this exercise simulation.
The next required monthly exercise is in July.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/07**

***AN ORDINANCE REVISING CHAPTER 28, LAND DEVELOPMENT, OF
THE BOROUGH'S CODE TO UPDATE REGULATIONS OF TEMPORARY
SIGNAGE THROUGHOUT THE BOROUGH OF WATCHUNG***

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Watchung, in the County of Somerset and State of New Jersey as follows:

Section 1. Section 28-504 entitled "Signs" of Article 28-500 entitled "Conditional Use, Fences & Walls, Signs, Parking, and Special Zoning Provisions" of Chapter 28 entitled "Land Development" of the Code of the Borough of Watchung, is hereby supplemented and amended to read as follows: [New language in **bold and underlined**; deleted language in ~~double-strikethrough~~]

Chapter 28. Land Development.

**Article 28-500. CONDITIONAL USES, FENCES & WALLS, SIGNS, PARKING,
AND SPECIAL ZONING PROVISIONS**

§ 28-504. SIGNS.

- A. General Provisions. All signs hereafter erected or maintained shall conform with the provisions of this Article and the Uniform Construction Code of the Borough of Watchung. Any sign not specifically permitted is hereby prohibited.
1. Permits Required. It shall be unlawful for any person to erect or structurally alter any sign without first obtaining a permit and making payment of the fee required by the Uniform Construction Code of the Borough of Watchung. The erection or relocation of a freestanding sign as defined herein shall require minor site plan submission prior to issuance of any permit.
 2. Reference to Zoning Districts. Except as otherwise provided, no outdoor sign or other form of exterior advertising shall be erected or maintained unless the sign complies with the requirements established in this Article for each zoning district.
- B. Exempt Signs. The provisions and regulations of this Article shall not apply to the following signs:
1. Professional nameplate signs indicating the name and profession of the occupant of a dwelling, provided such signs do not exceed two (2) square feet. Said signs shall not be lighted between the hours of 9:00 p.m. and 8:00 a.m.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/07**

2. Temporary signs placed on windows in commercial establishments or on any other interior or exterior surface of commercial establishments covering no more than twenty-five percent (25%) of the total window area of any given side of the building. Such signs shall not be placed on establishment doors. Glass used in any such doors shall be excluded from calculations for total window area coverage under this section. Such temporary signs shall not be placed for periods exceeding thirty (30) days in duration.
3. Temporary signs of nonprofit and charitable organizations announcing a special event or function provided such signs do not exceed thirty-two (32) square feet. Such temporary signs shall not be placed for periods exceeding thirty (30) days in duration and shall be removed within five (5) days after completion of the event or function.
4. Bulletin boards not over sixteen (16) square feet in area for public, charitable or religious institutions when same are located on the premises of said institutions and located no less than twenty-five (25) feet from any lot line.
5. Signs denoting the architect, engineer or contractor, when placed upon work under construction, and not exceeding sixteen (16) square feet in area. Said signs shall be permitted for fourteen (14) days on any one (1) project while the work is under construction. Such sign shall be located no less than ten (10) feet from any lot line.
6. Memorial signs or tablets, names of buildings and dates of construction when cut into any masonry surface or when constructed of bronze or other incombustible metal.
7. Temporary signs indicating a political preference for a person and/or political party seeking election, **or involving a ballot issue (hereinafter "political signs"),** provided such signs do not exceed sixteen (16) square feet in area on any one (1) side. **When placed on public property or within the public right-of-way, as permitted by the Borough or responsible public entity, political** ~~Said signs shall be placed no sooner than thirty (30) days prior to the day of the election involving such person, party or ballot issue, and shall be removed within five (5) days after the such date completion of the election. **No political sign, whether on private or public property, may create a safety hazard. No political sign shall be placed on private property without the property owner's consent. All political signs must be at least one (1') foot from any roadway. No political sign shall be temporarily or permanently affixed to a fire hydrant, utility pole, telephone pole, traffic sign or other public utility structure or posted, painted or otherwise affixed to trees, rocks, or other natural features within a public or private right-of-way.**~~
8. Traffic directional signs as follows:

BOROUGH OF WATCHUNG
ORDINANCE NO. 25/07

- a. Official traffic and street signs.
 - b. As shown on an approved subdivision or site plan map.
 - c. If no development plan is required, such sign shall be located no less than five (5) feet from edge of on-site pavement and have dimensions that do not exceed one foot by two (1 x 2) feet and shall not extend more than three (3) feet in height.
9. On-site real estate or lease signs not exceeding four (4) square feet in area and off-site real estate sales/directional signs not exceeding four (4) square feet in area, when erected and maintained in accordance with the requirements set forth in Subsections E, F, and G in this section.
- C. Prohibited Sign Features.
1. No sign shall be erected, used or maintained which in any way simulates official, directional or warning signs erected or maintained by the State of New Jersey, by any county or municipality thereof, or by a public utility or similar agency concerned with the protection of the public health or safety.
 2. No neon sign or similar illustrated advertisement shall be of such color or located in such a fashion as to diminish or detract in any way from the effectiveness of any traffic signal or similar safety or warning device.
 3. The following advertisements are specifically prohibited: any advertisement which uses a series of two (2) or more signs placed in a line parallel to the highway or in similar fashion all carrying a single advertisement message, part of which is contained on each sign.
 4. No sign shall have flashing lights or exposed high flashing lights or exposed high intensity illumination.
 5. No sign may be placed in such a position to cause a danger to traffic by obscuring visibility.
 6. No sign may obstruct any window, or opening intended to provide light by more than twenty-five percent (25%) of the total window, or opening.
 7. Exterior signs using moving parts or banners, spinners, pinwheels, flags, pennants or similar signs are prohibited, with the exception of clocks and weather information.
 8. Signs visible from the street using the word "stop" or "danger" or any other word, phrase, symbol or character simulating a public safety warning or traffic signal.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/07**

9. Roof signs on buildings, structures and vehicles excluding commercial vehicles advertising the intended use.
10. Signs or advertising matter of an indecent or obscene nature as defined by law.
11. Except where specifically permitted, signs advertising a product or service not sold on the premises, signs advertising or directing attention to another premise and any other signs unrelated to the premises on which the sign is erected.
12. Signs placed on trees, fences, utility poles or light poles, signs attached to other signs and signs placed upon motor vehicles which are continuously or repeatedly parked in a conspicuous location to serve as a sign, but nothing herein contained is intended to prohibit the placement of signs directing traffic or identifying various locations within a lot or parcel on light poles and utility poles erected therein.
13. Signs on vacant property, excluding commercial properties advertising future use, advertising a proposed use without Borough Planning or Zoning Board approval.

D. Prohibited Signs.

1. Billboards, outdoor display structures and signs mounted on trailers, platforms and atop vehicle(s). No existing billboard structure may be replaced.
2. Signs projecting more than three (3) feet from the wall of a building and all roof signs.
3. Signs other than officially authorized signs, tacked, pasted, painted or otherwise attached to poles, posts, trees, fences, sidewalks or curbs.
4. No sign other than official traffic control devices or street signs shall be erected within, or encroach upon, the right-of-way of any street unless authorized by other ordinances or regulations of the Borough.
5. Signs rotating or moving by mechanical means.

E. General Regulations.

1. Illumination. All signs shall be shielded to prevent the direct rays of illumination from being cast onto adjoining properties and approaching vehicles.
2. Location. No sign shall be located in a required buffer area.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/07**

3. Nonconforming Signs. Nonconforming signs shall not be enlarged, relocated, altered or rebuilt. Further failure to keep such signs in good repair for a period of six (6) consecutive calendar months shall constitute abandonment and the sign shall not be replaced or rehabilitated and shall be removed by the owner.
4. Maintenance of Signs. Signs and, in the case of permitted freestanding signs, the mounting area on the ground level beneath the sign, must be constructed of durable materials, maintained in good condition and not allowed to become dilapidated or unsightly. Any sign that is or shall become dangerous or unsafe in any manner whatsoever shall be repaired and made safe or shall be removed.
5. Permit Required. No temporary or permanent sign(s) shall be installed without first obtaining a temporary or permanent sign permit from the Zoning Officer, unless specifically exempted by this chapter.
6. Permitted Hours of Illumination. All signs may be illuminated during the hours of operation of that particular business but in no event later than 1:00 a.m. in the HD District and 10:00 p.m. in all other permitted districts.

F. Signs Permitted in R-R, R-A and R-B Districts.

1. Signs not exceeding one (1) square foot for entrances and exits to driveways or for warning or directional purposes.
2. Identification signs for schools, churches or similar public or quasi-public institutions, clubs, lodges, farms, estates or similar uses provided the area of such signs does not exceed twenty (20) square feet. No such sign shall be located closer than twenty-five (25) feet to a lot line.
3. Signs advertising the sale of products from a farm as defined in this chapter, when the products are grown or raised on the premises, provided the area of such signs does not exceed thirty-two (32) square feet. All such signs shall be located at least twenty-five (25) feet from the edge of pavement or ten (10) feet from a lot line, whichever is greater.
4. Windsocks, flags, holiday banners and wind chimes.
5. One (1) unlighted real estate sign, not over four (4) square feet in area, that is located on the building or lot that is advertised for sale or lease, provided that the same is removed within ten (10) days of the execution of a contract relative to the sale or lease of the property.
6. One (1) unlighted "garage sale" sign per lot that advertises a garage sale on that lot, provided that the sign is removed no later than the day after the end of the sale. Said sign shall not exceed four (4) square feet in area, shall not extend more than seven (7) feet above the ground, shall not interfere with the safe movement of vehicles on

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adjacent roads and shall not be installed more than five (5) days prior to the date of the sale. "Garage sale" signs placed off-site shall be subject to the same requirements stipulated in the sentence above as well as the following: (a) "garage sale" signs shall be situated only at intersections where a motorist must change direction to find the garage sale and provided that no more than one (1) "garage sale" sign shall be permitted at any single intersection; and (b) no "garage sale" sign shall be located at an intersection controlled by a traffic control signal.

7. (Reserved)
8. Open House Signs. Open house signs shall be permitted in the Borough in accordance with the following conditions, limitations, and restrictions:
 - a. Open house events shall be conducted between the hours of 9:00 a.m. and 6:00 p.m. and the open house signs shall be permitted only during the actual hours of the open house event.
 - b. Each open house sign shall be no more than four (4) square feet in area, located so that the top of the sign is no more than two and one-half (2 1/2) feet from ground level, and placed or anchored on the ground in a manner that prevents the sign from being removed by any breeze, wind, or other forces of nature.
 - c. An open house sign shall only be located within the right-of-way of a municipal street at the intersection of said street with another street. The sign shall be set back from the paved cartway a minimum distance of three (3) feet and located so that visibility at the intersection is in no way diminished.
 - d. More than one (1) open house sign may be permitted for each open house event, provided that such signs are situated only at intersections where a motorist must change direction to find the open house event and provided further that no more than one (1) open house sign for each open house event shall be permitted at any single intersection. Under no circumstances, however, shall an open house sign be located at an intersection controlled by a traffic control signal. In addition to the foregoing, one (1) open house sign shall be permitted to be displayed at the property that is for sale, but only during the open house event and only in accordance with the same restrictions as are applicable to real estate signs referenced in paragraph 5 above.
 - e. The writing and symbols appearing on any open house sign shall be limited only to that necessary to assist the automobile-traveling public in locating the subject property in the Borough.
 - f. All open house signs shall be nonilluminated.

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- g. Any person posting an open house sign shall be responsible for any damage to person or property caused by the placement or movement of the sign.
 - 9. The maximum height of any ground freestanding sign shall not exceed four (4) feet except as exempted elsewhere in this chapter.
- G. Signs Permitted in B-A, B-B, B-C, O-C, H-D and QU Districts.
- 1. A sign shall identify only the business or use conducted on the premises except that one (1) directory freestanding sign in addition to business or use identity sign shall be permitted in accordance with paragraphs 5 through 8 below and that the height of a directory sign shall not exceed ten (10) feet.
 - 2. Sign(s) attached to a wall of a building shall not exceed five (5) feet in vertical dimension nor exceed in width more than fifty percent (50%) of the width of the wall to which it is attached.
 - 3. The sign area for signs attached to a wall of a building shall not exceed ten percent (10%) of the area of the wall to which the sign is attached. No one (1) individual sign attached to a wall of a building shall exceed one hundred (100) square feet in area.
 - 4. Temporary signs covering any portion of the inside windows of grocery stores which have a gross floor area exceeding twenty thousand (20,000) square feet provided, however such signs shall not exceed fifty percent (50%) of the gross window area. The covering of windows located on doors is prohibited.
 - 5. The maximum above ground height of any freestanding sign shall not exceed the lesser of eighteen (18) feet or the height of the principal building.
 - 6. Freestanding signs shall not exceed fifty (50) square feet in area and shall be limited to one (1) per lot except for corner lots, for which one (1) sign per street frontage will be allowed provided the total street frontage exceeds three hundred (300) feet.
 - 7. No freestanding sign shall be located closer to a lot line than ten (10) feet (excluding the right-of-way line) or the height of the freestanding sign, whichever is greater.
 - 8. No freestanding sign shall be permitted in a side yard or rear yard.
 - 9. One (1) unlighted real estate sign, not over four (4) square feet in area, advertising the sale or lease of the building or lot upon which the sign is maintained, provided that the same is removed within ten (10) days of the execution of a contract relative to the sale or lease of the said property. One (1) unlighted garage sale sign, not over four (4) square feet in area, advertising a garage sale upon the lot which the sign is maintained, provided that same is removed immediately upon the end of the garage

**BOROUGH OF WATCHUNG
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sale. "Garage sale" signs placed off site shall be subject to the same requirements stipulated in the sentence above as well as the following: (a) "garage sale" signs shall be situated only at intersections where a motorist must change direction to find the garage sale and provided that no more than one (1) "garage sale" sign shall be permitted at any single intersection; and (b) no "garage sale" sign shall be located at an intersection controlled by a traffic control signal.

10. The Zoning Officer may allow, on a individual basis and upon showing of substantial need, a limited number of unlighted real estate sale or lease, directional signs, and garage sale signs not over four (4) square feet in area, to be placed at locations approved by the Zoning Officer and for limited periods as also approved by the Zoning Officer.
11. Open House Signs. Open house signs shall be permitted in the Borough in accordance with the following conditions, limitations, and restrictions:
 - a. Open house events shall be conducted between the hours of 9:00 a.m. and 6:00 p.m.; and the open house signs shall be permitted only during the actual hours of the open house event.
 - b. Each open house sign shall be no more than four (4) square feet in area, located so that the top of the sign is no more than two and one-half (2 1/2) feet from ground level, and placed or anchored on the ground in a manner so as to prevent the sign from being removed by any breeze, wind, or other forces of nature.
 - c. An open house sign shall only be located within the right-of-way of a municipal street at the intersection of said street with another street. The sign shall be set back from the paved cartway a minimum distance of three (3) feet and located so that visibility at the intersection is not diminished
 - d. More than one (1) open house sign may be permitted for each open house event, provided that such signs are situated only at intersections where a motorist must change direction to find the open house event and provided further that no more than one (1) open house sign, regardless of the number of open houses being conducted on a given day, shall be permitted at any single intersection. Under no circumstances, however, shall an open house sign be located at an intersection controlled by a traffic control signal.
 - e. The writing and symbols appearing on any open house sign shall be limited only to that necessary to assist the automobile-traveling public in locating the subject property in the Borough.
 - f. All open house signs shall be nonilluminated.

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- g. Any person or organization posting an open house sign shall be responsible for any damage to person or property caused by the placement, removal or movement of the sign, and the removal thereof consistent with the terms of this chapter.

H. Signs Permitted in Regional Shopping Center Complexes.

All signs for a regional retail shopping complex shall adhere to a common architectural theme and may include the following:

1. A Regional Retail Shopping Complex may have two (2) internally illuminated freestanding signs identifying the name of the shopping complex and other information as may be approved by the Board having jurisdiction, with each sign not exceeding one hundred fifty (150) square feet on each side. Each free-standing sign may be attached to a decorative tower as may be approved by the Board. Each freestanding sign shall not exceed twenty (20) feet in height and each sign and any decorative tower to which it is attached shall be set back at least five (5) feet from the Blue Star Drive conservation easement and at least thirty (30) feet from all other property lines.
2. Where an individual activity occupying at least five hundred (500) square feet of net habitable floor area has direct access from the outside, an additional sign identifying the name of the activity also shall be permitted to be attached flat against the building at the entrance to the activity. The size of each additional sign shall be equal to one (1) square foot of sign area per one (1) linear foot of building frontage occupied by the activity.
3. Where the design of a regional retail shopping complex includes a roof over a common walkway along the front of a building, an additional sign identifying the name of an individual activity occupying at least five hundred (500) square feet of net habitable floor area may be suspended in perpendicular fashion from the roof over the common walkway. The size of the suspended signs shall be as determined by the Board. In any case, suspended signs shall be no closer than ten (10) feet at their lowest point to the finished grade below.
4. Additional signs may be approved by the Board to be situated within a regional retail shopping complex, provided that the aggregate square footage of all the signs within the regional retail shopping complex does not exceed the maximum aggregate square footage allowed hereinabove.

I. Signs Permitted in Commercial Zones. Within commercial areas, signs shall be coordinated so as to create an overall appearance of uniformity of style and color, and a proportionality of size and shape. In addition to the standards set forth in the general provisions of this Subchapter, signs within commercial areas for which a sign plan has not been approved by the Planning Board or Board of Adjustment, shall:

BOROUGH OF WATCHUNG
ORDINANCE NO. 25/07

1. Comply with all sign regulations for the zone in which the commercial area is located; or
2. All signs within each commercial area shall comply with the area (square footage) restrictions.
3. Complement each other in material, shape, color and lettering style.

J. Awning Signs.

1. All frames are to be manufactured from tubular or shaped structural steel or aluminum with finishes or coatings as required to prevent against corrosion. The frame shall be designed to safely support wind and snow loads as specified in the latest adopted BOCA Code.
2. Vinyl fabric coverings are to be fourteen (14) ounces per yard minimum weight with certification as to tensile strength and flame resistance to meet industry and NEPA and BOCA codes.
3. Fasteners and/or structural attachments shall only be anchored to structural members of the building.
4. All electrical components and/or lighting equipment used in connection with an awning are to be labeled and rated for protective outdoor use and installed by a licensed electrical contractor.
5. Ceilings are optional and may consist of "egg crate," mesh fabric or solid plastic material. Removable panels or sections must be provided to allow access for service and cleaning.
6. All awning signs which project over or above backup walls are to be covered and weather protected with structural plastic, rustproof metal or aluminum.
7. Letter copy on awning signs is to be applied with manufacturer-approved processes.
8. Awning signs may be attached to buildings or structures with the following projection and height limitations:
 - a. Minimum clearance shall be eight (8) feet unless projecting over a vehicular right-of-way, in which case clearance must be at least fourteen and one-half (14 1/2) feet to avoid damage by trucks or other high vehicles.
 - b. If the structure has a fringe or valance such fringe or valance may hang below the ceiling line no more than twelve (12) inches.

**BOROUGH OF WATCHUNG
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- c. Such signs shall be limited to single-story buildings or to the first level only of multi-story buildings.
 - d. Awning signs may be attached to buildings requiring property setbacks not to exceed property lines. In the case of buildings in shopping centers or multi-unit developments, such signs may not extend beyond curbs or extend into safety zones. In such installations, drainage gutters are required.
9. Only the copy area of awning signs shall be considered in the square footage limitations. The remaining portion should be considered as awning area only.

BE IT FURTHER ORDAINED by the Council of the Borough of Watchung that should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this Ordinance are hereby declared to be severable; and

BE IT FURTHER ORDAINED by the Council of the Borough of Watchung that in the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Watchung, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby repealed. All other parts, portions and provisions of the Ordinances of the Borough of Watchung are hereby ratified and confirmed, except where inconsistent with the terms hereof; and

BE IT FURTHER ORDAINED by the County of the Borough of Watchung that within five (5) days after its adoption by the Council, this Ordinance shall be presented to the Mayor for his approval and signature, which approval shall be granted or denied within ten (10) days of receipt of same, pursuant to N.J.S.A. 40A:60-5(d). If the Mayor fails to return this Ordinance with either his approval or objection to same within ten (10) days after it has been presented to him, then this Ordinance shall be deemed approved; and

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/07**

BE IT FURTHER ORDAINED by the Council of the Borough of Watchung that this Ordinance shall take effect upon final passage and publication according to law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED BY: GIBBS
PASSED:
PUBLISHED:
ADOPTED:
C:

ATTEST:

BOROUGH OF WATCHUNG

Edith G. Gil, Borough Clerk

By: _____
Ronald Jubin, Ph.D., Mayor



Borough of Watchung Board of Health

MINUTES

March 19, 2025 – 6:30 PM

Call to Order

The meeting was called to order at 6:46 pm.

PRESIDENT'S STATEMENT

Under the provisions of N.J.S.A 10:4-6 et seq., notice of time and place of this meeting has been posted and sent to the official newspapers.

OATH OF OFFICE – Charlene Vergilio, Regular Member

Oath was administered by Board of Health Secretary/Notary – Damaris Gray.

ROLL CALL

Present: Bruce Ruck-President, Diane Logan-Vice President, Charlene Vergilio, Kimberly Brown and Marybeth Lijo

Absent: Robert Riedinger and Francesca Escaleira

Also present: Council Liaison Sonia Abi-Habib and Kevin Sumner, Health Officer from Middle-Brook Regional Health Commission.

CONSENT AGENDA

A motion to approve the Minutes of the January 22, 2025 meeting was made by Diane Logan and seconded by Kimberly Brown. All were in favor with the following exceptions:

Abstain due to absence from January 22nd meeting: Charlene Vergilio

Absent: Robert Riedinger and Francesca Escaleira

BOH 2025-R-4. APPOINTMENT OF REGISTRAR

A motion to appoint Colleen Lange as the Registrar of Vital Statistics for the Borough of Watchung was made by Kimberly Brown, seconded by Bruce Ruck. All were in favor with the following exceptions:

Absent: Robert Riedinger and Francesca Escaleira

MIDDLE-BROOK REGIONAL HEALTH COMMISSION REPORT

Kevin Sumner gave a brief summary of the Commission's Re-Organization meeting. He also announced the development of the 2024 Annual Commission Report. He is hopeful that the report will be completed by the first week of April 2025 which will be National Public Health Week. He also informed that the Commission will be participating in a National "Costing Assessment" to determine what is needed for public health and what is spent on public health. He stated that there is a decline on infectious diseases, but they are monitoring evolution of H5N1, no human cases reported in New Jersey yet. Kevin Sumner continued to inform on the rising of Measles. Bruce Ruck questioned the number of unvaccinated children in Watchung Schools. Kevin Sumner stated that there is a 97% compliance. He continued that they are focusing on Preschool & Daycare facilities to educate them more on vaccinations.

Bruce Ruck stated that he will not be able to attend Middle-Brook's Commission meetings because he will be teaching Monday nights and asked for more Watchung representation.

MIDDLE-BROOK REGIONAL HEALTH COMMISSION - STAFF REPORTS

January and February.

Bruck Ruck inquired if Watchung has any in-home child care facilities. He referenced a complaint on the report and requested Kevin Sumner to look into the occurrences of child care facilities operating without the proper licenses. Bruck Ruck questioned leak testing. Kevin Sumner explained the process of lead testing machines for radioactive leaks. Diane Logan mentioned the cleanup around Valley View School with regards to empty plastic water bottles, chip bags and other garbage. Bruce Ruck asked Kevin Sumner to clarify a report entry regarding a cat bite and Vector Animal Control. Bruck Ruck requested that Kevin Sumner follow up on this incident. Bruce Ruck also questioned an abandoning and sealing of a septic system on Bonnie Road.

ANIMAL CONTROL SOLUTIONS MONTHLY REPORTS

January and February – No questions or comments on reports.

OLD BUSINESS

- Mayors Wellness Campaign – Bruck Ruck asked if the walks are going to start again. Damaris Gray responded the Watchung Walks will start Monday, April 7th and further explained a new initiative to award participants.
- Community Picnic, Saturday, May 17 from 12:00pm to 3:00pm.
- Mayors Wellness Campaign - Future Line Dancing Event (suggested activity)
- Enforcement of selling of Cannabis infused products Bruce Ruck asked Kevin Sumner for update.

NEW BUSINESS

- Mayors Wellness Campaign – Kevin Sumner mentioned a collaboration with Warren for a water testing event.

ADJOURNMENT

A motion to adjourn the meeting at 7:19pm was made by Bruce Ruck and seconded by Diane Logan. All were in favor with the following exceptions:

Absent: Robert Riedinger, Vice-President, Charlene Vergilio

The next scheduled Board of Health meeting will be held on May 21, 2025, at 6:30pm in-person at Borough Hall, 15 Mountain Boulevard, Watchung, New Jersey.

Respectfully submitted,

Dámaris Quiñones-Gray

Secretary, Board of Health

Accepted: 5/21/25

Watchung Environmental Commission – Meeting Minutes

Monday, March 24th, 2025

1. Call to Order 7:32 pm – Present: Doug Speeney, Rachel Funcheon, Coraleine Kitt, Karen Pennett, Andy Stout, Denise Soppas, and Jennifer Principato

2. Approval of February Minutes

a. Reviewed procedure for submitting minutes. Minute corrections will be made within a week of the meeting. Once approved at the following EC meeting, the Secretary will submit them to Edith Gil and cc. Doug Speeney (EC Chair)

3. Environmental Commission Website update suggestions. - Doug suggests we revamp and update the website. Jennifer and Rachel have some ideas and will meet to discuss.

4. Reports

a. March Tree Report (see full report attached)

Tree Inspections: 4

Tree Removal permits approved: 3

Trees to be removed: 58

Trees to be replaced: 39

Denise is following up with Jim Damato regarding the status of the town's enforcement of the tree ordinance replacement clause.

b. Planning Board

The Raising Cane application was discussed. The EC had submitted comments regarding the application regarding the environmental impact of having two drive-

through lanes. Other concerns by the E.C. include air pollution from car emissions and idling, especially for the outdoor diners.

American Recycling Tech is requesting Planning Board Approval to put a clothing bin by the City MD Urgent Care/Old Sears location. Some questioned if another clothing collection bin is needed since there is already one at the Blue Star Shopping Center near the Arby's and the new Helpsy bin already coming to the DPW Garage.

c. Recycling (Helpsy) - Rachel indicated that the Helpsy bin delivery has been delayed. She is following up with the company.

d. Green Team - Continuing to work on proposals for community gardens and getting ready for the Farmer's Market in June.

5. Tree Give Away

a. Seedling and Bare Root distribution plan - Doug proposed giving some of the seedlings away at town hall during the week of Earth Day in addition to giving them out during Operation Pride to try to reach more residents. Doug will check with Edith at Borough Hall first to see if they are open to the idea and can help to promote the free tree give away. The E.C. ordered 150 Bare Root trees and 90 Seedlings.

Friday, April 25 - Preparation of Trees for Operation Pride - Rachel's House
Andy, Karen, and Rachel will label, separate and pack the trees to get them ready for Operation Pride.

6. Operation Pride & Riparian Buffer Stewardship Day April 26 (Rain date: April 27)

Operation Pride - 9 am -12 noon. E.C. Table will be handing out tree seedlings. Jennifer, Andy, Rachel, and possibly Karen will be on hand to help out.

Riparian Buffer Stewardship 1 pm - 3 p.m. - Riparian Buffer Stewardship Tree Restoration -Andy, Coraline, Doug, and possibly Rachel will be on hand to help out as well as an Americorps volunteer and some members of the Green Team. We will be planting seedlings, weeding, mulching and fixing deer fencing. Doug asks that all members please help spread the word. Doug will advertise as well through the Borough email blasts. Rachel suggested promoting it on Voices and Watchung Neighborhood Network on Facebook as well.

7. Catherine Furlan is the new Code Enforcement liaison regarding local code issues, including environmental matters. She expressed an interest in working with the EC on local environmental matters under her purview. She can be contacted via email at boardclerk@watchungnj.gov.

8. Bird Flu Public Outreach - Doug distributed the notice from Middlebrook Health Department, which gives instructions to residents about what to do if they encounter a dead or sick bird.

9. Lake Management update - Edith asked Doug to sign a letter advocating the dredging of both lakes, asking Federal officials to help pay for the project.

10. Open Forum (New ideas/suggestions) -

Jen questioned whether we could use Clean Communities money to address the littering problem in town. The members are open to finding additional ways to address the littering problem and potentially using CC funds. We discussed signs and traffic cameras as potential ideas. Two communities that do use cameras to enforce their littering/dumping laws are Patterson and West Milford. More discussions to follow in the months ahead.

Rachel attended the ANJEC webinar - An Hour of Action - Toxic Plastic Waste - two bills "Skip the Stuff" - no utensils for takeout and "Packaging Product Stewardship Act" - put your stuff in less stuff bill.

Two new Board of Adjustment Applications

The Dug Way BOA application for an inground pool was discussed Doug is submitting a comment on the application regarding EC concerns regarding increasing impervious cover on such a steep slope.

Rachel suggested we get a plaque made for the Salem Oak Tree to memorialize the tree. We could put a nice big rock/boulder to place the plaque on.

11. Special Announcements, Correspondence

Doug received The Shade Tree Bulletin. Doug will pass along to Denise and Karen. Rachel has trees if anyone wants them. Please reach out to her.

12. Public Comments NA

13. Adjournment - 9:50 pm. While there is no official meeting in April, those members that are available will be at Operation Pride on April 26. Next Meeting is on May 12, 2025.

March 2025 Tree Report

Tree Inspections: 4

Tree Removal permits approved: 3

Trees to be removed: 58

Trees to be replaced: 39

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

73 Ellison Rd.– 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 ≥ 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)

**BOROUGH OF WATCHUNG
PLANNING BOARD MINUTES
REGULAR MEETING**

April 15th, 2025 | 7:30 PM

15 Mountain Blvd., Watchung, NJ 07069

Adopted On: 5/27/2025

CALL TO ORDER: Madam Chair was absent, Vice Chair Speeney called the regular meeting to order at 7:29 pm. and read the opening statement indicating the meeting was being held in compliance with N.J.S.A.10:4-6 of the Open Public Meetings Act, the Municipal Land Use Law requirements, and the recording of the minutes as required by law and proper notice had been given. Vice Chair led the group in saluting the American flag and the Pledge of Allegiance.

ROLL CALL:

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

It was noted that a quorum was present for the meeting. Vice Chair Speeney also noted the passing of Donald Pote, Steven Pote’s father and long-time volunteer for Watchung.

MINUTES

Vice Chair asked for the reading of the regular minutes to be waived from the March 18th, 2025 meeting and for a motion to approve. On motion by Mayor Jubin and seconded by Ms. Spingler. Karen Pennett was absent last meeting and did not vote, everyone else who was present unanimously voice voted to approve the minutes.

Mr. Linnus stated that no Executive Session would take place tonight, but one would be needed next month. Ms. Spingler called the first and only applicant, Raising Cane’s and it was noted that this application was continuing from last month’s meeting.

NEW APPLICATIONS:

PB24-02; RAISING CANE’S

Proposed Fast-Food Restaurant with Drive-Thru
Blue Star Shopping Center

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

[Click Here](#) for Plans. The Applicant proposes to replace the existing +/-8,616 sf Hibachi Grill & Supreme Buffet pad site fronting on Route 22 with a 3,760-sf Raising Cane's restaurant with a 2-lane drive thru. Applicant is seeking the following variances:

1. Front Yard Setback: (100-feet minimum required, 81.2 feet existing, 86.6 feet proposed)
2. Minimal Habitable Floor Area: (5,000 square feet minimum required, 420,014 square feet proposed)
3. Minimum Number of Loading Spaces: 1 is required, and 0 are proposed
4. Off-Street Parking: (1,889 spaces required, 1,736 spaces existing (consisting of 1,669 spaces + 67 EV space credit), 1,668 spaces proposed (consisting of 1,601 spaces + 67 EV space credit))
5. Maximum Impervious Coverage on slopes less than or equal to 10%: 75% required, 60.74% proposed
6. Building-Mounted Signage a. Area: Permitted: 10% of wall area/ no individual sign shall exceed 100 square feet Front elevation – 3 signs totaling 187.82 square feet (16.87% of wall area) Painted mural – 139.5 square feet (individual sign) b. Width: Permitted: 50% of wall width Front elevation – 3 signs totaling 33.79 feet of sign width (62.23% of wall width) c. Vertical Dimension: Permitted – 5 feet “Red Dog” – 8 feet Painted mural – 9 feet

Michael O'Grodnick was absent. Mr. Alexander Fisher, filling in on his behalf from Savo Schalk, provided background on the application and testimony to be heard.

Next, Robert Streker from *Bohler Engineering*, 30 Independence Blvd, Warren, NJ, approached the podium and was reminded he remained sworn in from the last meeting. Mr. Streker addressed Mr. Healey's prior comments about lighting. The lighting that was previously submitted for Shoprite has already been constructed. Mr. Streker discussed modifying the lighting onsite in Exhibit A-3. Mr. Streker reviewed the variances being sought for lighting at the entrances and exits off Route 22. The waivers being requested were reviewed from Mr. Healey's March 8th, 2025 letter. Ms. Pennet asked about the hours and lighting and if lights would be dimmed at anytime while expressing concern for those that live on Johnston Drive. Mr. Streker said the lights would not be dimmed, but that the lights would shine downward and would be an improvement over what is currently in place. Mr. Speeney opened it to the public for questions, hearing none, public questions were closed.

Mr. James Kassay from ADA Architects, 1770 Detroit Ave, Lakewood, Ohio, approached the podium and was sworn in. He provided his credentials and was accepted as an expert in his field. Mr. Kassay reviewed the Floor Plan Sheet SK1.0 dated March 7, 2025 which was previously submitted as part of their application to the Board. He then reviewed Sheet EEL-1 Exterior Elevations dated March 7th, 2025. He provided testimony about how compatible the building would be with surrounding stores and the types of materials to be utilized.

Mayor Jubin asked if this site has been adapted or if all Raising Cane's are alike (yes, it has been adapted somewhat to fit with the site). Jubin asked if this footprint has been used before and if it presents any problems with access in and out of the site (the whole site is ADA compliant and accessible). Then, Mayor Jubin asked if they had considered a 500,00 square foot building (no).

Mr. Andrew Larson from Bright View Engineering was sworn in and accepted as a professional in his field. Mr. Larson asked the Applicant about accessories in the outdoor seating area and if any would be provided (yes, tables, chairs and benches)? Is there any way to close off or monitor the outdoor eating area after hours (yes, it will be closed off and monitored).

Mr. Speeney asked about the lighting again, will it be too much, and/or an eyesore or beacon? Mr. Kassey provided testimony about how the site will flow with lighting and not an eyesore, but provide pleasant ambiance.

Spach Trahan approached as the Applicant's Planner to provide testimony from Phillips, Preiss, Grygiel, Leheny Hughes LLC. She provided her credentials and was accepted as a licensed Planner in NJ. Ms. Trahan provided background on the application from a planning perspective and reviewed the variances and waivers being sought. Mr. Linnus asked about the loading space (which is a waiver as none are proposed and one is required). Loading spaces would not be needed since loading would be done during off hours. Overall, the positive criteria outweigh the negative as the site is being economically developed. Ms. Trahan cited the Borough's Master Plan which supports economic development/revitalization and job creation.

Melissa Brotschul, Property Development Manager for Raising Cane's, approached the podium and was reminded she was previously sworn in. Ms. Pennet asked about the garbage bins and if there would be recycling bins? Yes, the trash enclosure has a trash compactor and recycling bins are separate onsite. Mark Healey commented on figures for off street parking 1,891 required, 1,668 proposed with 67 EV spaces. Traffic Report cited 1,568 spaces, 32 banked and 67 EV credit. Then, there was some discussion about murals and front elevation variances cited in Mark Healey's report dated March 8th, 2025. Mr. Speeney opened it to the public for questions, hearing none, it was closed.

Mr. Speeney asked a question in regards to **Exhibit EL1number #3** about the inside drive thru lane vs. the outside drive thru lane. There was some discussion and concern about safety and procedure or mechanisms to ensure safety. Mr. Speeney requested some safety/accident data from other sites. Ms. Pennet asked about cash and credit payments. Mayor Jubin asked if outdoor dining would be seasonal? (It would be open all year round, but inclement weather would be considered and closed). Mr. Antonio asked about loading during the day while it was open (no). Is there a night shift (no). Ms. Bodnar asked about time restrictions for the second lane (only during peak hours, lunch and diner rush). Comments were opened to the public, hearing none, it was closed.

Mayor Jubin inquired about the pending approvals from other agencies. There was some discussion again over hours of operation being open until 3:30am. He stressed hiring local police officers and the need for the agreement to be updated since the Shoprite one is outdated. Mr. Fisher said the Applicant offered to match the hours of Wendy's, so it would close at 2am. Mayor Jubin expressed concern over the pending approvals the Applicant still needs to obtain (fire, police, Environmental Commission).

Ms. Pennet read into the record the Environmental Commission's letter dated October 3rd, 2024.

Mr. Streker approached the podium, and brought up outstanding engineering items which was previously discussed with Mr. Jahr. He stated all the items were satisfactory. The building does not need to be moved. Mr. Speeney brought up private police services and title 39. Mr. Linnus confirmed an updated agreement would be drafted with the Borough Attorney. Mayor Jubin stressed the need again for an up-to-date report and approvals from Fire and Police. Robert Streker noted a letter from the Police Department dated October 2nd 2024, saying it was very positive. The Fire Department did submit comments and those have all been addressed. Mr. Healey reminded the Board they could vote only on Preliminary since they have to come back for Final Approvals. It was opened to the public for comment, hearing none it was closed. Mr. Healey offered some conditions for approval such as compliance. He also stated that the Applicant has addressed all items in his report. He did mention the Applicant should add more trash receptacles. Mr. Healey also pointed out the lack of trees on the southern and eastern lines of the property. Clarification should be brought as to why the Applicant cannot plant in the construction easements.

The Board decided not to vote on Preliminary approval until a resolution is drafted with conditions. The Board voted on the affirmative to draft a Resolution on Motion by Ms. Springler seconded by Mayor Jubin. No further notice is required for the Applicant and the case would be carried to May 27th, 2025. It was noted an extension would be needed to the end of May and the Applicant would submit a written request.

ROLL CALL:

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

Mr. Speeney asked for an update on PB25-01; American Recycling Technologies. The application is still incomplete and going through the process. Mr. Speeney asked about Bonnie Burn and the Club House redesign, which will be next month in May. The meeting adjourned at 9:26 pm. The next Regular Meeting will be Tuesday, May 27th at 7:30pm.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan
Board Clerk

From: Kelly Cupit <kcupit@greenbrooktwp.org>
Sent: Tuesday, May 27, 2025 5:34 PM
To: ospmail@sos.nj.gov; mgarry@northplainfieldnj.gov;
llchismar@middlesexboro-nj.gov; Edith Gil;
ldarr@dunellenborough.com; bwtclerk@bridgewaternj.gov;
dhands@warrennj.org; ajalloh.clerk@plainfieldnj.gov;
planningbd@co.somerset.nj.us
Subject: [EXTERNAL] Public Notice - Green Brook

Township of Green Brook, Somerset County, New Jersey
Notice of Ordinance Introduction and Scheduled Public Hearing

Ordinance No. 2025-910

ORDINANCE AMENDING "THE ZONING ORDINANCE OF THE TOWNSHIP OF GREEN BROOK", ARTICLE 6 "ZONE DISTRICT REGULATIONS" BY AMENDING SECTION 615 "AFFORDABLE HOUSING DISTRICT – AHD 3 DISTRICT" FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP AS BLOCK 103, LOTS 2, 3 AND 4.

NOTICE IS HEREBY GIVEN that the Township Committee of the Township of Green Brook will hold a meeting on Monday, June 16, 2025, at 7:30 p.m., at the Green Brook Municipal Building Court Room, located at 111 Greenbrook Road, Green Brook, New Jersey, or any such other time or place to which said meeting may be adjourned. The purpose of this meeting is to consider adoption of a proposed Ordinance which amends Section 615 "Affordable Housing District – AHD 3 District" for the property identified on the Tax Map of the Township as Block 103, Lots 2, 3 and 4.

In 2018, the Affordable Housing District – AHD 3 District for Block 103, Lots 2, 3 and 4 was created to enable an inclusionary development to be constructed within the District in order to address the Township's constitutional obligation to provide for its fair share of low and moderate-income housing. This amendment makes several changes to the Affordable Housing District – AHD 3 District including, but not limited to, the following:

- Permitting a density of 12 units per acre for sale and rental units.
- Defining stacked townhouses, townhouses and residential apartments or flats which are permitted uses in the District.
- Modifying permitted accessory use sign provisions to permit 2 signs not exceeding 40 square feet.
- Modifying bulk requirements to permit buildings up to 42 feet in height to the top of the ridge line when measured from the finished grade along the uphill side of the building and up to 51 feet in height from the finished grade along the downhill side of the building.
- Clarifying requirements for construction of public roadway connections to King George Road, Route 22 and Brandywine Rise and limiting occupancy in the District to no more than 62 units until access to King George Road is completed.
- Such other provisions as set forth in the proposed Ordinance.

All interested persons may appear at the public meeting and present any comments they may have regarding the proposed Ordinance. A copy of the proposed Ordinance is posted on the Township website (www.greenbrooktwp.org, go to "View Documents" from the home page, click on "Other Documents" when in the File Depot) and is also available for public inspection and copying at the Office of the Township Clerk during the normal business hours of 8:30 a.m. to 4:00 p.m.

Kelly G. Cupit

Township Clerk

Kelly G. Cupit

Township Administrator/Municipal Clerk

The Township of Green Brook

111 Greenbrook Road

Green Brook, NJ 08812

kcupit@greenbrooktwp.org

732-968-1023 x6601

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**BOROUGH OF WATCHUNG
RESOLUTION: R1**

WHEREAS, the Borough of Watchung wishes to assist Wilson Memorial Church with their fundraising efforts by waiving the Mobile Food Establishment License permit fee for ONO Bowls Food Truck at their event to be held Saturday, June 7, 2025.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the Board of Health application fee is hereby waived for ONO Bowls Food Truck sponsored by Wilson Memorial Church.

BE IT FURTHER RESOLVED, that all other aspects of the approval process hereby remain in place and a complete application shall be on file with the Borough of Watchung.

Christine B. Ead, Council President

Ronald Jubin, Ph. D., Mayor

ADOPTED: JUNE 5, 2025
INDEX: BOH, MISC.
C: BOH, FIRE OFFICIAL,
PD,

**BOROUGH OF WATCHUNG
RESOLUTION: R2**

WHEREAS, NNG Impact Opportunity Fund, LLC applied for a Board of Health permit and paid \$305.00 for a new septic system at 264 Ridge Road; and

WHEREAS, said septic system was ultimately executed by a different company who also filed for the same permit and paid the applicable fee and a refund is now due to NNG Impact Opportunity Fund, LLC.

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 \$305.00 to NNG Impact Opportunity Fund, LLC at 777 Passaic Avenue, Clifton, NJ for overpayment of a Board of Health permit fee for 264 Ridge Road.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 5, 2025
INDEX: FINANCE-MISC., RECREATION
C: B HANCE, D.GRAY

**BOROUGH OF WATCHUNG
RESOLUTION: R3**

WHEREAS, Mark Crevina incorrectly applied for a Board of Health permit and paid \$380.00 for a new septic system at 264 Ridge Road; and

WHEREAS, Mr. Crevina should have applied for an Advanced Waste Water Treatment and Disposal Technology permit fee of \$275.00 and is due a refund for the difference.

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 \$105.00 to Mark Crevina, 21 Cleveland Drive, West Milford, NJ 07480 for overpayment of a Board of Health permit fee for 264 Ridge Road.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 5, 2025
INDEX: FINANCE-MISC., RECREATION
C: B HANCE, D.GRAY

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

***AUTHORIZING APPLICATION FOR SOMERSET COUNTY MUNICIPAL
YOUTH SERVICES COMMISSION GRANT***

WHEREAS, the County of Somerset is offering Municipal Youth Services Commission 2025 – 2026 Annual Grant;

WHEREAS, this grant passes through to the Watchung Board of Education schools.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Watchung, County of Somerset, State of New Jersey authorizes the submission of the following Municipal Youth Services grant to the County of Somerset:

School District Pursuit of Excellence and TREP\$ Programs	\$6,000.00
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Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 5, 2025
INDEX: FINANCE-MISC
C: B. HANCE,

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

WHEREAS, Applicant Majestic Towing & Transport Inc applied for a Wrecker License and paid the corresponding application fee of \$750.00; and

WHEREAS, upon a formal review of their application, Majestic Towing & Transport Inc failed to meet the appropriate standards and were not recommended for renewal by the Police Chief as defined in Borough Code 8-6j.

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 \$750.00 to Majestic Towing & Transport Inc, 165 West Street, South Plainfield, NJ 07080.

Paul Fischer, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 5, 2025
INDEX: MISC., POLICE
C: CFO, RA



**BOROUGH OF WATCHUNG
RESOLUTION: R6**

***A RESOLUTION ADOPTING THE 2025 SOMERSET COUNTY HAZARD MITIGATION
PLAN***

WHEREAS, the Governing Body recognizes the threat that natural hazards pose to people and property within Watchung; and

WHEREAS, the Borough of Watchung has prepared a multi-hazard mitigation plan, hereby known as the 2025 Somerset County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the 2025 Somerset County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Watchung from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Governing Body demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2025 Somerset County Hazard Mitigation Plan.

**NOW THEREFORE, BE IT RESOLVED BY THE BOROUGH OF WATCHUNG,
NEW JERSEY, THAT:**

Section 1. In accordance with Borough Code, the Governing Body adopts the 2025 Somerset County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

*ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this 5th day of June,
2025.*

Curt S. Dahl, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 5, 2025
INDEX: MISC,
CC: C.SOLON, PD,

**BOROUGH OF WATCHUNG
RESOLUTION: R7**

NOW THEREFORE BE IT, RESOLVED that the Mayor and Council of the Borough of Watchung in the County of Somerset do hereby appoint the following temporary personnel for the 2025 Summer Camp Program as follows:

	<u>Hourly Rate</u>
Desiree Sommerville, Camp Director	\$32.00
Kristine Dang, Assistant Camp Director	\$27.00
Irina Nikitovic, Full-time Counselor	\$21.00
Justin Drews, Full-time Counselor	\$21.00
Jake Nemcek, Full-time Counselor	\$21.00
Scott Drews, Full-time Counselor	\$19.50
Helena Ruta, Full-time Counselor	\$19.50
Jake Cronnell, Full-time Counselor	\$19.50
Justin Alicea, Full-time Counselor	\$19.50
Kyla Coley, Full-time Counselor	\$19.50
Sophia Alicea, Full-time Counselor	Internship
Russell Granese, Full-time Counselor	Internship

Paul Fischer, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 5, 2025
INDEX: APPOINTMENTS, RECREATION
C: E. HORSFALL, D. GRAY