

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

**July 17, 2025
7:30 PM**

MAYOR'S STATEMENT

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

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

ROLL CALL

PROCLAMATION - National Lost Pet Prevention 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

July 17, 2025 - 7:30 PM

REPORTS OF BOROUGH OFFICERS

Engineer

Police Chief

Fire Chief

Fire Official

Rescue Squad

Emergency Management

Attorney

Finance

Borough Clerk

Administrator

Youth Services

Planning Board

Municipal Alliance

Library Advisory Committee

Traffic and Beautification

PUBLIC PORTION / AGENDA ITEMS ONLY

Each speaker is limited to one 5-minute comment.

NEW BUSINESS

REPORTS & CORRESPONDENCE

These items have been distributed to Council Members for review and will be approved by a single motion unless a Member requests separate consideration

Acknowledging Receipt of the following Borough Reports:

Building Department June 2025

Environmental Commission Minutes May 12, 2025

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

July 17, 2025 - 7:30 PM

Green Team Minutes May 19, 2025

Mayor & Council Executive Session June 19, 2025
Minutes

Planning Board Minutes May 27, 2025
June 12, 2025

Planning Board Executive Session May 27, 2025
Minutes June 12, 2025

Planning Board Special Meeting June 9, 2025
Minutes

Correspondence #12: Notice from Twp of Green Brook re ORD Amending Zoning Districts

CONSENT

The items listed below are considered routine and will be adopted by one motion.

R1: Authorizing Watchung's Board of Education Tax Levy Certification for 2025-2026

R2: Authorizing Refund of Tax Overpayment for 104 Johnston Drive, Block 5101 Lot 17

R3: Authorizing the Return of Escrow Monies

R4: Authorizing an Increase in Bid Threshold Pursuant to N.J.S.A. 40A:11-3

R5: Authorizing Raffle License #689 to Sisters of Mercy, Mercy Ministry, Inc.

R6: Authorizing Extension of Tax Grace Period

NON-CONSENT

R7: Authorizing the Appointment of Public Works Seasonal Employee - John DiMaggio

R8: Authorizing a Professional Services Agreement for Affordable Housing Administrative Agent to CGP&H, LLC

R9: Authorizing Bill List

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

July 17, 2025 - 7:30 PM

R10: Authorizing the Appointment of Daniel Niro as Assistant Construction Official

R11: Authorizing the Appointment of Lynn Ferrante as CERT Volunteer

R12: Awarding an Emergency Contract for Elsinore Drive Sinkhole Repairs to S.E. Rose Trucking

R13: Authorizing the Award of an Emergency Contract for Roadway and Culvert Repairs to Glen Eagle Drive

R14: Authorizing the Award of an Emergency Contract for Fence Repairs at Mobus Field

ORDINANCE ON FIRST READING

OR# 25/09: ORDINANCE AUTHORIZING A CONSERVATION EASEMENT FROM BONNIE BURN REDEVELOPERS URBAN RENEWAL, LLC

PUBLIC PORTION - GENERAL DISCUSSION

Each speaker is limited to one 5-minute comment.

ADJOURNMENT

The next meeting of the Mayor and Council is August 21, 2025.



BOROUGH OF WATCHUNG ENGINEERING & INSPECTION STATUS REPORT

JUNE 2025

MATTERS FOR GENERAL DISCUSSION & FOLLOW UP

1. PSE&G distributed a plan for the proposed next two weeks (7/14/2025 to 7/25/2025) 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	7/14/2025	Ridge Rd	High Tor Rd	Phillip Ln	4 " Gas Main
PI-714	7/15/2025	Ridge Rd	High Tor Rd	Phillip Ln	4 " Gas Main
Day Work	7/16/2025	Ridge Rd	High Tor Rd	Phillip Ln	4" Gas Main
	7/17/2025	Ridge Rd	High Tor Rd	Phillip Ln	4" Gas Main
	7/18/2025	Parlin Ln	Ridge Rd	End	2" Gas Main
	7/21/2025	Parlin Ln	Ridge Rd	End	2" Gas Main
	7/22/2025	Crestwood Dr	Ridge Rd	Watchung Crest Dr	2 " Gas Main
	7/23/2025	Crestwood Dr	Ridge Rd	Watchung Crest Dr	2 " Gas Main
	7/24/2025	Ridge Rd	Parlin Dr	Joan Dr	Tie Ins
	7/25/2025	Valleyview Dr	Ridge Rd	Hill Pl	2" Gas Main
Dino Andre	7/14/2025	Stirling Rd	Brookdale Rd	Verona Pl	Services
	7/15/2025	Stirling Rd	Brookdale Rd	Verona Pl	Services
	7/16/2025	Stirling Rd	Brookdale Rd	Verona Pl	Services
	7/17/2025	Stirling Rd	Brookdale Rd	Verona Pl	Services
	7/18/2025	Stirling Rd	Brookdale Rd	Verona Pl	Services
	7/21/2025	Stirling Rd	Verona Pl	Valleyview Dr	Services
	7/22/2025	Stirling Rd	Verona Pl	Valleyview Dr	Services
	7/23/2025	Stirling Rd	Verona Pl	Valleyview Dr	Services
	7/24/2025	Stirling Rd	Verona Pl	Valleyview Dr	Services
	7/25/2025	Stirling Rd	Verona Pl	Valleyview Dr	Services

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.

3. **Pre-construction meeting was held with PSEG and its 'subcontractors on June 30th. Below is a summary of the discussed items.**

- i. **June 14th will be the start of mill and pave works.**
- ii. **Valley Drive, Brook Road, Jared Court, Crestwood and will lane be some of the roads in the project.**
- iii. **A complete schedule will be submitted to the Borough.**
- iv. **Detour signs for the trucks other than construction will be provided.**
- v. **Outreach including notice letters and email to the residents will be provided.**

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. **The grant application was submitted to NJDOT on June 10th.**

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. The proposed plan has been adding to the plan and the proposed will be checked onsite soon.**

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. **We are preparing a concept plan and cost estimates to include the proposed works and apply for Somerset County's recreational grant program.**

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 and it is currently under review.***

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. **Bid and specs were submitted to the Borough for bidding and finding a contractor.**

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. The MS4 Map has been submitted to NJDEP for review. RVE will provide a new proposal for the next phase of the MS4 work which includes Watershed Implementation Plan (WIP).**

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. *A meeting was held between the Borough and NJDEP regarding the new scope and what grant option to pursue, RVE is preparing the second HDSRF application.*

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

Land disturbance was issued for the library. We have been attending the biweekly meetings with the contractor and the architect. 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. The site has been secured and soil erosion and sedimentation control measures are installed. Contractors have been done most of the electrical conduit's demolition and some timber work has been performed.

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. **The project was approved by NJDEP, Bid and specs were submitted to the Borough for bidding and finding a contractor.**

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. The tax map has been reviewed and the works are being progressed as direction received by the tax assessor.**

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. **All construction works and punch lists have been completed. The final payment is in process and NJDOT shall close the project.**

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. **All construction works and punch lists have been completed. The final payment is in process and NJDOT shall close the project.**

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. **RVE completed the LSRP review and a letter was submitted to Bright View Engineering. Retaining wall plan is still under review by RVE.**

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. **Borough met with SCED onsite and discussed the flooding issues of Hillcrest-Guinard & Stirling Road-Valley View intersections. The county is going to add a new inlet in front of Guinard Dr in order to make the situation better.**

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. **The plan was adopted by the Borough.**

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.

New Jersey Department of Transportation

Pre-Construction DP25109 - Route 78 WB, From Drift Road/Dale Road to Route 124 was held on July 15th.

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

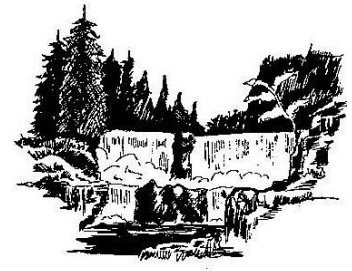
Tilcon is the vendor for the Co-op's “Road Resurfacing” contract for 2022. The Borough awarded a contract to Tilcon for resurfacing the following roads under the co-op:

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

June Activity Report

36 calls for service in the month of May

Members participated in a joint NorthStar helicopter drill with Watchung rescue squad.

Firefighter Ramon Sosa successfully completed FF1.

Engine 603 damaged intake valve was repaired and reinstalled.

Members responded to seven various calls in the wake of the 7/3 wind storm in the borough as well as a three-alarm structure fire in neighboring Warren Township.

Watchung Fire Department

Watchung, NJ

This report was generated on 7/15/2025 4:06:18 PM



Count of Incidents by Incident Type for Incident Status for Date Range

Incident Status(s): All Incident Statuses | Sort By: IncidentType | Start Date: 06/01/2025 | End Date: 06/30/2025

INCIDENT TYPE	# INCIDENTS
111 - Building fire	2
131 - Passenger vehicle fire	1
132 - Road freight or transport vehicle fire	1
142 - Brush or brush-and-grass mixture fire	2
154 - Dumpster or other outside trash receptacle fire	1
324 - Motor vehicle accident with no injuries.	1
352 - Extrication of victim(s) from vehicle	1
412 - Gas leak (natural gas or LPG)	2
441 - Heat from short circuit (wiring), defective/worn	1
444 - Power line down	1
553 - Public service	1
561 - Unauthorized burning	1
611 - Dispatched & cancelled en route	1
622 - No incident found on arrival at dispatch address	1
650 - Steam, other gas mistaken for smoke, other	1
733 - Smoke detector activation due to malfunction	1
735 - Alarm system sounded due to malfunction	2
736 - CO detector activation due to malfunction	1
743 - Smoke detector activation, no fire - unintentional	7
745 - Alarm system activation, no fire - unintentional	4
746 - Carbon monoxide detector activation, no CO	1
Incidents Without Incident Type	2
Total Incidents	36

This report displays Incidents by Incident type for the selected Incident Status (es) and chosen date range. Nemsis 2 & 3 Incidents Included.

Watchung Environmental Commission – Meeting Minutes

Monday, May 12, 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 March Minutes

a. Reviewed procedure for submitting minutes. Minute corrections will be made within a week of the meeting. The E.C. has one week to submit changes to the secretary. Once the final approval is given at the following EC meeting, the secretary will submit them to Edith Gil and cc. Doug Speeney (EC Chair).

3. Operation Pride - April tree seedling distribution review -

Operation Pride had a low turnout in the morning. The E.C. was left with dozens of trees to distribute. It is highly suggested that next year we only order 50 trees and to reach out to Somerset-Union Soil Conservation District, who gave us free seedlings this year. It is recommended that only tubelings be ordered for next year's event. The Echoes Sentinel highlighted Operation Pride Day event with a photo of EC members Rachel, Andy, and Karen and Mayor Jubin at the table distributing tree seedlings.

4. Riparian Buffer/Best Lake Stewardship 4/27 event review. - The afternoon event had a good turnout with about 20 volunteers including Mayor Jubin, Council President Ead, and Council member Marano. 12 seedlings were planted, including Chestnut Oak, Dogwood, and River Birch. In addition, weeding, fencing, and mulch distribution around the trees was accomplished.

5. Environmental Commission Website - Jennifer and Rachel have met and came up with a list of ways to improve and update the site. The recommendations were discussed and will be sent in writing to Doug so he can begin on getting the initial changes made.

6. Reports

a. Tree Report (see attached)

Tree Inspections: 11

Tree Removal permits approved: 11

Trees to be removed: 182

Trees to be replaced: 56 excluding 270 Valley Drive

b. Planning Board

Raising Cane is moving forward. They will be replacing all removed trees with native species. The third lane drive through is still in the plan that has been approved.

c. Green Team

The Green Team received a grant from PSEG for commercial energy efficiency outreach. The plan is to use this grant to reach out to local businesses to install energy efficiency enhancements. Green Team also applied for a grant to cover green team operations This grant will be used for farmer market expenses. Community gardens proposal sites have been recommended to the council. Farmers market to open in June.

7. Next steps for litter reduction efforts/Ideas for consideration.

EC agrees for the need of No Littering signs with fines posted throughout the Borough.

Rachel suggested asking Clean Communities if they will provide signs.

Jennifer, Denise, and Coraleine will discuss further to brainstorm ways we can work on educating and promoting the public about litter reduction.

a. Clean Communities Slogan Initiative.

EC agreed to ask Edith to send out a blast to residents about the Slogan contest.

Submission deadline August 21. The winner will be chosen by New Jersey Clean Communities.

b. Increased penalties - EC discussed penalties for littering, such as enforcing fines and maybe warnings to residents. Concerns about the enforcement of the tree ordinance were also discussed. Specifically, the town does not appear to be following up to ensure that the required replanting is being carried out.

c. School Art contest - Discussed possibly tying in a Borough wide littering campaign to a School Art contest.

8. Helpsy bin update - Bin has been placed at DPW next to styrofoam bin. So far 995 pounds of textiles have been collected. The Borough is scheduled for weekly pickup. Rachel will schedule a photo shoot for members of the EC and the Mayor and Council for an article about the bin in the Echoes Sentinel.

9. EC comments on BOA (Case NO. BA25-01 (45 Dug Way)

10. Salem Oak (maintenance and sign) -

EC discussed getting a sign with a brief mention of the history behind the Salem Oak and to memorialize the original Oak, considered to be one of the largest in New Jersey. Rachel will weed and mulch the tree and ask DPW for better fencing.

11. Open Forum (New ideas/suggestions)

Watchung librarian, Manny Miracle, invited Doug to give a short presentation about the Riparian buffer area at Best Lake during the library bird watching event on May 1st . The library has organized three free bird watching programs led by Denise and Charlie at the Riparian buffer area of Best Lake. The program highlights the connection between the recently restored habitat and the increasing residents' appreciation of birds and other Watchung wildlife. It is a great spot to enjoy the natural habitat. Denise reported seeing a lot of activity in the bird boxes. The bird watching group witnessed the Tree Swallows building their nests in the new bird boxes. At the event, Charlie proclaimed, "the Riparian buffer is nationally recognized" by being on the cover of the Arbor Day Foundation magazine.

12. Public Comments NA

13. Adjournment - 9:30 pm. Next Meeting is on June 23, 2025.

Submitted by:

Jennifer Principato
Secretary

April-May 2025 Tree Report

Tree Inspections: 11

Tree Removal permits approved: 11

Trees to be removed: 182

Trees to be replaced: 56 excluding 270 Valley Drive

Tree Re-Inspections: 0

Permit Closed: 0

Trees replaced: 0

D. Soppas & K. Pennett

Tree Inspections:

240 Valley Road – 22 trees—Approved no replacements

Inspection: 3/22/25. (KP)

*Most Trees already down. When on previous section noticed many trees down on this property. Reported to Jim DeMato

*Trees that were down were ashes.

*Additional trees to come down were in poor health

35 Crestwood – 15 Trees – Approved with 3 replacements

*Inspection: 3/22/25. (KP)

*Dead Tree Permit was submitted. Some trees seemed ok

*Ashes ok to take down, tree on drive way rotten near bottom ok to remove.

12 Kappelman—17 mostly smaller trees Approved no replacements

- *Inspection: 3/22/25. (KP)

*8 plums, infected with black fungus, couple already dead. 8 various trees mostly small pines, dead and 1 large tree split ½ o ground, other half may fall soon.

45 Knollwood Dr.—6 trees Approved no 2 replacements

- *Inspection: 4/10/25. (DS)

- Tree Service: Robert Griscom – expertly written explanation of the health of the trees and reasons for removal

*2 living White Pine, 1 dead Spruce, 3 dead Ash

747 Johnston Dr.—6 Ash no replacements

- *Inspection: 4/10/25. (DS)

- KSD Tree Service

*6 dead Ash

270 Valley Drive 14 trees--11 dead 3 dying – Approved no replacements

*Trees in front yard near road. Area gets very swampy after rain. Will be planting 20 Arborvitaes in back.

140 Vail Lane--12 Trees- Approved replace 6

*Application noted 7 dead trees, map provided by applicant showed 8 trees, 12 trees marked. Of the 12 trees marked, 5 dead, 1 very small permit not required remaining 6 to be replaced.

*Spoke to person inside house they rent from people at 150 Vail, not aware of permit

150 Vail Lane--20 dead trees- Approved replace 4

*4 very large trees in front already taken down, stumps remain. Trees removed prior to permit Replace 4

85 Acorn: 21 Trees: 13 dead Approved replace 8

132 Anderson: 6 trees Approved no replacements

390 Valley Road 27 trees, replace 19

*Permit for 27 dead trees, 19 live 8 dead

14 Ellison: 10 trees no replacements

*All trees were dead, many additional trees dead/hazardous. Told applicant more could come down

89 Spencer: 18 trees replace 16(?)

2 permits one 5 trees the other 13 trees. id'd 12 trees. Map difficult to follow, trees marked with string hard to see. 5 tree permit marked with white string, 13 tree permits marked with 2 strings one white and the other blue, another set of 12 trees marked with blue sting. Most blue string trees very small permit not needed. Permits indicated most trees dead, actually 16 live. Two 6" diameter trees in front live on steep slope should keep. One tree 8" diameter in back hazardous center rotting. One tree dead.

Maria informed me that the one application that was denied, applicant appealed to mayor. Mayor approved permit. Do not know address

Watchung Green Team

Meeting Minutes

Meeting Start date and time:

May 19, 2025

5:32 pm

Attendees:

Charlie Neiss (chair)
Denise Soppas
Emma Speeney
Kayla Briant
Bill Hance
Sonia Abi-Habib

Miranda

Agenda

- Approval of April 28, 2025 [Meeting Minutes](#)
- Sustainable Jersey Summit
- Grant status
- Farmers Market
- Community garden project proposal update

Prior meeting minutes

April 28 2025

Motion: Bill

Second: Emma

Approved: Approved unanimously

Sustainable Jersey Summit

- Charlie to send out details

Grant status

- SJ - No update - Bill to look for update/timeline
- SJ/PSE&G
 - Bill to get photos from Edith and send in
 - Brief blurb
 - Schedule mayor for video
 - Mayor to sign letter

Farmers Market Update

- Storage box damaged by contractor
- New signs required
 - Some signs were damaged at the end of last year
 - Signs stored in box may have been damaged
 - Feather banners were worn out
 - Use bungee cords for sign facing Hillcrest
- Parking lot
 - No known construction issues
 - We have permission to use the lot
 - Safety concerns
 - Flash flooding
 - Potential for accidents from Hillcrest - vendor locations
- Vendors
 - 8 confirmed
 - Several outstanding
 - Some not returning
 - Kayla will reach out to honey vendor
 - Denise will reach out to outstanding vendors
 - No food truck yet
- Entertainment and other events
 - Music - 2 committed, 1 TBD - Most dates set for June and July
 - Kayla has reached out to orgs to provide kid-friendly activities
 - Library will continue to come
 - WAC - Kayla to reach out
 - Shredding and electronics - to be scheduled
- SNAP update - Bill has been having issues with the application

Community garden project proposal

- No update

Follow-ups from prior meeting

- Charlie to follow up Bill and Sonia about PSE&G grant COMPLETE
- Charlie to pass on proposal to Sonia for council consideration IN PROGRESS
- Kayla to look for family-oriented activities for farmers market IN PROGRESS
- Charlie to speak with Sonia about Somerset County and the Green Amendment IN PROGRESS

Follow up actions:

- Bill to get photos from Edith and send in
- Schedule mayor for video
- Mayor to sign letter
- Storage box to be replaced
- New signs for farmers market
- Kayla will reach out to honey vendor
- Denise will reach out to outstanding vendors
- WAC - Kayla to reach out

Next meeting:

- June 23, 2025 @ 5:30 pm

Meeting End time:

Motion to adjourn: Bill

Second: Kayla

Approved unanimously

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

May 27th, 2025 | 7:30 PM
15 Mountain Blvd., Watchung, NJ 07069
Adopted On: 06/17/2025

CALL TO ORDER: Madam Chair called the Regular Meeting to order at 7:28 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 published in the Echoes Sentinal and Courier News. Chair led the group in saluting the American flag and the Pledge of Allegiance.

ROLL CALL:

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

It was noted that a quorum was present for the meeting. Chairwoman Schaefer opened the meeting announcing the resignation of Board member, Jennifer Kobliska and thanked her for her service.

MINUTES

Madam Chair asked to waive the reading of the regular minutes from the April 15th, 2025 meeting and for a motion to approve. On motion by Don Speeney and seconded by Karen Pennett and followed by a unanimous voice vote to approve.

RESOLUTION PB R-6: Ms. Spingler read the resolution into the record for a closed session in accordance to the Open Public Meetings Act. On motion to adopt Resolution PB R-6 by Mayor Jubin and seconded by Councilman Gibbs.

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

The Board went into private, closed session at 7:33pm and resumed the public session at 7:36pm. Chair sought a motion for Mr. Linnus to continue to represent the Borough for litigation and not to exceed an additional \$10,000. On motion by Councilman Gibbs, seconded by Mr. Speeney.

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

RESOLUTION PB25-R7

CASE NO.; 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

Mr. Linnus explained that the Board decided not to vote at the last meeting on Preliminary approval until a resolution was drafted with conditions.

Michael O’Grodnick was present and requested 3 additional conditions be added to the resolution. First, the Applicant would like approval to start demolition of the site while they move for Final Site Plan approvals. Next, O’Grodnick mentioned Mr. Streker connected with the Environmental Commission and they requested a rain garden be added instead of the southern swale. Lastly, he mentioned an obstacle with DOT approvals and time restraints. The Applicant would like to move for Final Site Plan approval while they obtain DOT permits which could be a condition added to the resolution.

Mr. Streker approached the Board and was reminded he was still under oath. Mr. Streker presented a colorized [Exhibit A-3](#) of the proposed rain garden. The drainage sheet would detail the rain garden. Ms. Pennet thanked Mr. Streker for listening to the Environmental Commissions comments. Jaime Giurintano from Bright View Engineering asked if they had any soils information for depth to ground water? Mr. Streker said he would be providing for an overflow and any overflow reports would be submitted to Bright View Engineer. Madam chair opened it to the public for questions, hearing none, it was closed.

Ms. Spingler read into the record the resolution pausing at condition 20 and 21 for added conditions. The words “conditional use approval” was added to the last paragraph on page 9. The word ‘special’ was added to condition number 20 in regards events. The honeymoon period is defined as ‘90 days from opening date and signed off by Police Chief,’ was added to condition number 20 after the Board discussed. The Board added conditions 29-32 as follows;

29. Subject to DOT Approval.

30. Southern swale to be replaced by a rain garden.

31. Demolition of existing building may proceed prior to Final Major Site plan approval, provided that the applicant obtains all necessary demolition permits and agrees that such demolition is undertaken at their own risk.

32. Applicant shall obtain Board of Health approval for the maintenance and cleaning operations of restaurant.

Mr. Linnus clarified that no action was taken at the previous meeting and that wording should be stricken. The words ‘and to the Objector Weldon Materials’ was also stricken on the last page. Madam chair asked for a motion to approve the Preliminary Site Plan Application. On motion by Mr. Speeney and seconded by Councilman Gibbs.

VOTE ON THE ACTION TAKEN – April 17, 2025

NAME	Yes	No	Absent	Abstain	Not Voting
Ronald Jubin	X				
Karen Pennett	X				
Robert Gibbs			X		
Tracee Schaefer			X		
Don Speeney	X				
Stephen Pote			X		
Troy Sims	X				
Ellen Spingler	X				
Jennifer Kobliska			X		
Jackie Bodnar	X				
Dustin M. Antonio	X				

VOTE ON THE RESOLUTION – May 27, 2025

NAME	Yes	No	Absent	Abstain	Not Voting
Ronald Jubin	X				
Karen Pennett	X				
Robert Gibbs	X				
Tracee Schaefer	X				
Don Speeney	X				
Stephen Pote	X				
Troy Sims	X				
Ellen Spingler	X				
Jennifer Kobliska			X		
Jackie Bodnar	X				
Dustin M. Antonio	X				

It was noted that if the Applicant wants to come back for Final Site Plan approval, they just have to show the plans to ensure it matched Preliminary approval and the Board would then vote.

CASE NO.: PB 24-01/PB19-01; Bonnie Burn Redevelopers Urban Renewal, LLC

ADDRESS: 275 Bonnie Burn

BLOCK: **7403, Lots 5**

RB ZONE

Expiration: **06/26/2025**

[Click Here](#) for Plans. The Applicant seeks to modify the Club House designs which were previously approved. The revised Club House design fully complies with all items of the applicable ordinance 28-420.I, 28-420.J and 28-240.F. The overall form and footprint remain unchanged. While the materials remain unchanged, brick, fiber cement and metal accent, they have been used in a different manor. We have added a metal accent element to the front and sides of the clubhouse that accentuates the two-story nature of the space beyond. This metal accent feature wraps the sides of the façade at the first story. In addition, we moved the location of the corner bay element from the right side of the front elevation to the left side and changed the color of the fiber cement siding from white to wood tone. We felt it was necessary to make an architectural statement at the entry to the project and these forms provide that statement. A vertical siding element was added to all sides of the building in lieu of the horizontal siding for all sides. Some of the windows were adjusted to accommodate the interior floor plan. Additionally, the partial basement space now matches the footprint of the level above increasing the overall square footage by 1,529 sf. The residential buildings remain unchanged.

Next, Nicole Dory, the Applicant's counsel approached the podium to provide background on the application. The architect Jack Raker from Minno & Wasko Architect and Planners, who modified the Club House, was on hand and sworn in to provide testimony. Mr. Raker presented the original colorized submitted drawings and the revised renderings, Sheet A04 dated 12/13/2024. Mr. Raker said they utilized the same materials except for one which was a copper color would now be gray. Some additional brick was added and windows were moved around to accommodate some floor plan changes. The Club House is the same foot print, but it grew in square footage. The

renderings appear different since they were done 2 years apart and done by different interns. There was some confusion from the board since the renderings appeared to be completely different and different colors. [Exhibit A1](#) was entered into evidence sheet, A18 dated 06/10/2021. This sheet was submitted during the original application PB19-01. Mr. Raker discussed the need to make a larger package room since more people are ordering online. Additionally, fitness centers are becoming more important so they increased the size of the workout room and moved it into the basement. Some co-working space was added where the fitness center originally was on the upper level.

Ms. Bodnar asked where the additional square footage would be located? Mr. Raker pointed out the lower level is being excavated further to increase more usable building area. A grand staircase was also added going down into the basement. Mr. Sims asked if an elevator would be available (yes). Mr. Speeney asked if the expanded use could still be used with the original renderings (no, it's irrelevant). Mr. Raker explained that the marketing team wanted to update the presence of the building. Mr. Speeney mentioned he liked the original drawings better, while Madam Chair pointed out the materials were the same just a difference in renderings. The Board discussed the differences in the renderings. Mr. Raker pointed out the new floor plan compliments the updated programing in the building and the materials were the same, just used in a different manner. Mayor Jubin inquired about the excavation that would happen in the basement and if blasting would be required? Mr. Raker mentioned if blasting would occur it would be mitigated from the stacked layout of the buildings, but he did not have more information. Ms. Pennet asked why the windows were removed in the bottom, right floor level area? That is where the private dining area will be located and a stairwell.

Madam Chair opened it to the public for questions, hearing none, public questions were closed. Ms. Dory ran through some of the questions in the professional reports with Mr. Raker. A condition was requested from the professionals that updated civil plans would be submitted to reflect any changes approved. This was acceptable to the Applicant who would also comply with both March 3rd memos from Mr. Healey and Bright View Engineering. Mr. Healey asked about the roofing materials and other materials that would be utilized, but the colors would be the same with some different accents? (yes). Mr. Healey asked if the new architecture would still flow with the other proposed buildings (yes).

Mr. Speeney agreed with the updated floor plans being maximized, but disagreed with the new colors being presented. Ms. Dory asked for a condition of approval for Mr. Raker to present to the Board the materials. The Board discussed the coloring and renderings again. Madam Chair stated the Board could not deny the application due to changes in architecture. With that said, Madam Chair made a motion to approve PB24-01 with conditions that Applicant will provide true color renderings, a material board, and any required blasting information for lower-level excavation. Motion was seconded by Councilman Gibbs. Ms. Bodnar asked in regards to drainage if anything changed? Ms. Dory replied that the Civil Engineer will submit revised plans to the Board as a condition for approval. Councilman Gibbs requested a summary of what will changed from the Civil Engineer.

ROLL CALL:

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

The Chair opened it up to the public for any comments, hearing none, it was closed.

Madam Chair mentioned the next meeting will be Monday, June 9th for the Fair Share Housing Plan at 7pm along with a presentation from Mr. Healey.

The meeting adjourned at 9:00pm. The next Regular Meeting will be Tuesday, June 17th at 7:30pm.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan
Board Clerk

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
OFFICIAL MINUTES**

Regular Meeting
Thursday, June 12th, 2025 7:30pm

Adopted on: 7/10/2025
ROLL CALL

Chairman Cronheim read the Call to Order Open Meetings Act statement as required by law at 7:33pm. Then everyone stood for the Pledge of Allegiance to the flag.

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

Mr. Hunsinger called for a motion to accept the Regular Session Minutes from May 15th, 2025, seconded by Mr. Terrezza.

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

RESOLUTIONS

Resolution BA25-R11

CASE No: BA 25-1 Betancourth

45 Dug Way

Block 40.06 Lot 35

ZONE: RR

Expiration: 07/30/2025

[Click Here](#) for Plans

Applicant is requesting approval to install an inground pool to the north and behind the dwelling and patio area. The allowable maximum lot coverage for the R-R District is 25% (section 28-404 d of the LDO). Due to the steep slopes, the developable lot area is reduced to 39,020 SF (net) from 60,996 SF (gross). The lot coverage proposed is 37.5% and requires a variance (section 23A-3.2 a (9) of the Municipal Code).

On motion to approve by Mr. Hunsinger and seconded by Mr. Terrezza.

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

CASE NO.: BA 24-03; CARVAJAL

10 Watchung Crest Drive

Block 4304 LOT 17.01

ZONE: RML3

To Access Plans [Click Here](#)

The subject property is located on the south side of Watchung Crest Drive and one lot west of the intersection of Watchung Crest Drive with Blue Wolf Trail. There is an existing two and a half-story brick house with a three-car garage, a driveway and rear patio on the property. The property is in the R-M-L III Residential zoning district, see section 28-414 of the Land Development ordinance.

The existing driveway area adjacent to the garage doors extends westerly into a 35-foot-wide conservation easement. The driveway extends to 16.06 feet from the property line where 35 feet is required, a variance is required. A basketball hoop, pillar, driveway and fence were constructed in an environmental conservation easement.

Erica Edwards Esq, Applicant's council approached the podium to provide background on the case. Applicant, Mr. Carvajal, was called to the podium to testify and was sworn in from 10 Watchung Crest Drive. Mr. Carvajal explained why he expanded his driveway unintentionally into the environmental conservation easement. Ms. Edwards asked if any trees were removed when the driveway was expanded (no) and did he realize he was expanding the driveway into a protected area (no). Mr. Hunsinger asked how long Carvajal lived in the house before the driveway expansion (14 years).

Next, Mr. Mark Remsa approached the podium to provide testimony and his credentials. He was accepted as an expert in his field. Mr. Remsa provided background on the application from a

planning perspective. Mr. Remsa discussed the planting plan that was submitted to the board. Mr. Hunsinger asked about the basketball hoop and if it would be removed? Essentially, Mr. Remsa said it could be removed and does not belong in the conservation easement. Mr. Remsa proceeded to review items for a C2 variance and reviewed the Borough's Master Plan.

Mr. Hunsinger questioned Mr. Remsa's testimony about tree removal for the driveway expansion. Mr. Carvajal clarified that no trees were removed for the driveway expansion (in 2016). Then, Mr. Hunsinger asked how many trees were removed? Mr. Carvajal said about 10 trees in 2021 in the buffer zone, but there were other trees removed outside of the buffer zone. Mr. Terrezza asked how many trees were being proposed? Mr. Remsa said 6 deciduous and 7 evergreen trees. Mr. Hunsinger asked about invasive species growing and mentioned that happens when trees are removed. He also asked if he received a permit to remove those trees? Mr. Carvajal said yes, after the fact someone came out from the town and inspected it the next day.

Mr. Terrezza asked about the planting plan and the number of proposed plantings, which the board discussed. Then, Mr. Terrezza asked about the basketball hoop and its location. Mr. Panzarella asked about the shrub planting and sunlight (they would be shade tolerant). Mr. Hunsinger asked about the easement length and the board discussed along with the lot size. Mr. Panzarella asked about the tree replacement plan and if it is an open permit? Mr. Carvajal replied that trees would be replaced, but there is currently a work stop order so no trees can be replanted until it is lifted. Mr. Hunsinger asked how many trees would be required? The board discussed the number of trees. Mr. Carvajal pointed out the planting plan was just for the conservation easement. Mr. Remsa said three red oaks would qualify and additional trees would be added. Mr. Panzarella asked where the trees would go (in the back of the property). Mr. Terrezza asked if the board has a say in how many trees would the Applicant have to plant? Ms. Edwards explained the number of trees could be a condition of approval in the resolution.

Mr. Remsa entered into evidence two colorized photos of the back of Mr. Carvajal's property. [Exhibit A1 and A2](#). The board discussed the location of the photos and the buffer zone along with the neighboring property. Mr. Hunsinger asked about the photo which displays garbage and recycling bins which appear to be in the conservation easement. He also asked if cars would be parked or anything else in the paved area that is in the conservation area? Mr. Carvajal confirmed that nothing would be stored or put on the paved section in the easement and that he would agree to removing (and relocated to a different area not in the easement) the basketball hoop as a condition of approval.

Mr. Fisher opened it up to the public for questions and comments. Mr. Gerasimos Kitsopoulos from 98 Crestwood Drive approached the podium and was sworn in. Mr. Kitsopoulos provided background on where his property is located while objecting to the application. He reviewed the exhibits he previously submitted. He clarified that he is an attorney, but he is present as a property owner and neighbor. Mr. Kitsopoulos continued to review the exhibits he previously submitted.

Mr. Terrezza asked what Mr. Kitsopoulos would like to see? The driveway removed, and illegal structures removed and restored back to the way it was. Mr. Hunsinger asked if a permit is required for paving? Mr. Stires said zoning is definitely required. Mr. Terrezza asked how many trees would Mr. Kitsopoulos like planted? The board discussed the number of trees to be planted. Mr. Kitsopoulos said he would not permit Mr. Carvajal on his property. Ms. Edwards objected to Mr. Kitsopoulos testimony. The board allowed it as it was relevant and discussed the number of trees that were removed on Mr. Kostopoulos's parent's property. The issue at hand is after the trees were removed from the buffer the homes were more visible. [Exhibit 014](#) was entered in to evidence, proof that Mr. Carvajal knew he needed a permit to cut trees down. Mr. Hunsinger pointed out that the receipt does not show where the trees were cut. [Exhibit 014](#) also showed text messages between the tree company and Mr. Carvajal, illustrating he knew permits were required. Ms. Edwards pointed out that the tree company applied for the tree removal permit in 2022, so the Applicant was unaware the trees were in the conservation easement. [Exhibit 015](#) dated 7/12/2022 was entered into evidence showing a signed liability waiver from the Applicant and Monkey Tree Service, further proof said Mr. Kitsopoulos that the Applicant knew he needed permits. Mr. Terrezza asked what Mr. Kitsopoulos would like to see as a resolution.

Mr. Kitsopoulos entered into evidence [Exhibit 016](#) a letter from Mr. Carvajal to Michael Kitsopoulos dated April 26th, 2023. Ms. Edwards asked Mr. Kitsopoulos if he has a Planning Degree (no). Mr. Kitsopoulos entered into evidence colorized photos [Exhibit 017](#) and [018 taken](#) 06.12.2025 from Michael Kitsopoulos' backyard. The board asked if anyone else wanted to come forward and speak.

Nicholas Kitsopoulos approached and was sworn in from 4236 Creek Road, Allentown PA. Mr. Kitsopoulos approached and provided testimony against the application and personal knowledge of the property as he grew up at 88 Crestwood Drive. Ms. Edwards asked Mr. Kitsopoulos what is his professional career (a physician).

Katherine Kitsopoulos from 88 Crestwood Drive in Watchung approached and was sworn in. She provided testimony against the application. Next, Dawn Wright from 77 Crestwood Drive approached and was sworn in. She provided testimony about the character of the Kitsopoulos Family. Mr. Hunsinger closed the public section, seconded by Mr. Terrezza and carried by unanimous voice vote.

Mr. Edwards provided closing testimony. Mr. Hunsinger asked for clarification on what the Applicant is asking for approval wise. Mr. Edwards outlined that nothing would be left, parked or constructed in the easement. The basketball hoop would be relocated. The pillars would also remain and the board discussed the pillars which were not part of the original application, but was in the notice. Mr. Remsa added closing remarks regarding the planting plan and additional tree plantings.

The board deliberated over the application and shared opinions. Mr. Hunsinger made a motion to deny the application, seconded by Mr. Panzarella. The board voted to deny the application 7 to 0.

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

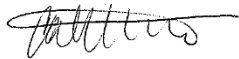
Executive Session BA25-R13

Board went into Executive session at 9:43 and resumed the regular session at 10:03pm and adjourned.

Meeting adjourned at 10:03pm on motion by Mr. Hunsinger and seconded by Mr. Terrezza and unanimously accepted. The next Regular Meeting will be Thursday, June 10th, 2025.

ADJOURN

Respectfully Submitted,



Catherine Furlan
Board Clerk

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

JUNE 9TH, 2025 | 7:00 PM
15 Mountain Blvd., Watchung, NJ 07069
Adopted On: 06/17/2025

CALL TO ORDER: Madam Chair called the Special Meeting to order at 6:59 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 published in the Echoes Sentinal and Courier News. Notice was also sent to neighboring towns, the Somerset County Planning Board, The Office of Planning and Advocacy and the Military Commander registered with Watchung. The Chair led the group in saluting the American flag and the Pledge of Allegiance.

ROLL CALL:

Ms. Tracee Schaefer, Chairwoman- present	Mr. Dustin Antonio – (Absent)
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. Karen Pennett – present	Mr. John Jahr, Board Traffic Engineer - (Absent)
Mr. Stephen Pote – Tardy arrived 7:03pm	Ms. Catherine Furlan Board Clerk- present

Madam Chair opened the meeting, noting a quorum was present then provided background and introduced Board Planner, Mark Healey. Mr. Healey reviewed the history of affordable housing leading up to the 4th round 2025-2035. The new legislation replaced COHA and is furthermore known as the Housing Element Fair Share Plan (HEFSP).

Mr. Pote arrived at 7:03.

Currently the Borough has a surplus of 8 units from previous credits. Vacant land was reviewed and an adjustment was made since the Borough cannot meet the 110 units the state mandated. After the vacant land adjustment, the Realistic Development Potential or RDP is 23 units. An overlay zone is being suggested, Route 22 Affordable Housing Zone 2. This overlay zone would encompass Block 6201 Lot 4-501, 502 and 6 in the HD Zone. The Board discussed the location of this zone.

Next, Mr. Healey reviewed the 40 affordable units that will be renewed at The Point at Watchung. Other properties that were reviewed were 1375 Plainfield Ave, Our House at 103 High Tor Drive, and 990 Somerset. Mr. Pote asked if we always used vacant land adjustment data (yes). Chair asked what happens to the bonus credits if we do not use them (yes, we lose them)?

Mr. Healey reviewed what is required and what is being proposed in the HEFSP. Mr. Healey discussed the unmet need which is the balance of what is being mandated vs. what is being proposed. The Borough has to come up with a plan for the unmet need. The Borough will continue to incentivize opportunities for affordable housing as land becomes available. March 15th, 2026 is the deadline to adopt any ordinances to implement the HEFSP. Madam Chair opened it up to questions from the Board. Mr. Sims asked if there were any repercussions if we don't meet the goals due to developers abandoning building affordable housing projects? The Board discussed.

Ms. Pennet asked if Brookhill was looked at for developing? Mr. Healy said there was a proposal for senior living at that site, but it was not part of the current plan. Mr. Speeney asked where accessory housing fits into HEFSP? Mr. Healey replied that it is already in HEFSP from a previous round. The Board discussed accessory apartments. Madam Chair asked about the overlay zone. Mr. Healey said the Board does not need to act at this moment in regards to creating the overlay zone. First, HEFSP has to be submitted and approved and in March 2026 new ordinances will need to be adopted. Madam Chair opened it up to the public for questions, hearing none, it was closed. Mayor Jubin thanked the ad hoc committee and the Board. Mr. Speeney asked what HEFSP would be called? Mr. Healey said the date June 9th, 2025 Housing Element Fair Share Plan. Madam Chair made a motion to approve the June 9th, 2025 Housing Element Fair Share Plan. On motion by Mr. Speeney and seconded by Ms. Pennett. Mr. Linnus announced that the resolution would be available at the next meeting June 17th. Madam Chair asked the Board Clerk to please submit a memo and the HEFSP to the governing body.

Roll Call

Ms. Tracee Schaefer, Chairwoman- Aye	Mr. Dustin Antonio – absent
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. Karen Pennett – Aye
Ms. Ellen Spingler, Secretary – Aye	Mr. Stephen Pote - Aye

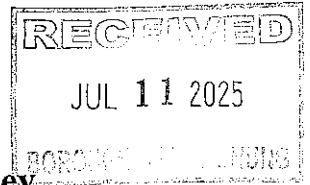
The meeting adjourned at 7:36pm. The next Regular Meeting will be Tuesday, June 17th at 7:30pm.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan
Board Clerk



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

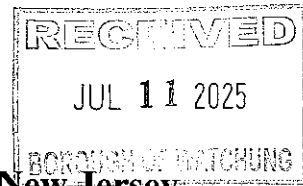
Ordinance No. 2025-912

ORDINANCE AMENDING "THE ZONING ORDINANCE OF THE TOWNSHIP OF GREEN BROOK", ARTICLE 2 "ZONE DISTRICTS; BOUNDARIES" AND ARTICLE 6 "ZONE DISTRICT REGULATIONS" BY ADDING SECTION 621 "AFFORDABLE HOUSING DISTRICT – AHD 6 DISTRICT" FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP AS BLOCK 76, LOT 30

NOTICE IS HEREBY GIVEN that the Township Committee of the Township of Green Brook will hold a meeting on Monday, July 21, 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 adds Section 621 "Affordable Housing District – AHD 6 District" for the property identified on the tax map of the Township as Block 76, Lot 30.

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", then click "Affordable Housing" 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



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

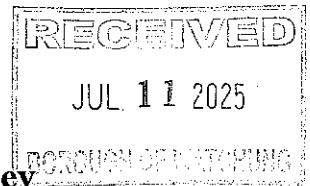
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ORDINANCE AMENDING "THE ZONING ORDINANCE OF THE TOWNSHIP OF GREEN BROOK", ARTICLE 2 "ZONE DISTRICTS; BOUNDARIES" AND ARTICLE 6 "ZONE DISTRICT REGULATIONS" BY ADDING SECTION 620 "AFFORDABLE HOUSING DISTRICT – AHD 5 DISTRICT" FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP AS BLOCK 122, LOTS 1, 3, 4 AND 4.01

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Kelly G. Cupit
Township Clerk



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

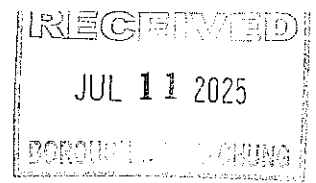
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Kelly G. Cupit
Township Clerk



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

Ordinance No. 2025-911

ORDINANCE AMENDING "THE ZONING ORDINANCE OF THE TOWNSHIP OF GREEN BROOK", ARTICLE 2 "ZONE DISTRICTS; BOUNDARIES" AND ARTICLE 6 "ZONE DISTRICT REGULATIONS" BY ADDING SECTION 620 "AFFORDABLE HOUSING DISTRICT – AHD 5 DISTRICT" FOR THE PROPERTY IDENTIFIED ON THE TAX MAP OF THE TOWNSHIP AS BLOCK 122, LOTS 1, 3, 4 AND 4.01

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Kelly G. Cupit
Township Clerk

**BOROUGH OF WATCHUNG
RESOLUTION: R1**

WHEREAS, the total levy for the 2025-2026 school year for the Watchung Board of Education has been certified at \$15,956,115.00

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung that the 2025-2026 school tax levy be paid as follows:

July 2025	\$ 873,336.00
August 2025	\$ 873,337.00
September 2025	\$1,605,750.00
October 2025	\$1,605,720.00
November 2025	\$1,605,700.00
December 2025	\$1,605,700.00
January 2026	\$1,361,562.00
February 2026	\$1,361,562.00
March 2026	\$1,265,862.00
April 2026	\$1,265,862.00
May 2026	\$1,265,862.00
June 2026	\$1,265,862.00

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: FINANCE-MISC,
C: B.HANCE,

**BOROUGH OF WATCHUNG
RESOLUTION: R2**

WHEREAS, a duplicate tax payment was made by Corelogic and they are requesting a refund.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the refund of said payments be made per the details listed below:

Block 5101 Lot 17 104 Johnston Drive
Corelogic
PO Box 9202
Coppell, TX 75019
Attn: Refund Department
Amount: \$2,565.82

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: FINANCE-MISC,
C: B.HANCE,

**BOROUGH OF WATCHUNG
RESOLUTION: R3**

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

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

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

Name	Escrow Account	Amount
Anthoula Quiceno	E-BA23-03	\$1,600
BJ's Wholesale	E-BA23-02	\$1,994.50
Keven Carty	E-BA24-01	\$232.46
Kenneth Woo	E-BA24-04	\$54.84

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: FINANCE-MISC,
C: BOARD CLERK, CFO,

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

WHEREAS, the State of New Jersey has adjusted the bid threshold for contracting units subject to the Local Public Contracts Law effective July 1, 2025; and

WHEREAS, contracting units that have appointed a Qualified Purchasing Agent pursuant to N.J.S.A. 40A:11-9(b) and take advantage of a higher bid threshold pursuant to N.J.S.A 40A:11-3 can have a maximum bid threshold of \$53,000.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung that the bid threshold for the Borough be increased to \$53,000 and the quote threshold be increased to \$7,950.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: FINANCE-MISC,
C: B.HANCE,

Local Finance Notice

LFN 2025-08

July 7, 2025

Philip D. Murphy
Governor

Tahesha L. Way
Lt. Governor

Jacquelyn A. Suárez
Commissioner

Michael F. Rogers
Director

Contact

Website

www.nj.gov/dca/dlgs

E-mail

dlgs@dca.nj.gov

Phone

609.292.6613

Mail and Delivery

101 South Broad St.
PO Box 803
Trenton, New Jersey
08625-0803

Distribution

Procurement Officials
Chief Financial Officers
Municipal Clerks
Clerks – Boards of
County Commissioners
Authority Officials
Fire District Officials
Auditors

Adjustments to Public Bidding Thresholds and Office of State Comptroller Reporting Thresholds Effective July 1, 2025

Pursuant to N.J.S.A. 40A:11-3(c) and 18A:18A-3(b), the State Treasurer has exercised her authority to adjust bid thresholds for contracting units subject to the Local Public Contracts Law and the Public School Contracts Law. These adjustments became effective on July 1, 2025 and are available on the Division of Purchase and Property's webpage for bid thresholds adjusted by the State Treasurer on a [five-year schedule](#).

For contracting units that have appointed a Qualified Purchasing Agent, pursuant to N.J.S.A 40A:11-9(b) and avail themselves of the related higher bid threshold pursuant to N.J.S.A 40A:11-3 and 18A:18A-3, the maximum bid threshold has been increased from \$44,000 to \$53,000.

If a contracting unit governed by the Local Public Contracts Law (N.J.S.A 40:11-1 et seq.) does not have a Qualified Purchasing Agent, the maximum bid threshold remains at \$17,500. The maximum bid threshold for those contracting units subject to the Public School Contracts Law (N.J.S.A. 18A:18A-1 et seq.) that do not have a Qualified Purchasing Agent has been increased from \$32,000 to \$39,000.

The threshold for soliciting quotations, which is 15% of the bid threshold in accordance with 40A:11-6.1(a) and 18A:18A-37(a), is correspondingly increased. Contracts exceeding the new bid threshold amount are subject to the appropriate requirements of the Local Public Contracts Law and the Public School Contracts Law.

Contracting units should, as appropriate, review their procurement policies and enabling resolutions or ordinances to determine what action, if any, is needed to take advantage of the higher bid and quotation thresholds. For example, where the contracting unit has set fixed amounts, including if resolutions appointing a Qualified Purchasing Agent used fixed threshold amounts, the governing body may take action to adjust the bid and quotation threshold amounts. Contracting units may elect to set their bid thresholds at a lower amount.

The following table summarizes the current Local Public Contracts Law and Public School Contracts Law thresholds:

	Bid Threshold	Quotation Threshold
LPCL Units without QPAs	\$17,500	\$2,625
PSCL Units without QPAs	\$39,000	\$5,850
LPCL & PSCL Units with QPAs	\$53,000	\$7,950

Other Bid Threshold Adjustments

Two exceptions to the above-referenced bid threshold amounts involve road contracts subject to N.J.S.A. 27:2-1 or N.J.S.A. 27:16-16. N.J.S.A. 27:2-1 applies to when “the cost of constructing, reconstructing, or resurfacing any State, county or municipal road, street or highway, or portion thereof, will exceed [the bid threshold],” while N.J.S.A. 27:16-16 applies to the expansion of a county road to its authorized or full width for the accommodation of public travel. The odd-year bid threshold adjustment formula that was in effect prior to P.L. 1999, c. 440 for all contracting units still applies to the above-referenced road projects for which, as of July 1, 2025, the applicable bid threshold is \$24,200.

Effective July 1, 2025, the bid threshold for public school student transportation contracts as calculated pursuant to N.J.S.A. 18A:39-3 is also \$24,200.

Effective July 1, 2025, the bid threshold for county colleges pursuant to N.J.S.A. 18A:64-54 of the County College Contracts Law is \$44,900.

Effective July 1, 2025, the State College Contracts Law public works bid threshold pursuant to N.J.S.A. 18A:64-54 is \$42,600 while the non-public works bid threshold is \$119,800.

The above-referenced bid thresholds are listed on the Division of Purchase and Property’s webpage for bid thresholds adjusted by the State Treasurer on a [two-year schedule](#).

Pay-to-Play

The “pay to play” threshold remains at \$17,500.

Sections 11 and 12 of the Elections Transparency Act, enacted in 2023, amended N.J.S.A. 19:44A-20.4 and 20.5, respectively, to clarify that the governing body of a municipality or county (or any agency or instrumentality thereof) may delegate the authority to award a contract having an anticipated value in excess of \$17,500, but below the increased bid threshold of a Local Public Contracts Law contracting unit with a qualified purchasing agent (i.e. a “window contract”), to the Qualified Purchasing Agent. This delegation of authority should be incorporated into the resolution adopted pursuant to N.J.S.A. 40A:11-3 increasing the contracting unit’s bid threshold.

Please review [Local Finance Notice 2023-14](#) for further information on the Elections Transparency Act’s changes to the Pay-to-Play law.

Adjustment of Reporting Thresholds to the Office of the State Comptroller

Pursuant to N.J.S.A 52:15C-10(d), the Office of the State Comptroller, after consultation with the Department of the Treasury, has exercised its statutory authority to adjust the threshold amounts set forth in N.J.S.A 52:15C-10 (a) and (b).

Accordingly, as of July 1, 2025, all “contracting units” as defined pursuant to N.J.S.A. 52:15C-10(a) shall notify the State Comptroller of contracts that meet or exceed the [following thresholds](#):

- (1) For contracts involving consideration or an expenditure of more than \$3,000,000, but less than \$15,200,000, no later than 20 business days after the contract award;
- (2) For contracts involving consideration or an expenditure of \$15,200,000 or more, at the earliest time practicable as the contracting unit commences the procurement process, but no later than the time the contracting unit commences preparation of: any bid specification or request for proposal; concession offering; proposal to purchase, sell, or lease real estate; or other related activities and contracts, but not less than 30 days prior to public advertisement or other public or private solicitation; and
- (3) For contracts issued pursuant to an emergency or public exigency involving consideration or an expenditure of more than \$3,000,000, no later than 30 business days after the award of a contract.

Updated contract submission forms are available on the State Comptroller’s Procurement [website](#).

An updated table of all current threshold amounts is attached to this notice in the Appendix below, with a pdf version also available on the DLGS [Local Public Contracts Law webpage](#).

Please distribute copies of this Notice to any staff dealing with public purchasing. Email LPCL@dca.nj.gov with any questions regarding the updated bid thresholds and contracts@osc.nj.gov for questions regarding the updated State Comptroller reporting thresholds.

Approved: Michael F. Rogers, Director

Document	Internet Address
State Treasury – Adjusted Bid Thresholds (2 Year)	https://www.nj.gov/treasury/purchase/adjpubbid052yr.shtml
State Treasury – Adjusted Bid Thresholds (5 Year)	https://www.nj.gov/treasury/purchase/adjpubbid05.shtml
LFN 2023-14	https://www.nj.gov/dca/dlgs/lfn/2023/2023-14.pdf
OSC Notice of Adjustment to Contract Review Thresholds	https://nj.gov/comptroller/about/work/contracting/docs/OSC_Threshold_Adjustment.pdf
Contract Submission - OSC Procurement Div.	https://nj.gov/comptroller/about/work/contracting/contracts.shtml
Contracting Thresholds	https://www.nj.gov/dca/dlgs/programs/lpcl_docs/Contracting%20Threshold%20Tables.pdf
LFN 2024-18	https://www.nj.gov/dca/dlgs/lfn/2024/2024-18.pdf

CONTRACTING THRESHOLD TABLE

Public Bidding Thresholds under the Local Public Contracts Law and Public School Contracts Law*		
N.J.S.A. 40A:11-3(a) and (c); 18A:18A-3(a) and (c)	LPCL	PSCL
Bid threshold with a QPA**	\$53,000	\$53,000
Quote threshold with a QPA (15% of bid threshold)	\$7,950	\$7,950
Bid threshold without a QPA	\$17,500	\$39,000
Quote threshold without a QPA (15% of bid threshold)	\$2,625	\$5,850

***Thresholds are effective as of July 1, 2025**

****Qualified Purchasing Agent - N.J.S.A. 40A:11-9(b) and N.J.A.C. 5:32-4.**

Related Bid Thresholds		
Statutory Reference	Description	Current Threshold*
18A:39-3	School Districts, Boards of Education for Transporting Pupils	\$24,200
27:2-1	State, County, Municipal Contracts for Work on Public Thoroughfares (paving)	\$24,200
27:16-16	County Road Improvements	\$24,200
40:68-48	Local Government – Beach Erosion Control Districts Waterfront Improvements	\$24,200
18A:64A-25.3	County Colleges	\$44,900
18A:64-54	State College Contracts Law (Public Works)	\$42,600
18A:64-54	State College Contracts Law (Non-Public Works)	\$119,800

***Current as of July 1, 2025**

Prevailing Wage Thresholds			
Statutory Reference	Description	Prior Threshold	Current Threshold*
34:11-56.25	Prevailing Wage for Municipalities (5-year cycle 2024-2029)	\$16,263	\$19,375
34:11-56.25	Prevailing Wage for All Other Contracting Units	\$2,000	\$2,000

*Current as of July 1, 2024 (See [Local Finance Notice 2024-18](#))

Office of State Comptroller Reporting Thresholds			
Description	Prior Threshold	Current Threshold*	Reporting Time-frame
Contracts involving consideration or expenditures of:	\$2,500,000 To \$12,500,000	\$3,000,000 To \$15,200,000	20 business days <u>after</u> contract awarded
	Above \$12,500,000	Above \$15,200,000	30 business days <u>prior</u> to public advertisement or other Public/Private Solicitation
Contracts issued pursuant to an Emergency or Public Exigency	More than \$2,500,000	More than \$3,000,000	No later than 30 business days <u>after</u> contract awarded

*Current as of July 1, 2025 for all “contracting units”

**BOROUGH OF WATCHUNG
RESOLUTON: R5**

WHEREAS, the Sisters of Mercy, Mercy Ministry, Inc. Mount Saint Mary House of Prayer has made application to the Borough of Watchung, County of Somerset, for a Raffle License; and

WHEREAS, said applications have been presented as required for Findings and Determinations; and

WHEREAS, the Borough Clerk has reported the proper fees have been paid and therefore recommends its approval.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Watchung, County of Somerset, State of New Jersey that the Borough Clerk is hereby instructed to issue the Raffle License #689 as follows:

**NAME AND ADDRESS
OF ORGANIZATION**

Sisters of Mercy, Mercy Ministry, Inc.
Mount Saint Mary House of Prayer
1651 US Highway 22
Watchung, NJ 07069

DATE OF RAFFLE

RL#689- Calendar Raffle
December 4, 11, 18, 25, 2025
January 1,8,15,22,29, 2026
February 5,12,19,26, 2026

Christine Ead, Council President

Ronald Jubin, Ph. D., Mayor

ADOPTED: JULY 17, 2025
INDEX: LICENSES
C: R. DELEONIBUS

**BOROUGH OF WATCHUNG
RESOLUTION: R6**

WHEREAS, the 2025 Municipal Budget was adopted on April 24, 2025;
and

WHEREAS, the State of New Jersey did not approve the budget in time for the Somerset County Tax Board to establish the 2025 Tax Rate in time for the August 1, 2025 due date as tax bills require payment twenty-five days after mailing of same.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the Tax Collector is hereby authorized to extend the grace period for the third quarter tax payment of 2025 to August 29, 2025, as per NJ State Statute provisions, with the fourth quarter tax payment remaining due on the established date of November 1, 2025.

BE IT FURTHER RESOLVED that the normal 10-day grace period for payments received after the due date, does not apply, as the grace period is already being extended.

Christine Ead, Council President

Ronald Jubin, Ph. D., Mayor

ADOPTED: JULY 17, 2025
INDEX: FINANCES-MISC
C: CFO, TAX CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R7**

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, that the appointment of John DiMaggio as a Full-Time Seasonal Laborer in the Department of Public Works at an hourly rate of \$20.00 and contingent upon the successful completion of all required physical examinations, be and is hereby affirmed and ratified, effective retroactively to July 14, 2025.

Paul Fischer, Council Member

Ronald Jubin, Ph. D., Mayor

ADOPTED: JUNE 17, 2025
INDEX: APPOINTMENTS
C: PERSONNEL, FINANCE

BOROUGH OF WATCHUNG
RESOLUTION: R8

WHEREAS, it is necessary to retain the Professional Services of an **Affordable Housing Administrative Agent** as regulated by the NJ Department of Community Affairs; and

WHEREAS, the Borough solicited for a Proposal for Affordable Housing General Administrative Agent and received a written proposal which was reviewed by the Borough Administrator; and

WHEREAS, the Chief Financial Officer of the Borough of Watchung has certified that funds are available in the following account: Affordable Housing Trust Fund

William J. Hance, CFO

WHEREAS, it is the consensus of the Governing Body that it would be in the best interest of the Borough to authorize a Professional Service contract to CGP&H LLC, 1249 South River Road, Suite 301, Cranbury, New Jersey 08512.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that a contract be awarded to CGP&H, in an amount not to exceed \$30,000.00.

BE IT FURTHER RESOLVED that this contract is being awarded upon recommendation by the Administrator and based on the merits and abilities of the professionals to provide the goods or services as described herein.

BE IT FURTHER RESOLVED that this contract was not awarded through a “fair and open process” pursuant to N.J.S.A. 19:44A-20.4 *et seq.* but has been awarded based on the merits and abilities of CGP&H to provide these professional services described herein.

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

Paul Fischer, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: AWARDS,
C: B. HANCE

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT by and between the Borough of Watchung (hereinafter referred to as "Borough"), a Municipal Corporation of the State of New Jersey and CGP&H LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512 (hereinafter referred to as "CGP&H"); and

WHEREAS, both the Borough and CGP&H desire to set forth the various duties, terms and responsibilities of the parties hereto;

WHEREAS, the Borough Council hereby desires to approve of this Contract that was presented for the provision of said services.

WITNESSETH, that the parties hereto, for and in consideration of the mutual agreements herein contained, promise and agree as follows:

1. The term of the Agreement shall become effective as of the 12th day of August, 2025, terminating at the close of business on 11th day of August, 2026. The Agreement may be terminated by either party, by giving one (1) month advanced written notice to the other.
2. CGP&H shall furnish all equipment and materials and shall perform the services set forth in Schedule A, Scope of Services and Compensation. Compensation will be provided as in this Agreement and as awarded in accordance with Compensation Schedule in strict accordance with the contract as the word "contract" is hereinafter defined and in accordance with all other terms and provisions.
3. The "contract" shall consist of the following:
 - a. This Agreement and all Schedules annexed thereto.
 - b. Resolution of appointment made by the Mayor and Borough Council.
 - c. All other terms required by law to be inserted in this contract, whether actually inserted or not.
 - d. The Affirmative Action Requirements annexed hereto, applicable to this contract, as Schedule B.

4. CGP&H hereby represents to the Borough that CGP&H is qualified to fulfill the position set forth herein with applicable requirements. CGP&H further represents that CGP&H is familiar with all applicable statutes, laws, regulations, procedures and requirements in connection with this appointment.
5. CGP&H hereby agrees to perform the services set forth under the Scope of Services and Compensation, Schedule A, for the Borough of Watchung during the period set forth herein above.
6. CGP&H shall not assign this contract or any of its rights or monies due hereunder without the previous written consent of the Borough of Watchung as evidenced by a duly adopted Resolution.
7. CGP&H represents that they currently have professional liability insurance in a minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate, and that they shall supply a certificate to the Borough showing said coverage. CGP&H further covenants and agrees to protect, keep and hold the Borough of Watchung harmless against any and all actions, claims or demands for damages, which may be caused by the negligent error, act or omission of CGP&H or by the improper performance of the contract.
8. Payment to CGP&H shall be made in strict accordance with the terms of this contract. It is understood and agreed that in the event CGP&H is required to perform services that are not contemplated and are not within the subject matter of this contract and are extraordinary and are of a kind which would not ordinarily be performed in the normal course of providing services, that CGP&H shall be paid additional sums of money based upon change orders duly approved by Resolution of the Borough of Watchung Council.

AND IT IS FURTHER UNDERSTOOD AND AGREED that the covenants, conditions and agreements herein contained are binding of the parties hereto, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties hereto have caused their presents to be signed by the respective authorized officers and the proper corporate and/or municipal seals affixed hereto, the date and year first written above.

WITNESS:

BOROUGH OF WATCHUNG

BY: _____

BY: _____

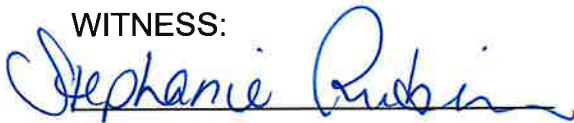
NAME: Edith G. Gil, Borough Clerk

NAME: Ronald Jubin, Ph.D.

TITLE: Mayor

DATE: _____

WITNESS:



NAME: Stephanie Rubin

CGP&H, LLC



NAME: John Burton, MPA

TITLE: Chief Executive Officer

DATE: 6/23/2025

SCHEDULE A: SCOPE OF SERVICES AND COMPENSATION

For services rendered by CGP&H, under the terms of this document, CGP&H shall be compensated as follows:

SUMMARY OF ALL FEES	
ADMINISTRATIVE AGENT GENERAL SERVICES	\$10,300
AFFORDABILITY ASSISTANCE PROGRAM SERVICES	\$0
ACCESSORY APARTMENT PROGRAM SERVICES	\$0
HOUSING REHABILITATION PROGRAM SERVICES assuming no more than 1 cases are completed in the contract year	\$13,200
TOTAL CONTRACT NOT-TO-EXCEED	\$23,500

The fee tables on the following pages specify the fee structure for each service category above. CGP&H may invoice above an individual fee category or individual fee line-item budget amount without additional authorization, however CGP&H will not perform professional services or bill for services that would exceed the total contract not-to-exceed amount without prior authorization from the municipality.

See the following pages for detailed schedules of all fees.

ADMINISTRATIVE AGENT GENERAL SERVICES paid by Municipality

1. Municipal Services	Not-to-exceed \$10,000 billed hourly at a rate of \$165 per hour for senior staff which include planners and department supervisors
2. Administrative Agent Resale Fee	\$2,000 flat fee payable by Municipality for each sale unit when home gets listed for sale. <i>A fee of 3% of the resale price will be paid by the seller at the closing to CGP&H.</i>
3. Subordination Requests	\$175 flat fee to process refinancing requests. This fee is paid by the homeowner.
4. Direct Costs	Reimbursement for expenses. Not to exceed \$300 per contract year.
TOTAL PAID BY MUNICIPALITY	Not-to-exceed \$10,300 assuming no units are listed for sale.

1. Municipal Services: This may include, but is not limited to:

- Implementing Affirmative Marketing Plan postings and other compliance requirements
- Creation/Updates to the Administrative Agent Operating Manual and Affirmative Marketing Plan, when required
- Distressed Properties follow up activities
- Responding to initial private developer inquiries
- Advising Municipality on affordable housing requirements for new developments
- Foreclosure prevention activities
- Enforcing affordability controls, including annual mailings to homeowners
- Program setup for Accessory Apartment program
- Program setup for Affordability Assistance Programs
- Unit Monitoring
- Entry of unit information into state database
- Program set up for Extension of Controls
- Releasing controls at end of control period
- Calculating annual tax assessments for affordable homeowners
- Midpoint Review
- Group home research to document creditworthiness

If the municipality requires additional services above this line item's budgetary cap, CGP&H will request permission to proceed before invoicing further.

CGP&H will strive to comply with all aspects of S2527 affirmative marketing legislation. However, CGP&H cannot ensure that other administrative agents administering affordable housing units in the Municipality are meeting the regulations until further direction is provided by the State of New Jersey.

2. Administrative Agent Resale Fee: This includes but is not limited to:

- Facilitation of the resale of any affordable sales unit that is put up for sale by current owner
- Certifying a buying household(s) as eligible
- Sending potential purchasers to the unit
- Facilitating an agreement between buyer and seller
- Preparing and filing closing documents.

The flat fee that is paid by the Municipality will be billed once a notice of intent to sell is signed by the seller. In the event that the seller cancels the sale during the sale process, and the unit does not go to closing, this flat fee is still applicable and will not be returned or cancelled.

3. Subordination Requests: includes the cost of processing mortgage Subordination Requests during the affordability control period.

4. Direct Costs: this includes, but is not limited to:

- Reimbursement for direct costs for large scale printing jobs; postage; affirmative marketing mailing, mailings to affordable housing homeowners; poster production; expedited mailings or messenger services, etc.

AFFORDABILITY ASSISTANCE PROGRAM SERVICES

Affordability Assistance Program Services	CGP&H will charge a flat fee of \$425 for each first month's rent program application. CGP&H will charge a flat fee of \$525 for each down payment assistance program application. For all other services related to affordability assistance implementation, CGP&H will bill hourly at \$165 per hour for senior staff, and \$105 per hour.
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Affordability Assistance Program Services: Once programs are selected and manuals written are and approved, administration of these affordability assistance programs includes, but is not limited to: Soliciting applications; Distributing and processing applications; Income certifying applicants, when required; Reviewing and approving applications; Tracking the disbursement of funds for required reporting; Keeping records of all affordability assistance provided.

ACCESSORY APARTMENT PROGRAM SERVICES

Accessory Apartment Program Implementation	Not to exceed \$7,000 per unit billed hourly at \$165 per hour for President, Vice President and all senior staff, and \$105 per hour for all other staff.
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Accessory Apartment Program Implementation: After the program manual is written and approved, this includes but is not limited to: Ongoing marketing to existing residents; Distributing marketing materials; Answering homeowner inquiries; Bringing applications from initial submission through to case closing; The not-to-exceed for this line item may require revision based on local homeowner interest in the program, or if homeowners start the process but do not finish, etc.

The Municipality can decide whether it wants owners of future accessory rental units to pay CGP&H to market and fill their vacancies whenever that occurs, or whether the Municipality will cover those periodic expenses. Many of our clients decide to cover this expense, as turnover is generally slow, and it further encourages homeowner participation.

Housing Rehabilitation Program Administration Services	
1. Ongoing Day-to-Day Program Administration	Monthly flat fee of \$500 per month for a total of \$6,000 per contract year.
2. Direct Costs	\$300 not to exceed per year.
Additional services as requested	Billed hourly at the blended rate of \$132 per hour. <i>Budget for these services will depend on scope of additional services requested by the municipality. CGP&H will not bill any time towards this line item without written authorization from the municipality.</i>

1. Ongoing Day-to-Day Program Administration: includes but is not limited to:

- Maintaining a waiting list of interested residents;
- Ongoing owner outreach efforts
- Reviewing homeowner pre-applications to determine initial eligibility
- Reporting
- Doing updates to program manual and forms as needed
- Contractor outreach
- Intake of new interested contractor applications
- Qualifying new contractors
- Maintaining contractor database and individual records
- Updates to rehab work specifications templates and compliance research
- All other Housing Rehabilitation administrative tasks.

The following services are not included within the monthly flat fee and will require additional authorization to proceed: preparation for and presentation to community as a whole or community sub-groups at request of municipality.

2. Direct Costs: this includes, but is not limited to, reimbursement for direct costs for large scale printing jobs, postage, mailings, poster production, expedited mailings or messenger services, county filing/recording fees, etc. This does not include paid advertising.

Housing Rehabilitation Program Case Management	
1. Milestone 1: Eligibility Determination	Flat fee of \$1,280 payable upon certification of applicant's eligibility. Discounted flat fee of \$850 for each additional unit within a multi-family dwelling.
2. Milestone 2: Loan Closing	Flat fee of \$3,400 payable upon execution of construction documents. Discounted flat fee of \$1,250 for each additional unit within a multi-family dwelling.
3. Milestone 3: Final Inspection	Flat fee of \$2,120 payable upon satisfactory final inspection. Discounted flat fee of \$900 for each additional unit within a multi-family dwelling.
4. Title Search Fee	\$100 per property
5. Subordination Requests	\$175 flat fee to process refinancing requests. This fee is paid by the homeowner.

- 1. Milestone 1: Eligibility Determination:** this includes the introductory setup of a case through the processing of applications and determining the applicant's eligibility for the program.
- 2. Milestone 2: Loan Closing:** this includes comprehensive inspection of home to determine code violations, repair needs; developing a detailed cost estimate and work specifications for review and approval by homeowner; preparing bid documents for contractors to bid; review of bids received, preparing contractor contracts and homeowner agreements with the Municipality, and preconstruction meeting/contract signing/loan closing.
- 3. Milestone 3: Final Inspection:** this includes working with contractors and homeowners throughout construction to finalize the rehabilitation work, troubleshooting any difficulties that arise, progress inspections, and case closeout.
- 4. Title Search Fee:** Per property title search fee to confirm ownership and property liens.
- 5. Subordination Requests:** includes the cost of processing of subsequent Program Mortgage Subordination Requests during the affordability control period.

Lead Risk Assessment and Testing Services if requested by municipality	
1. Lead Risk Assessment and Report	Flat fee of \$650 per unit (includes dust wipes and soil sample as needed)
2. Lead Clearance Testing	Flat fee of \$330 per unit.

- 1. Lead Risk Assessment and Report:** Only applicable to houses built prior to 1978.
- 2. Lead Clearance Testing:** Only necessary if lead risk assessment findings have actionable lead level.

Charges to be paid by the Housing Rehabilitation Contractor to CGP&H

CIRCUMSTANCE	CONTRACTOR PENALTY
1. Failed Final Inspection	\$375 per failed inspection paid by the contractor directly to CGP&H. \$300 for repeat lead clearance if needed.
2. Unjustified Construction Delays	\$50 per day paid by the contractor directly to CGP&H.

- 1. Failed Final Inspection:** If a contractor requests a final inspection, and fails to meet the specifications of the Work Write-Up, the contractor will be charged a flat fee to partially cover the cost of having to conduct a second inspection and preparing the accompanying inspection reports. Charges for each failed final inspection will be issued directly from the contractor to CGP&H, as specified in the construction agreement. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.
- 2. Unjustified Construction Delays:** If the contractor delays construction without appropriate justification which requires CGP&H's additional follow-up with contractor, a weekly penalty will be charged to the contractor during the delay period. This will be specified in the construction agreement as a weekly penalty to the contractor paid directly to CGP&H if the penalty is imposed. CGP&H will notify the Municipality if this penalty is ever levied against a contractor.

The following fees may apply to the Municipality only if the need arises:

Additional Housing Rehabilitation Services, as Needed	Fee
Services related to any cases that are terminated due to circumstances outside the control of CGP&H, including determination of either participant or property ineligibility, voluntary withdrawal by the program participant, or a participant failure to follow other program rules, including violations of local ordinances, falsification of eligibility documents, etc.	\$850 flat fee per termination.
For services related to the program inspector's discovery during the initial property inspection of non-compliant occupancy or recently completed or ongoing home improvements without required municipal permits, the CGP&H will work to get the program participant to rectify the situation and become municipally compliant before the case can continue in the program with the standard case processing procedures. *Municipality has the option to pass on this additional cost to the owner.	\$400 flat fee per case for compliance items*
If the program participant delays the preconstruction process for any reason, including rectifying non-compliance discovery (see above section), which then makes the state mandated certificate of eligibility period expire prior to the signing of the construction agreement, CGP&H will be required to reverify household income. *Municipality has the option to pass on this additional cost to the owner.	\$750 per re-verification of income*
On occasion, there are secondary or supplemental funding sources available to assist a unit get fully up to code in cases where the program's funding limits and the program participant's ability to provide their own funding is insufficient. To avoid abandoning the case since it cannot be brought up to code with available funding, we can partner with other funding sources in some cases to make the project work. CGP&H will r initial research to determine if partnering source is an option for the particular case, and if so, then coordinate with secondary funding source.	\$400 flat fee per case for initial research and coordination of partnering funds
If during or after the completion of a housing rehabilitation case there are contract disputes, warranty claims or other kinds of disputes causing the Municipality to request mediation or intervention, CGP&H will only proceed upon written authorization from the municipality. When a program participant or contractor contacts CGP&H directly, CGP&H will attempt to resolve it expediently, prior to seeking written authorization from the municipality.	\$400 flat fee per case for warranty claims or \$750 flat fee per case for contract disputes.
Cases that require more than one bid opening (due to non-receipt of a qualified bid, contractor replacement or specialty contractor need on portion of rehab work) and/or more than one loan closing and related documents preparation; CGP&H will proceed with a re-bid process which includes re-sending updated bid notice and bid packages, additional bid opening, and review of bids received and/or each additional set of loan closing documents and/or additional loan closing	\$525 per case for re-bid process and \$525 per case for each additional needed loan closing and/or additional loan closing documents.

Exclusions:

The following services are specifically excluded from the scope of services to be provided under this agreement:

1. All engineering and architectural services related to the rehabilitation of residential structures, and the coordination thereof. In the rare cases where such funding is needed, the homeowner is responsible for those costs.
2. All legal services as may be required to administer the program or resolve a dispute between a program participant and a contractor.
3. Direct costs such as advertising, reproduction, and expedited mail or messenger services more than amount identified above in this proposal.
4. Relocation assistance, in the extremely rare event that a household must be relocated during the construction phase.
5. CGP&H is not responsible for serving as the property manager of any rental units.
6. Lead based paint testing services.
7. Preparation for and presentation to community as a whole or community sub-groups at request of municipality.

SCHEDULE B

N.J.S.A. 10-5-31 et seq., (N.J.A.C. 17-27)

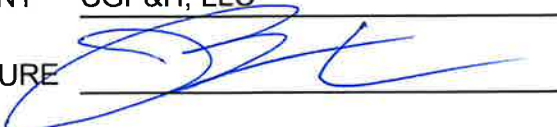
MANDATORY AFFIRMATIVE ACTION LANGUAGE

GOODS PROFESSIONAL SERVICES AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

- a. The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.
- b. The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.
- c. The contractor or subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- d. The contractor or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to **N.J.S.A. 10:5-31 et seq.** as amended and supplemented from time to time and the American with Disabilities Act.
- e. The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C 17:-5.2. or a binding determination of the applicable county employment goals determined by the Division pursuant to N.J.A.C.17:27-5.2.

- f. The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
- g. The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal Law and applicable Federal Court decisions.
- h. In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions
- i. The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:
- Letter of Federal Affirmative Action Plan Approval
- Certificate of Employee Information Report
- Employee Information Report Form AA302
- j. The contractor and its subcontractor shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance and EEO for conducting a compliance investigation pursuant to **Subchapter 10 of the Administrative Code at N.J.A.C.17:27.**

COMPANY	<u>CGP&H, LLC</u>
SIGNATURE	<u></u>
TITLE	<u>CHIEF EXECUTIVE OFFICER</u>
DATE	<u>6/23/2025</u>

**BOROUGH OF WATCHUNG
RESOLUTION: R9**

BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung,
that the Borough Treasurer be, and is hereby directed to pay bills in the amount of
\$1,949,685.28 per the attached bill list. The expenditures can be broken down into
the following categories:

Affordable Housing Trust	\$	5,534.12
Animal Control	\$	15.60
Assessment Trust Fund	\$	-
Developer Escrow	\$	38,492.25
Other Escrow	\$	685.96
Somerset County Taxes	\$	-
Capital Fund	\$	257,670.00
Grant Fund	\$	-
Watchung Borough Board of Education	\$	873,337.00
Watchung Hills Regional High School	\$	500,000.00
Current Fund	\$	273,950.35
Total:	\$	1,949,685.28

Robert Gibbs

Curt Dahl

Paul Fischer

Paolo Marano

Christine Egan, Council President

Sonia Abi Habib

William J. Harce, CFO

Ronald Jubin, Mayor

James Damato, Administrator

Date: July 17, 2025
Index: Finance
C: Finance

July 14, 2025
02:07 PM

BOROUGH OF WATCHUNG
Check Register By Check Date

Page No: 1

Range of Checking Accts: AFFORD HOUSING to WIRE TRANSFER Range of Check Dates: 06/17/25 to 07/14/25
Report Type: All Checks Report Format: Detail Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
AFFORD HOUSING AFFORDABLE HOUSING TRUST FUND							
731	06/26/25	BATEM DIFRANCESCO,BATEMAN,COLEY,		(Replacement of: AFFORD HOUSING	729)		6046
25-00410	25	affordable housing	1,476.00	H-06- -100-101	Budget		2 1
				Affordable Housing Trust Fund			
732	06/26/25	CGPH CGP&H		(Replacement of: AFFORD HOUSING	730)		6046
25-00030	6	affordable housing services	297.00	H-06- -100-101	Budget		1 1
				Affordable Housing Trust Fund			
733	07/14/25	BATEM DIFRANCESCO,BATEMAN,COLEY,					6069
25-00410	30	affordable housing	2,142.00	H-06- -100-101	Budget		2 1
				Affordable Housing Trust Fund			
734	07/14/25	CGPH CGP&H					6069
25-00030	7	affordable housing services	547.12	H-06- -100-101	Budget		1 1
				Affordable Housing Trust Fund			
735	07/14/25	LINNU FRANCIS P LINNUS ESQ					6069
25-00727	1	HEFSP	1,072.00	H-06- -100-101	Budget		3 1
				Affordable Housing Trust Fund			

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	5,534.12	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	5,534.12	0.00

ANIMAL CONTROL Citizens Animal Control Trust							
1117	07/14/25	NJDHS NJ DEPT OF HEALTH & SENIOR SER					6066
25-00271	6	dog license report June 219-22	15.60	D-11- -100-201	Budget		1 1
				Animal Control Trust Fund			

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	15.60	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	15.60	0.00

CAPITAL ACCOUNT Citizens Capital Fund							
2406	06/20/25	BLCONTRA BL Contracting Inc.					6053
25-00361	1	asbestos removal library	4,750.00	C-02- -110-A12	Budget		1 1
				Unfunded			
2407	06/26/25	WESTCHES Westchester Environmental					6058
24-00604	7	Library asbestos survey	2,600.00	C-02- -110-A13	Budget		1 1
				Soft Costs			
24-00604	8	Library asbestos survey	1,760.00	C-02- -110-A13	Budget		2 1
				Soft Costs			
			4,360.00				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CAPITAL ACCOUNT Citizens Capital Fund Continued									
2408	07/14/25	POTTERAR Potter Architects, LLC					6068		
24-00560	4	Construction Administration	231,560.00	C-02- -244-A11	Budget		1	1	
				Watchung Library Improvements 24/04					
24-00560	10	Construction Administration	17,000.00	C-02- -244-A11	Budget		2	1	
				Watchung Library Improvements 24/04					
			248,560.00						
Checking Account Totals									
		Paid	Void	Amount Paid	Amount Void				
		Checks: 3	0	257,670.00	0.00				
		Direct Deposit: 0	0	0.00	0.00				
		Total: 3	0	257,670.00	0.00				
CURRENT FUND Citizens Current Fund									
43488	06/20/25	BEL VERIZON					6052		
25-00702	1	June Payment	12,905.25	5-01- -283-459	Budget		4	1	
				Telephone					
43489	06/20/25	BOLGER David Bolger					6052		
25-00710	1	farmers market musician 6/10	75.00	5-01- -110-278	Budget		10	1	
				Community Relations					
43490	06/20/25	CROWN CROWN TROPHY OF GREEN BROOK					6052		
25-00708	1	Mayor's Regatta - Trophies	41.00	5-01- -110-278	Budget		6	1	
				Community Relations					
43491	06/20/25	INTERGLO Interglobe Communications					6052		
25-00700	1	June Payment	1,164.67	5-01- -190-259	Budget		2	1	
				Telephone					
43492	06/20/25	NJAWC NJ AMERICAN WATER					6052		
25-00709	1	Pub Hydrants	17,160.99	5-01- -283-664	Budget		7	1	
				water (fire hydrant)					
25-00709	2	Pub Hydrants	307.99	5-01- -283-664	Budget		8	1	
				water (fire hydrant)					
25-00709	3	Pub Hydrants	2,397.18	5-01- -283-564	Budget		9	1	
				Water					
			19,866.16						
43493	06/20/25	NJHMG005 New Jersey Hills Media Group					6052		
25-00679	1	BoA notice	24.48	5-01- -165-255	Budget		1	1	
				Advertising & Promotional					
43494	06/20/25	OPTIMUM Optimum					6052		
25-00701	1	June Payment	160.94	5-01- -283-459	Budget		3	1	
				Telephone					
43495	06/20/25	PPPNJ Perfect Princess Parties NJ					6052		
25-00703	1	BLOCK PARTY - ENTERTAINMENT	400.00	5-01- -245-217	Budget		5	1	
				Special Events					

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PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43496	06/23/25	ASC ATLANTIC SALT COMPANY					6054		
25-00091	7	2025 DPW ROCK SALT & SAND	5,001.65	5-01- -205-241 Salt and Sand	Budget		2	1	
25-00091	8	2025 DPW ROCK SALT & SAND	0.01-	5-01- -205-241 Salt and Sand	Budget		3	1	
			<u>5,001.64</u>						
43497	06/23/25	HODE2 HOME DEPOT CREDIT SERVICES					6054		
25-00118	6	2025 DPW PURCHASES	3,716.09	5-01- -205-244 Hardware and Minor Tools	Budget		4	1	
25-00118	7	2025 DPW PURCHASES	1,376.58	5-01- -205-244 Hardware and Minor Tools	Budget		5	1	
			<u>5,092.67</u>						
43498	06/23/25	NAPPE ANTHONY NAPPE					6054		
25-00670	2	water for camp	71.76	5-01- -245-202 Summer Camp	Budget		10	1	
43499	06/23/25	NJFE NJ FIRE EQUIPMENT CO.					6054		
25-00070	8	2025 FIRE DEPT. SAFETY SUPPLY	225.00	5-01- -185-231 Emergency & Safety Supplies	Budget		1	1	
43500	06/23/25	PSEG PSE&G CO.					6054		
25-00711	1	Street Traffic Lighting	5.11	5-01- -283-263 Electricity	Budget		12	1	
25-00711	2	Building Electricity	6,659.93	5-01- -283-163 Electricity	Budget		13	1	
25-00711	3	Building Gas	295.63	5-01- -283-362 Heating/AC	Budget		14	1	
25-00711	4	Sewer Account	304.02	5-01- -225-263 Gas & Electric	Budget		15	1	
			<u>7,264.69</u>						
43501	06/23/25	STAPL STAPLES BUSINESS ADVANTAGE					6054		
25-00610	1	Small Paper Plates	13.14	5-01- -120-227 Office Supplies & Materials	Budget		7	1	
25-00610	2	Sugar Free F. Vanilla Creamer	14.88	5-01- -120-227 Office Supplies & Materials	Budget		8	1	
25-00610	3	Hot Cups and Lids (6 50-packs)	140.25	5-01- -120-227 Office Supplies & Materials	Budget		9	1	
			<u>168.27</u>						
43502	06/23/25	ULTATEL ULTATEL					6054		
25-00549	1	ULTATEL Phones for PD	1,525.92	5-01- -610-207 Police Department Equipment	Budget		6	1	
43503	06/23/25	WWJ GANNETT NY-NJ NEWSPAPERS					6054		
25-00707	1	Special meeting notice	19.53	5-01- -160-255 Advertising Expenses	Budget		11	1	

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Num Acct
PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43504	06/23/25	FORT SUN LIFE FINANCIAL					6055		
25-00713	1	July payment	341.85	5-01- -175-394 Life Insurance	Budget		3	1	
43505	06/23/25	JOANN Joann Estrella					6055		
25-00662	1	Medicare Part B Reimbursement	1,110.00	5-01- -175-393 Health Benefits Plan	Budget		1	1	
43506	06/23/25	WERNER Harrison Werner					6055		
25-00712	1	Harrison Werner	35.88	5-01- -245-217 Special Events	Budget		2	1	
43507	06/23/25	NRTCTA NRTCTA					6056		
25-00714	1	Conference registration	825.00	5-01- -140-276 Training Aids & Programs	Budget		1	1	
43508	06/26/25	BSPORTSC BRANCHBURG SPORTS COMPLEX					6057		
25-00728	1	Summer Camp - Field Trip	1,145.00	5-01- -245-202 Summer Camp	Budget		3	1	
43509	06/26/25	MARINOS Marinos Pizza					6057		
25-00718	1	Summer Camp - Pizza Wednesdays	143.00	5-01- -245-202 Summer Camp	Budget		1	1	
43510	06/26/25	SOMMERVI Desiree Sommerville					6057		
25-00721	1	SPRINKLER FOR CAMP	31.97	5-01- -245-217 Special Events	Budget		2	1	
43511	06/30/25	NFPD NORTH PLAINFIELD FIRE DEPT					6060		
25-00733	1	shared service fire dept	37,488.42	5-01- -110-278 Community Relations	Budget		1	1	
43512	07/01/25	CORELOGI CoreLogic Centralized Refunds					6061		
25-00747	1	tax overpayment refund	2,565.82	5-01- -921-999 REFUND TAX OVERPAYMENT	Budget		2	1	
43513	07/01/25	SCOTT2 Peter Scott					6061		
25-00746	1	farmers market musician	225.00	5-01- -110-278 Community Relations	Budget		1	1	
43514	07/02/25	WERNER Harrison Werner					6062		
25-00712	2	Home Depot purchases	395.41	5-01- -155-232 General Supplies	Budget		1	1	
43515	07/14/25	AAAFACIL AAA Facility Services LLC					6064		
25-00040	9	cleaning services	3,445.00	5-01- -155-272 Janitorial & Laundry Serv.	Budget		16	1	
43516	07/14/25	ADS Action Data Services					6064		
25-00025	17	payroll services	419.22	5-01- -130-281 Prof. & Contr. Services-Other	Budget		11	1	

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND		Citizens Current Fund	Continued						
43516	Action	Data Services	Continued						
25-00025	18	payroll services	664.25	5-01- -130-281	Budget		12	1	
			<u>1,083.47</u>	Prof. & Contr. Services-Other					
43517	07/14/25	AIRGROUP Air Group LLC					6064		
25-00082	3	2025 HVAC REPAIRS	935.00	5-01- -155-284	Budget		21	1	
				HVAC Repairs					
43518	07/14/25	AMAZ Amazon Capital Services, Inc					6064		
25-00704	1	4 Port Keystone Plates 10pk	19.95	5-01- -190-233	Budget		91	1	
				Computer Expense					
25-00704	2	Energizer CR-2032 Batts 10pk	9.79	5-01- -190-233	Budget		92	1	
				Computer Expense					
25-00704	3	NECABLES 5pk CAT3 Jacks	19.18	5-01- -190-233	Budget		93	1	
				Computer Expense					
25-00704	4	Cable Matters 20pk Blanks	8.95	5-01- -190-233	Budget		94	1	
				Computer Expense					
25-00704	5	Cable Matters 10pk 2Port Plate	16.82	5-01- -190-233	Budget		95	1	
				Computer Expense					
25-00704	6	Cudy 2 Channel POE Splitter	170.80	5-01- -190-233	Budget		96	1	
				Computer Expense					
25-00704	7	2pk Radio Battery APX900	56.99	5-01- -190-233	Budget		97	1	
				Computer Expense					
25-00704	8	WD-40 2pk 14.4oz Spray	23.00	5-01- -190-233	Budget		98	1	
				Computer Expense					
25-00720	1	Mayor's Regatta Supplies	18.98	5-01- -110-278	Budget		107	1	
				Community Relations					
25-00731	1	Summer Camp Supplies - 1	280.80	5-01- -245-202	Budget		115	1	
				Summer Camp					
25-00731	2	Summer Camp Supplies - 2	197.43	5-01- -245-202	Budget		116	1	
				Summer Camp					
25-00731	3	Summer Camp Supplies - 3	214.87	5-01- -245-202	Budget		117	1	
				Summer Camp					
25-00731	4	Summer Camp Supplies - 4	189.39	5-01- -245-202	Budget		118	1	
				Summer Camp					
25-00731	5	Summer Camp Supplies - 5	201.98	5-01- -245-202	Budget		119	1	
				Summer Camp					
25-00731	6	Summer Camp Supplies - 6	227.18	5-01- -245-202	Budget		120	1	
				Summer Camp					
25-00736	1	Cat6A Patch Cables 1'	137.90	5-01- -190-233	Budget		122	1	
				Computer Expense					
25-00753	1	summer camp supplies	280.80	5-01- -245-202	Budget		136	1	
				Summer Camp					
25-00763	1	MOVIE NIGHT	129.85	5-01- -245-217	Budget		159	1	
				Special Events					
25-00769	1	Summer Camp Supplies	14.54	5-01- -245-202	Budget		163	1	
				Summer Camp					
			<u>2,219.20</u>						

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43519	07/14/25	ANDE2 SCOTT ANDERLE					6064		
25-00737	1	Dunkin Donuts for NJMVC	83.16	5-01- -190-235 Food & Drugs	Budget		123	1	
43520	07/14/25	ANIMALCO Animal Control Solutions					6064		
25-00037	12	animal control services	1,744.00	5-01- -235-273 Other Contracted Service	Budget		15	1	
43521	07/14/25	AOC ALLIED OIL, LLC					6064		
25-00084	21	unleaded 6/20	2,939.00	5-01- -283-751 Motor Fuels	Budget		22	1	
25-00084	22	unleaded 6/06	2,141.90	5-01- -283-751 Motor Fuels	Budget		23	1	
			5,080.90						
43522	07/14/25	ASCARANO Angelo Scarano Inc.					6064		
25-00730	1	Two Extra Units	250.00	5-01- -245-202 Summer Camp	Budget		114	1	
43523	07/14/25	ASTR ASTRO RENTS					6064		
25-00090	4	2025 DPW EQUIPMENT RENTAL	1,015.31	5-01- -205-265 Misc. Rental Costs	Budget		29	1	
43524	07/14/25	ATACARE AMERICAN TIRE & AUTO CARE					6064		
25-00086	2	2025 DPW TIRES & REPAIRS	140.34	5-01- -205-247 Vehicular Parts & Accessories	Budget		24	1	
25-00086	3	2025 DPW TIRES & REPAIRS	275.44	5-01- -205-247 Vehicular Parts & Accessories	Budget		25	1	
25-00086	4	2025 DPW TIRES & REPAIRS	474.22	5-01- -205-247 Vehicular Parts & Accessories	Budget		26	1	
25-00086	5	2025 DPW TIRES & REPAIRS	3,843.20	5-01- -205-247 Vehicular Parts & Accessories	Budget		27	1	
25-00087	3	fire repairs	1,656.38	5-01- -185-247 Vehicular Parts & Acces.	Budget		28	1	
			6,389.58						
43525	07/14/25	BATEM DIFRANCESCO, BATEMAN, COLEY,					6064		
25-00410	27	tax appeals may	5,491.57	5-01- -145-279 Prof. & Cons. Serv. Legal	Budget		52	1	
25-00410	29	litigation	360.00	5-01- -145-279 Prof. & Cons. Serv. Legal	Budget		53	1	
25-00410	31	general legal	6,408.00	5-01- -145-279 Prof. & Cons. Serv. Legal	Budget		54	1	
25-00410	32	Capadagli/Meridia	108.00	5-01- -145-279 Prof. & Cons. Serv. Legal	Budget		55	1	
			12,367.57						
43526	07/14/25	BEL VERIZON					6064		
25-00786	1	July payment	432.76	5-01- -283-459 Telephone	Budget		175	1	

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND		Citizens Current Fund	Continued					
43526	VERIZON		Continued					
25-00788	1	July payment	11,223.98	5-01- -283-459	Budget		176	1
				Telephone				
			<u>11,656.74</u>					
43527	07/14/25	BNP BOROUGH OF NORTH PLAINFIELD					6064	
25-00497	2	court shared service	7,835.48	5-01- -405-287	Budget		67	1
				Court Interlocal Services Costs				
43528	07/14/25	BRUNOASS Bruno Associates, Inc.					6064	
25-00242	6	grant writing services	3,250.00	5-01- -110-281	Budget		43	1
				Prof & Cons. Servs. - Other				
43529	07/14/25	CITIZEN Citizens Bank					6064	
25-00715	1	2 Nantucket tall planters	320.46	5-01- -215-253	Budget		103	1
				Horticultural Materials				
25-00739	1	PD Email Rackspace	377.07	5-01- -190-273	Budget		124	1
				Other Contractual Service				
25-00754	1	boat motor	383.84	5-01- -185-246	Budget		137	1
				Equip. & Machinery Parts				
25-00754	2	road closed banners	41.99	5-01- -200-231	Budget		138	1
				Emergency & Safety Supplies				
25-00754	3	home depot purchase	79.90	5-01- -215-253	Budget		139	1
				Horticultural Materials				
25-00754	4	walmart games	41.46	5-01- -245-202	Budget		140	1
				Summer Camp				
25-00754	5	community picnic sign	31.59	5-01- -245-201	Budget		141	1
				Community Picnic				
25-00754	6	MWC banners	50.39	5-01- -110-278	Budget		142	1
				Community Relations				
25-00754	7	regatta & block party banners	123.46	5-01- -110-278	Budget		143	1
				Community Relations				
25-00754	8	chair	193.72	5-01- -155-227	Budget		144	1
				Office Supplies & Materials				
25-00754	9	farmers market chest	599.00	5-01- -110-278	Budget		145	1
				Community Relations				
25-00754	10	email	957.00	5-01- -115-233	Budget		146	1
				Computer Expenses				
25-00754	11	supplies	2,275.23	5-01- -205-237	Budget		147	1
				Building Supplies & Materials				
25-00757	1	zoom	167.00	5-01- -110-278	Budget		156	1
				Community Relations				
25-00779	1	BJs purchase summer camp	75.94	5-01- -245-202	Budget		167	1
				Summer Camp				
			<u>5,718.05</u>					
43530	07/14/25	CLEARFLY Clearfly					6064	
25-00212	7	phone service	379.81	5-01- -283-459	Budget		41	1
				Telephone				

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Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43531	07/14/25	COMMS COMMUNICATIONS SPECIALISTS					6064		
25-00058	5	Monthly Radio Repairs/Installs	85.00	5-01- -190-247 Vehicular Parts & Acces.	Budget		19	1	
43532	07/14/25	CUSTOMCO Custom Coach & Limo					6064		
25-00748	1	10/1/25 trip	825.00	5-01- -110-278 Community Relations	Budget		131	1	
43533	07/14/25	DEER ReadyRefresh by Nestle					6064		
25-00055	6	Monthly Drinking Water	12.18	5-01- -190-283 Unclassified Expenses	Budget		18	1	
43534	07/14/25	DEERC DEER CARCASS REMOVAL SERVICE					6064		
25-00419	2	deer carcass removal	55.00	5-01- -205-273 Other Contractural Services	Budget		56	1	
43535	07/14/25	DOCUMENT Document Solutions					6064		
25-00642	3	water cooler rental	135.00	5-01- -155-273 Bldg.-Other Contracted Serv.	Budget		75	1	
43536	07/14/25	DSP DEBLYN SCREEN PRINTERS					6064		
25-00687	1	Summer Camp Shirts	1,720.50	5-01- -245-202 Summer Camp	Budget		90	1	
25-00716	1	Summer Camp - T-shirts	25.00	5-01- -245-202 Summer Camp	Budget		104	1	
25-00764	1	Summer Camp T-shirts	12.50	5-01- -245-202 Summer Camp	Budget		160	1	
			1,758.00						
43537	07/14/25	EMPIRESU SITEONE LANDSCAPE SUPPLY, LLC					6064		
25-00108	3	2025 DPW EQUIPMENT & PARTS	278.80	5-01- -205-246 Equipment & Machinery Parts	Budget		30	1	
43538	07/14/25	ESOSULUT ESO SOLUTIONS, INC.					6064		
25-00770	1	ER-FIRE PACKAGE & CAD INTEGRAT	2,566.80	5-01- -185-231 Emergency & Safety Supplies	Budget		164	1	
43539	07/14/25	FDEAL FRED DEALAMAN BUS SERVICE					6064		
25-00772	1	Summer Camp - Bowling Trip	370.00	5-01- -245-202 Summer Camp	Budget		166	1	
43540	07/14/25	FEDEX FEDEX					6064		
25-00260	12	mailing	40.75	5-01- -160-255 Advertising Expenses	Budget		48	1	
43541	07/14/25	GFG GRAY'S FLORIST & GREENHOUSE					6064		
25-00735	2	flats of petunias	53.97	5-01- -110-278 Community Relations	Budget		121	1	
43542	07/14/25	GLS GROVE LOCK & SAFE CO.					6064		
25-00114	3	2025 DPW REPAIR & MAINTENANCE	1,011.00	5-01- -185-281 Prof & Contr. Services-Other	Budget		31	1	

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PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43543	07/14/25	GPU JCP & L					6064		
25-00780	1	July payment	31.81	5-01- -283-263 Electricity	Budget		168	1	
25-00780	2	July payment	201.25	5-01- -283-263 Electricity	Budget		169	1	
			<u>233.06</u>						
43544	07/14/25	GREAT Great America Financial Serv.					6064		
25-00027	10	folder / stuffer	116.35	4-01- -135-281 Profess. & Cons. Serv.-Other	Budget		13	1	
43545	07/14/25	HANCE WILLIAM HANCE					6064		
25-00007	18	APC UPS	307.06	5-01- -250-233 Computer Expenses	Budget		9	1	
43546	07/14/25	HELENARU Helena Ruta					6064		
25-00749	1	IDENTOGO FINGER PRINTS	45.73	5-01- -245-283 Unclassified Expenses	Budget		132	1	
43547	07/14/25	INTERGLO Interglobe Communications					6064		
25-00781	1	July payment	1,183.71	5-01- -190-259 Telephone	Budget		170	1	
43548	07/14/25	IPD INSTITUTE FOR PROF DEVELOPMENT					6064		
25-00356	8	W Hance webinars 7/2/25	50.00	5-01- -130-276 Training Aids & Programs	Budget		51	1	
43549	07/14/25	JPMONZO JPMonzo Municipal Consulting					6064		
25-00422	2	8/21 webinar	50.00	5-01- -140-276 Training Aids & Programs	Budget		57	1	
43550	07/14/25	JUSTINAL Justin Alicea					6064		
25-00750	1	IDENTIGO FINGER PRINTS	45.73	5-01- -245-283 Unclassified Expenses	Budget		133	1	
43551	07/14/25	JVDTOWIN JVD TOWING SERVICE, LLC					6064		
25-00705	1	Tow from Plainfield to PD HQ	116.00	5-01- -190-283 Unclassified Expenses	Budget		99	1	
25-00705	2	Tow from PD HQ to SCPO	192.00	5-01- -190-283 Unclassified Expenses	Budget		100	1	
			<u>308.00</u>						
43552	07/14/25	KCOLEY Kyla Coley					6064		
25-00751	1	IDENTOGO FINGER PRINTS	45.73	5-01- -245-283 Unclassified Expenses	Budget		134	1	
43553	07/14/25	KIMBALLM KIMBALL MIDWEST					6064		
25-00536	2	2025 DPW PURCHASES/SUPPLIES	95.81	5-01- -205-223 Vehicular Equipment	Budget		69	1	

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PO #	Item	Description							
CURRENT FUND		Citizens Current Fund		Continued					
43554	07/14/25	LANGU LANGUAGE LINE SERVICES					6064		
25-00756	1	interpretor service	32.30	4-01- -405-282 Specialized Services	Budget		149	1	
25-00756	2	interpretor service	248.20	4-01- -405-282 Specialized Services	Budget		150	1	
25-00756	3	interpretor service	159.80	4-01- -405-282 Specialized Services	Budget		151	1	
25-00756	4	interpretor service	170.00	5-01- -405-282 Specialized Services	Budget		152	1	
25-00756	5	interpretor service	47.80	5-01- -405-282 Specialized Services	Budget		153	1	
25-00756	6	interpretor service	6.80	5-01- -405-282 Specialized Services	Budget		154	1	
25-00756	7	interpretor service	23.80	5-01- -405-282 Specialized Services	Budget		155	1	
				688.70					
43555	07/14/25	LAWSOFT LAWSOFT, INC.					6064		
25-00548	1	Cat 6A Wiring at PD	19,758.00	5-01- -610-207 Police Department Equipment	Budget		70	1	
43556	07/14/25	LAWSONPR LAWSON PRODUCTS					6064		
25-00124	1	2025 DPW MATERIALS & SUPPLIES	202.37	5-01- -205-254 Other Materials & Supplies	Budget		32	1	
43557	07/14/25	LEDACGON Leda C Gonzalez, Interpreter					6064		
25-00023	7	court interpretor	670.00	5-01- -405-282 Specialized Services	Budget		10	1	
43558	07/14/25	LINNU FRANCIS P LINNUS ESQ					6064		
25-00727	2	general meeting	809.25	5-01- -160-281 Prof. & Cons. Servs. Other	Budget		112	1	
43559	07/14/25	MARINOS Marinos Pizza					6064		
25-00767	1	Pizza Wednesday - Summer Camp	80.00	5-01- -245-202 Summer Camp	Budget		161	1	
43560	07/14/25	MARMIC Marmic Associates					6064		
25-00003	13	proactive maintenance June	990.00	5-01- -115-233 Computer Expenses	Budget		5	1	
25-00003	14	cloud backup	200.00	5-01- -115-233 Computer Expenses	Budget		6	1	
25-00003	15	sentinel one	528.00	5-01- -115-233 Computer Expenses	Budget		7	1	
25-00003	16	computer consultant	1,187.50	5-01- -115-233 Computer Expenses	Budget		8	1	
				2,905.50					
43561	07/14/25	MCPSTA MORRIS COUNTY PUBLIC SAFETY					6064		
24-01296	1	PTC Firearms Instructor Course	125.00	4-01- -190-276 Training Aids & Program	Budget		2	1	

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PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43562	07/14/25	MEDEMERG Medemerge, PA					6064		
25-00755	1	Physical John Dimaggio	147.00	5-01- -205-285 Physicals	Budget		148		1
43563	07/14/25	MINUTEMA Minuteman Press					6064		
25-00743	1	NAPPE'S BUSINESS CARDS	78.00	5-01- -205-227 Office Supplies & Materials	Budget		126		1
43564	07/14/25	MPI WOODS MACHINERY					6064		
25-00158	5	2025 DPW SUPPLIES & repairs	2,319.78	5-01- -205-254 Other Materials & Supplies	Budget		40		1
43565	07/14/25	MPOVERHE MP OVERHEAD DOORS					6064		
25-00128	2	2025 DPW MAINTENANCE & REPAIRS	525.00	5-01- -155-266 Building Repair & Maintenance	Budget		33		1
43566	07/14/25	NATCH COMPOST 360 ACQUISITION PARENT					6064		
25-00133	3	2025 DPW ROLL-OFF CONTAINER	975.00	5-01- -155-283 Bldg. - Unclassified	Budget		35		1
43567	07/14/25	NJDOEP NJ DEPARTMENT OF TREASURY					6064		
25-00668	1	UNDERGROUND STORAGE TANKS PROG	50.00	5-01- -155-381 Other Contracted Services	Budget		76		1
43568	07/14/25	NJFE NJ FIRE EQUIPMENT CO.					6064		
25-00070	9	2025 FIRE DEPT. SAFETY SUPPLY	790.00	5-01- -185-231 Emergency & Safety Supplies	Budget		20		1
43569	07/14/25	OCONNORC THOMAS O'CONNOR CONTRACTING					6064		
25-00717	1	FIRE HOUSE WINDOW REPAIR	2,860.00	5-01- -155-283 Bldg. - Unclassified	Budget		105		1
43570	07/14/25	OPTIMUM Optimum					6064		
25-00783	1	July payment	321.88	5-01- -283-459 Telephone	Budget		173		1
43571	07/14/25	PARTYCEN Party Center					6064		
25-00456	1	Summer Camp - Tent Delivery	630.00	5-01- -245-202 Summer Camp	Budget		65		1
43572	07/14/25	PINTO PINTO BROTHERS					6064		
25-00136	6	2025 DPW ROLL00FF CONTAINER	364.25	5-01- -155-273 Bldg.-Other Contracted Serv.	Budget		36		1
43573	07/14/25	POL POLICE PETTY CASH					6064		
25-00680	1	Garlic Rose CID Meetings	50.00	5-01- -190-275 Professional Meeting Expenses	Budget		84		1
25-00680	2	Box of Joe and Bagels for NJSP	45.71	5-01- -190-235 Food & Drugs	Budget		85		1
25-00680	3	PBA Challenge Coins x12 for PD	60.00	5-01- -190-275 Professional Meeting Expenses	Budget		86		1

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PO #		Item Description							
CURRENT FUND Citizens Current Fund Continued									
43573		POLICE PETTY CASH Continued							
25-00680		4 Certified Mail-Tow Companies	39.06	5-01- -190-257	Budget		87	1	
				Postage					
25-00680		5 RTSP Shooting with Candidate	37.45	5-01- -190-276	Budget		88	1	
				Training Aids & Program					
			232.22						
43574	07/14/25	POWERPLA POWER PLACE, INC.					6064		
25-00137		2 2025 DPW REPAIRS & PARTS	147.12	5-01- -155-246	Budget		37	1	
				Equip. & Machinery Parts					
43575	07/14/25	PSEG PSE&G CO.					6064		
25-00789		1 Street traffic Lighting	7.95	5-01- -283-263	Budget		177	1	
				Electricity					
25-00789		2 Building Electricity	9,675.24	5-01- -283-163	Budget		178	1	
				Electricity					
25-00789		3 Building Electricity	943.59	5-01- -283-362	Budget		179	1	
				Heating/AC					
25-00789		4 Building Electricity	370.83	5-01- -225-263	Budget		180	1	
				Gas & Electric					
			10,997.61						
43576	07/14/25	RAP READ AUTO PARTS					6064		
25-00129		4 2025 DPW REPAIRS & PARTS	213.42	5-01- -205-247	Budget		34	1	
				Vehicular Parts & Accessories					
43577	07/14/25	REMINGTO Remington & Vernick Engineers					6064		
23-00557		30 2023 Roadway Improvements	4,258.30	5-01- -949-999	Budget		1	1	
				RESERVE FOR ENCUMBRANCE					
25-00515		2 2025 NJDOT project	5,369.00	5-01- -610-201	Budget		68	1	
				Infrastructure Improvements					
25-00782		1 general engineering June	15,442.50	5-01- -150-281	Budget		171	1	
				Prof. & Cons. Serv. Other					
25-00782		3 tax map revisions	1,498.75	5-01- -135-281	Budget		172	1	
				Profess. & Cons. Serv.-Other					
			26,568.55						
43578	07/14/25	RG Ruderman & Roth LLC					6064		
25-00041		7 labor attorney services	9,075.00	4-01- -145-211	Budget		17	1	
				Labor Attorney					
43579	07/14/25	SAVOSCHA Savo,Schalk,Corsini,warner					6064		
25-00744		1 SOM-L-338-25 Rozario	277.50	5-01- -165-281	Budget		127	1	
				Prof. & Cons. Servs. Other					
25-00744		2 General Meeting	240.50	5-01- -165-281	Budget		128	1	
				Prof. & Cons. Servs. Other					
			518.00						
43580	07/14/25	SCOTTDRE Scott Drews					6064		
25-00752		1 IDENTOGO FINGER PRINTS	45.73	5-01- -245-283	Budget		135	1	
				Unclassified Expenses					

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PO #	Item	Description					Ref Seq Acct
CURRENT FUND Citizens Current Fund Continued							
43581	07/14/25	SFL Sirchie Acquisition Company					6064
25-00453	1	Blood Alcohol Collection Kit	59.05	5-01- -190-231 Emergency & Safety Supplies	Budget		60 1
25-00453	2	Shipping and Handling	26.89	5-01- -190-231 Emergency & Safety Supplies	Budget		61 1
25-00455	1	3 1/2 x 6 1/2 Envelopes	62.84	5-01- -190-232 General Supplies, NOC	Budget		62 1
25-00455	2	DNA Swab Collection Applicator	84.01	5-01- -190-232 General Supplies, NOC	Budget		63 1
25-00455	3	Shipping and Handling	21.99	5-01- -190-232 General Supplies, NOC	Budget		64 1
25-00576	1	Buccal Swab Kits	32.32	5-01- -190-232 General Supplies, NOC	Budget		71 1
25-00576	2	Shipping and Handling	17.22	5-01- -190-232 General Supplies, NOC	Budget		72 1
			<u>304.32</u>				
43582	07/14/25	SHERWEB Sherweb					6064
25-00214	4	computer service	202.66	5-01- -115-233 Computer Expenses	Budget		42 1
43583	07/14/25	SOM18 SOMERSET COUNTY CLERK					6064
25-00726	1	Primary Printing	2,078.88	5-01- -125-258 Printing & Binding	Budget		108 1
25-00726	2	Primary Postage	409.92	5-01- -125-258 Printing & Binding	Budget		109 1
25-00726	3	Sample Ballots	1,868.46	5-01- -125-258 Printing & Binding	Budget		110 1
25-00726	4	Postage for Sample Ballots	639.21	5-01- -125-258 Printing & Binding	Budget		111 1
			<u>4,996.47</u>				
43584	07/14/25	SONJDCA STATE OF NEW JERSEY					6064
25-00678	1	ELEVATOR SAFETY	203.00	5-01- -155-283 Bldg. - Unclassified	Budget		83 1
43585	07/14/25	SPEEDWEL Speedwell Targets					6064
25-00618	1	FBI Q Cardboard Targets 19x31	221.34	5-01- -190-232 General Supplies, NOC	Budget		73 1
43586	07/14/25	SPSCO SOMERSET PLUMBING SUPPLY CO.					6064
25-00149	9	2025 DPW SUPPLIES & MATERIALS	201.90	5-01- -155-237 Bldg. Supplies & Materials	Budget		38 1
43587	07/14/25	STAPL STAPLES BUSINESS ADVANTAGE					6064
25-00628	2	office supplies	587.62	5-01- -250-227 Office Supplies & Materials	Budget		74 1
43588	07/14/25	STIRE DAVID STIRES ASSOC LLC					6064
25-00759	2	SOM-L-338-25 Rozario	218.00	5-01- -165-281 Prof. & Cons. Servs. Other	Budget		157 1

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PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43588	DAVID STIRES ASSOC LLC	Continued							
25-00759	3	May & June attendance	1,168.75	5-01- -165-281	Budget		158	1	
				Prof. & Cons. Servs. Other					
			<u>1,386.75</u>						
43589	07/14/25	SWANK SWANK MOTION PICTURES, INC.					6064		
25-00719	1	Movie Night	480.00	5-01- -245-265	Budget		106	1	
				Misc. Rental Costs					
43590	07/14/25	TEAML TEAM LIFE, INC					6064		
25-00686	1	AED Unit at Mobus Field	2,390.00	4-01- -610-203	Budget		89	1	
				Office Equipment					
25-00729	1	Wall Case for AED Unit	523.00	4-01- -610-203	Budget		113	1	
				Office Equipment					
			<u>2,913.00</u>						
43591	07/14/25	TKELEVAT TK ELEVATOR CORPORATION					6064		
25-00771	1	CHARGES FOR OVERTIME SERVICE	962.00	5-01- -205-273	Budget		165	1	
				Other Contractural Services					
43592	07/14/25	TOSHI TOSHIBA BUSINESS SOLUTIONS					6064		
25-00435	25	xmedius cloud	44.84	5-01- -283-459	Budget		58	1	
				Telephone					
25-00435	26	copier costs	300.00	5-01- -190-228	Budget		59	1	
				Photocopy Expense					
			<u>344.84</u>						
43593	07/14/25	TOSHIBA Toshiba Financial Services					6064		
25-00250	24	copier lease	532.25	5-01- -120-228	Budget		44	1	
				Photocopy Expense					
25-00250	25	copier lease	1,118.25	5-01- -120-228	Budget		45	1	
				Photocopy Expense					
25-00250	26	copier lease	140.00	5-01- -120-228	Budget		46	1	
				Photocopy Expense					
25-00250	27	copier lease	1,868.60	5-01- -120-228	Budget		47	1	
				Photocopy Expense					
			<u>3,659.10</u>						
43594	07/14/25	TREA1 TREASURER, ST OF NJ					6064		
25-00489	3	marriage liecnses 2nd qtr 2025	94.00	5-01- -120-278	Budget		181	1	
				Community Relations					
43595	07/14/25	TTSI TIMETRACK SYSTEMS INC.					6064		
25-00036	8	time clock services	4.25	5-01- -130-281	Budget		14	1	
				Prof. & Contr. Services-Other					
43596	07/14/25	UAAVE URBAN AIR - AVENEL					6064		
25-00768	1	Summer Camp Trip - Urban Air	1,537.26	5-01- -245-202	Budget		162	1	
				Summer Camp					

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PO #	Item	Description							
CURRENT FUND Citizens Current Fund Continued									
43597	07/14/25	UGIES UGI Energy Services LLC					6064		
25-00785	1	July payment	185.33	5-01- -283-362 Heating/AC	Budget		174	1	
43598	07/14/25	UPS THE UPS STORE					6064		
25-00741	1	Shipping to NJ State Tox Lab	55.11	5-01- -190-257 Postage	Budget		125	1	
43599	07/14/25	VANDERFL Christopher VanderFliet					6064		
25-00266	6	historic refunds	24.91	5-01- -280-227 Office Supplies/Materials	Budget		49	1	
25-00266	7	historic refunds	16.08	5-01- -280-227 Office Supplies/Materials	Budget		50	1	
			<u>40.99</u>						
43600	07/14/25	VERS V.E. RALPH & SON, INC.					6065		
25-00706	1	BVM Infant	59.75	5-01- -190-231 Emergency & Safety Supplies	Budget		101	1	
25-00706	2	Super Sani-Cloth wipes 160tub	214.80	5-01- -190-231 Emergency & Safety Supplies	Budget		102	1	
			<u>274.55</u>						
43601	07/14/25	WAI WITMER PUBLIC SAFETY GROUP					6065		
25-00677	1	BATTERY, PAC TOOLLOCK, ETC.	417.27	5-01- -185-231 Emergency & Safety Supplies	Budget		82	1	
25-00745	1	APPARATUS REPAIR	123.00	5-01- -185-239 Uniforms, Clothing Expense	Budget		129	1	
25-00745	2	APPARATUS REPAIR	143.96	5-01- -185-239 Uniforms, Clothing Expense	Budget		130	1	
			<u>684.23</u>						
43602	07/14/25	WAR01 Costello's Ace Hardward					6065		
25-00154	6	2025 DPW SUPPLIES	1,039.60	5-01- -155-232 General Supplies	Budget		39	1	
43603	07/14/25	WBBOE WATCHUNG BOROUGH BOARD OF ED					6065		
25-00001	9	August 2025 taxes	873,337.00	5-01- -901-999 WAT BD OF ED TAXES PAYABLE	Budget		3	1	
43604	07/14/25	WBMASON W.B Mason, Co Inc.					6065		
25-00669	1	Black Pens	5.78	5-01- -125-227 Office Supplies & Materials	Budget		77	1	
25-00669	2	Red Pens	2.98	5-01- -125-227 Office Supplies & Materials	Budget		78	1	
25-00669	3	Blue Pens	2.98	5-01- -125-227 Office Supplies & Materials	Budget		79	1	
25-00669	4	Tape Dispensers	9.54	5-01- -125-227 Office Supplies & Materials	Budget		80	1	
25-00669	5	Post It Notes	13.09	5-01- -125-227 Office Supplies & Materials	Budget		81	1	
			<u>34.37</u>						

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CURRENT FUND Citizens Current Fund Continued						
43605	07/14/25	WHRHS WATCHUNG HILLS REG.HIGH SCHOOL				6065
25-00002	9	August 2025 levy payment	500,000.00	5-01- -902-999	Budget	4 1
				WHRHS TAXES PAYABLE		
Checking Account Totals						
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
		Checks: 118	0	1,647,287.35	0.00	
		Direct Deposit: 0	0	0.00	0.00	
		Total: 118	0	1,647,287.35	0.00	
PNC DEV ESCROW Citizens Developer Escrow						
15727	06/26/25	BATEM DIFRANCESCO,BATEMAN,COLEY,				6059
25-00410	1	legal services Bonnie Burn Rd	54.00	E-PB24-01	Project	1 1
				Bonnie Burn Rd PB19-01		
15728	06/26/25	HEALEY Mark Healey				6059
25-00481	1	Raising Cane's revoew	840.00	E-PB24-02	Project	2 1
				Raising Cane's		
25-00481	2	Bonnie Burn reviews	300.00	E-PB24-01	Project	3 1
				Bonnie Burn Rd PB19-01		
			1,140.00			
15729	07/14/25	BATEM DIFRANCESCO,BATEMAN,COLEY,				6067
25-00410	28	Bonnie Burn Rd	486.00	E-PB24-01	Project	1 1
				Bonnie Burn Rd PB19-01		
15730	07/14/25	BRIGHTVI Bright View Engineering, LLC				6067
25-00778	1	Bonnie Burn site inspections	28,696.25	E-PB24-01	Project	6 1
				Bonnie Burn Rd PB19-01		
25-00778	2	Punchlist	1,010.00	E-PB22-01	Project	7 1
				1701 Rt 22 Shop Rite		
			29,706.25			
15731	07/14/25	HEALEY Mark Healey				6067
25-00758	1	Bonnie Burn review	300.00	E-PB24-01	Project	4 1
				Bonnie Burn Rd PB19-01		
15732	07/14/25	LINNU FRANCIS P LINNUS ESQ				6067
25-00727	3	Bonnie Burn amended site plan	848.25	E-PB24-01	Project	2 1
				Bonnie Burn Rd PB19-01		
25-00727	4	Notice raising canes	39.00	E-PB24-02	Project	3 1
				Raising Cane's		
			887.25			
15733	07/14/25	REMGINTO Remington & Vernick Engineers				6067
25-00782	2	Bonnie Burn Road	3,032.50	E-PB24-01	Project	8 1
				Bonnie Burn Rd PB19-01		
25-00784	1	land dist permits	322.50	E-BND24202	Project	9 1
				144 Stanie Glen Road		
25-00784	2	land dist permits	215.00	E-E19-025	Project	10 1
				66 Glen Eagles Drive		
25-00784	3	land dist permits	100.00	E-E25-0096	Project	11 1
				303 Ridge Road		

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PO #	Item	Description							
PNC DEV ESCROW Citizens Developer Escrow Continued									
15733	Remington & Vernick Engineers	Continued							
25-00784	4	land dist permits	100.00	E-E24-0079 105 Tuttle Road	Project		12	1	
25-00784	5	land dist permits	100.00	E-BOND1444 270 Valley Drive	Project		13	1	
25-00784	6	land dist permits	237.50	E-E25-0067 55 Acorn Road	Project		14	1	
25-00784	7	land dist permits	215.00	E-E24-0230 79 Park Place	Project		15	1	
25-00784	8	land dist permits	215.00	E-E25-0096 303 Ridge Road	Project		16	1	
25-00784	9	land dist permits	200.00	E-E22-0146 41 Upper Drive	Project		17	1	
25-00784	10	land dist permits	122.50	E-E25-0096 303 Ridge Road	Project		18	1	
25-00784	11	land dist permits	80.50	E-BA21-03 1293 Johnston Dr	Project		19	1	
25-00784	12	land dist permits	349.50	E-E21-0000 1293 Johnston Drive	Project		20	1	
			<u>5,290.00</u>						
15734	07/14/25	STIRE DAVID STIRES ASSOC LLC					6067		
25-00759	1	Crown Cadillac	568.75	E-BA23-10 1584 US Route 22	Project		5	1	
				BA25-04					
15735	07/14/25	WAT03 WATCHUNG BOROUGH CURRENT FUND					6067		
25-00787	1	land dist permits	20.00	E-E25-0096 303 Ridge Road	Project		21	1	
25-00787	2	land dist permits	20.00	E-E25-0067 55 Acorn Road	Project		22	1	
25-00787	3	land dist permits	20.00	E-E25-0096 303 Ridge Road	Project		23	1	
			<u>60.00</u>						
Checking Account Totals									
		Paid	Void	Amount Paid	Amount Void				
		Checks: 9	0	38,492.25	0.00				
		Direct Deposit: 0	0	0.00	0.00				
		Total: 9	0	38,492.25	0.00				
PNC OTHER ESC Citizens Savings Other Escrow									
15524	07/14/25	REEFCO Reefco Aquarium Service, LLC					6070		
25-00024	8	library services	149.96	T-93- -100-110 Watchung Public Library Advisory Board	Budget		1	1	
15525	07/14/25	REMGTO Remington & Vernick Engineers					6070		
25-00782	4	Ness Farm	430.00	T-93- -100-213 Ness Property Cleanup	Budget		3	1	
15526	07/14/25	TREA1 TREASURER, ST OF NJ					6070		
25-00489	2	marriage liecnses 2nd qtr 2025	106.00	T-93- -100-203 Marriage Licenses / Domestic Partnership	Budget		2	1	

July 14, 2025
02:07 PM

BOROUGH OF WATCHUNG
Check Register By Check Date

Page No: 18

Check #	Check Date	Vendor			Reconciled/Void	Ref Num
PO #	Item	Description	Amount Paid	Charge Account	Account Type	Contract Ref Seq Acct
PNC OTHER ESC Citizens Savings Other Escrow Continued						
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:		3	0	685.96	0.00
	Direct Deposit:		0	0	0.00	0.00
	Total:		3	0	685.96	0.00
Report Totals						
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:		139	0	1,949,685.28	0.00
	Direct Deposit:		0	0	0.00	0.00
	Total:		139	0	1,949,685.28	0.00

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	4-01	12,669.65	0.00	0.00	12,669.65
Current Fund	5-01	1,634,617.70	0.00	0.00	1,634,617.70
Capital Fund	C-02	257,670.00	0.00	0.00	257,670.00
	D-11	15.60	0.00	0.00	15.60
	H-06	5,534.12	0.00	0.00	5,534.12
	T-93	685.96	0.00	0.00	685.96
Total of All Funds:		<u>1,911,193.03</u>	<u>0.00</u>	<u>0.00</u>	<u>1,911,193.03</u>

Project Description	Project No.	Project Total
1293 Johnston Dr BA21-03	E-BA21-03	80.50
1584 US Route 22 BA25-04	E-BA23-10	568.75
144 Stanie Glen Road	E-BND24202	322.50
270 Valley Drive	E-BOND1444	100.00
66 Glen Eagles Drive	E-E19-025	215.00
1293 Johnston Drive	E-E21-0000	349.50
41 Upper Drive	E-E22-0146	200.00
105 Tuttle Road	E-E24-0079	100.00
79 Park Place	E-E24-0230	215.00
55 Acorn Road	E-E25-0067	257.50
303 Ridge Road	E-E25-0096	477.50
1701 Rt 22 Shop Rite	E-PB22-01	1,010.00
Bonnie Burn Rd PB19-01	E-PB24-01	33,717.00
Raising Cane's	E-PB24-02	879.00
Total of All Projects:		<u>38,492.25</u>

BOROUGH OF WATCHUNG
RESOLUTION: R10

WHEREAS, there exists a need withing the Borough of Watchung to appoint an Assistant Construction Official to serve in the absence of the Construction Official, in order to ensure the continuous and efficient operation of the Construction Department; and

WHEREAS, it has been determined that Daniel Niro possesses the necessary qualifications and experience to fulfill the duties of this position in accordance with applicable laws and regulations.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, that Daniel Niro is hereby appointed to the position of Assistant Construction Official, effective July 1, 2025, at a rate of \$400 per day for each day of service as a fill-in for the Construction Official.

Paul Fischer, Council Member

Ronald Jubin, Ph. D., Mayor

ADOPTED: JUNE 17, 2025
INDEX: APPOINTMENTS
C: PERSONNEL
FINANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R11**

WHEREAS, pursuant to Borough Code 2-45 et seq., the Borough's Community Emergency Response Team shall be under the supervision and control of the Borough's Emergency Management Coordinator; and

WHEREAS, OEM Coordinator, Carolyn Solon is hereby recommending the following appointment and the Mayor and Council wish to proceed with her recommendation and greatly appreciate the many volunteers who donate their time for the good and well being of all residents.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Watchung, County of Somerset, State of New Jersey that the appointment of ***Lynn Ferrante*** to Watchung's Community Emergency Response Team is hereby proudly confirmed.

Curt S. Dahl, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: APPOINTMENTS
C: C. SOLON,

**BOROUGH OF WATCHUNG
RESOLUTION: R12**

***AUTHORIZING THE AWARD OF AN EMERGENCY CONTRACT FOR
ROADWAY AND EMBANKMENT REPAIRS – ELSINORE DRIVE.***

WHEREAS, due to the catastrophic flooding that occurred on July 14, 2025, the Borough of Watchung is in need of emergent repair services for the roadway, embankment and related improvements to Elsinore Drive; and

WHEREAS, the Borough Administrator is recommending that S.E. Rose Trucking of 27 Passaic Avenue, Warren, NJ 07059 be awarded this contract for the provision of such emergency repair services; and

WHEREAS, pursuant to a Memorandum issued by Mostafa Razzaghmanesh, Borough Engineer, dated July 15, 2025, there was an emergent situation requiring the authorization of this contract for the public safety and welfare; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, in the case of emergencies that affect the public health, safety and welfare, there may be instances when the Borough is in need of certain goods and services; however, is unable to proceed through the formal bidding process; and

WHEREAS, the total amount of the contract with S.E. Rose Trucking, for the completion of this work shall not exceed \$50,000.00; and

WHEREAS, the Chief Financial Officer has certified that the funds are available in the budget for the payment of these contracts under Account #5-01-610-201; and

William Hance, CFO

WHEREAS, the Mayor and Borough Council of the Borough of Watchung find it to be in the best interest of the Borough and its citizens to authorize the emergency contract to address the damages to Elsinore Drive, including the 15-foot sinkhole, washed away drainage

**BOROUGH OF WATCHUNG
RESOLUTION: R12**

basin and headwall, along with the embankment and nearby retaining walls, in the interest of public safety and welfare.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Watchung, County of Somerset, and State of New Jersey, that the emergency contract with S.E. Rose Trucking of 27 Passaic Avenue, Warren, NJ 07059, in the amount not to exceed \$50,000.00, be and hereby is approved and authorized pursuant to N.J.S.A.40A:11-6 and N.J.A.C. 5:34-6.1.

BE IT FURTHER RESOLVED that all appropriate Borough officials and professionals are hereby authorized to take any necessary actions, including the execution of contract or other related documentation, to effectuate the contract and work authorized by this Resolution.

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

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: AWARDS, ROADS,
C: CFO, ENG, DPW,

BOROUGH OF WATCHUNG

OFFICE OF THE ENGINEER



July 15th 2025

MEMORANDUM

To: Mayor Jubin and Council Members
From: Mostafa Razzaghmanesh, Borough Engineer
CC: James Damato, Borough Administrator and William Hance, CFO
Re: Elsinore Drive Sink Hole

Following the catastrophic storm events on July 14th, I as the Borough Engineer along with Mr. James Damato, the Borough Administrator, visited and inspected Elsinore Drive damages. As the consequence of last night's rainfall and flooding from Stony Brook and the surrounding roads, a sinkhole with a depth of almost 15 feet was visible on the southwestern side of the road. All the supporting stones and materials and the asphalt paving were washed off around the drainage basin and above the headwall. Also, the embankment and part of the retaining walls on the neighboring property failed and collapsed. In addition, there are exposed and unsupported utilities (gas, electric, cable, water and sewer, storm and telephone). Due to this severe condition, the road was closed to all vehicular and pedestrian traffic straightaway.

Based on the above condition and my engineering experience, the current condition of the Elsinore Drive roadway and embankment are an emergent condition which require the Borough of Watchung to enter to an emergency contract for immediate repair of the roadway. I recommend that a resolution to be prepared and to be placed on the agenda for the next mayor and council meeting scheduled for Thursday, July 17th, 2025 authorizing the Borough Administrator, Chief Financial Officer, Borough Engineer, Borough Clerk and legal counsel to take all necessary action to proceed with an emergency contract for the repair of the sinkhole and the roadway.

Please do not hesitate to contact with me, if you should have any questions or concerns.

Sincerely yours,

Mostafa Razzaghmanesh, Ph.D., P.E, PP., CME., CFM
Borough Engineer

BOROUGH OF WATCHUNG
 15 Mountain Boulevard
 Watchung, NJ 07069
 TEL (908)756-0080 FAX (908)757-7027

S H I P T O	WATCHUNG PUBLIC WORKS DEPT. 15 MOUNTAIN BOULEVARD WATCHUNG, NJ 07069 ATTN: Anthony Nappe
	VENDOR #: SERTE S.E. ROSE TRUCKING & EXCAVATING, INC. 27 PASSAIC AVENUE WARREN, NJ 07059 Phone: (908)626-9001

PURCHASE ORDER	
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.	
NO.	25-00799

ORDER DATE: 07/17/25
 REQUISITION NO:
 DELIVERY DATE:
 STATE CONTRACT:
 ACCOUNT NUM:

PAYMENT RECORD
CHECK NO.
DATE PAID

NOTICE: TAX ID #22-6002382 - TAX EXEMPT

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Elsinore emergency repairs	5-01- -610-201	50,000.0000	50,000.00
			TOTAL	50,000.00

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one. X _____ VENDOR SIGN HERE _____ OFFICIAL POSITION DATE _____ TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures. _____ DEPT. HEAD DATE VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: BOROUGH OF WATCHUNG 15 Mountain Boulevard Watchung, NJ 07069	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW. <i>William J. Hance</i> _____ CFO/QPA _____ COUNCIL APPROVAL CAN BE SEEN _____ ON BILL LIST RESOLUTION

**BOROUGH OF WATCHUNG
RESOLUTION: R13**

***AUTHORIZING THE AWARD OF AN EMERGENCY CONTRACT FOR
ROADWAY AND CULVERT REPAIRS – GLEN EAGLE DRIVE.***

WHEREAS, due to the catastrophic flooding that occurred on July 14, 2025, the Borough of Watchung is in need of emergent repair services for the roadway, culvert and related improvements to Glen Eagle Drive; and

WHEREAS, the Borough Administrator is recommending that Finne Building and Investment of 180 Oakwood Road West, Watchung NJ 07069 be awarded this contract for the provision of such emergency repair services; and

WHEREAS, pursuant to a Memorandum issued by Mostafa Razzaghmanesh, Borough Engineer, dated July 17, 2025, there was an emergent situation requiring the authorization of this contract for the public safety and welfare; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, in the case of emergencies that affect the public health, safety and welfare, there may be instances when the Borough is in need of certain goods and services; however, is unable to proceed through the formal bidding process; and

WHEREAS, the total amount of the contract with Finne Building and Investment, for the completion of this work shall not exceed \$15,000.00; and

WHEREAS, the Chief Financial Officer has certified that the funds are available in the budget for the payment of these contracts under Account # T-93-100-215; and

William Hance, CFO

WHEREAS, the Mayor and Borough Council of the Borough of Watchung find it to be in the best interest of the Borough and its citizens to authorize the emergency contract to address the damages to Glen Eagle Drive in the interest of public safety and welfare.

**BOROUGH OF WATCHUNG
RESOLUTION: R13**

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Watchung, County of Somerset, and State of New Jersey, that the emergency contract with Finne Building and Investment of 180 Oakwood Road West, Watchung NJ 07069, in the amount not to exceed \$15,000.00, be and hereby is approved and authorized pursuant to N.J.S.A.40A:11-6 and N.J.A.C. 5:34-6.1.

BE IT FURTHER RESOLVED that all appropriate Borough officials and professionals are hereby authorized to take any necessary actions, including the execution of contract or other related documentation, to effectuate the contract and work authorized by this Resolution.

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

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: AWARDS, ROADS,
C: CFO, ENG, DPW,

BOROUGH OF WATCHUNG

OFFICE OF THE ENGINEER



July 17th 2025

MEMORANDUM

To: Mayor Jubin and Council Members
From: Mostafa Razzaghmanesh, Borough Engineer
CC: James Damato, Borough Administrator and William Hance, CFO
Re: Glen Eagle Road and Culvert Related Repair

Following the catastrophic storm events on July 14th, I as the Borough Engineer along with Mr. James Damato, the Borough Administrator, visited and inspected Glen Eagle Drive damages. Because of Monday night's rainfall and flooding, parts of the Glen Eagle Road and Culvert were severely damaged. All the supporting stones and materials and the asphalt paving were washed from the embankment.

Based on the above condition and my engineering experience, the current condition of the Glen Eagle Drive is an emergent condition which requires the Borough of Watchung to enter to an emergency contract for immediate repair of the roadway. I recommend that a resolution to be prepared and to be placed on the agenda for the next mayor and council meeting scheduled for Thursday, July 17th, 2025 authorizing the Borough Administrator, Chief Financial Officer, Borough Engineer, Borough Clerk and legal counsel to take all necessary action to proceed with an emergency contract for the Glen Eagle Road and culvert related repair.

Please do not hesitate to contact me if you should have any questions or concerns.

Sincerely yours,

Mostafa Razzaghmanesh, Ph.D., P.E, PP., CME., CFM
Borough Engineer

BOROUGH OF WATCHUNG
15 Mountain Boulevard
Watchung, NJ 07069
TEL (908)756-0080 FAX (908)757-7027

S H I P T O	WATCHUNG PUBLIC WORKS DEPT. 15 MOUNTAIN BOULEVARD WATCHUNG, NJ 07069 ATTN: Anthony Nappe
	V E N D O R

VENDOR #: FINNE
FINNE BUILDING & INVESTMENT
180 OAKWOOD ROAD WEST
WATCHUNG, NJ 07069

Phone: (908)279-7451

PURCHASE ORDER	
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.	
NO.	25-00798

ORDER DATE: 07/17/25
REQUISITION NO:
DELIVERY DATE:
STATE CONTRACT:
ACCOUNT NUM:

PAYMENT RECORD
CHECK NO.
DATE PAID

NOTICE: TAX ID #22-6002382 - TAX EXEMPT

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Glen Eagles Repairs	T-93- -100-215	15,000.0000	15,000.00
			TOTAL	15,000.00

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one. X VENDOR SIGN HERE OFFICIAL POSITION DATE TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures. DEPT. HEAD DATE VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: BOROUGH OF WATCHUNG 15 Mountain Boulevard Watchung, NJ 07069	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW.  CFO/QPA COUNCIL APPROVAL CAN BE SEEN ON BILL LIST RESOLUTION

**BOROUGH OF WATCHUNG
RESOLUTION: R14**

***AUTHORIZING THE AWARD OF AN EMERGENCY CONTRACT FOR
FENCE REPAIRS AT MOBUS FIELD***

WHEREAS, due to the catastrophic flooding that occurred on July 14, 2025, the Borough of Watchung is in need of emergent repair services of the Mobus Field fencing; and

WHEREAS, the Borough Administrator is recommending that National Fence Systems, Inc. be awarded this contract for the provision of such emergency repair services; and

WHEREAS, there was an emergent situation requiring the authorization of this contract for the public safety and welfare; and

WHEREAS, pursuant to N.J.S.A. 40A:11-6 and N.J.A.C. 5:34-6.1, in the case of emergencies that affect the public health, safety and welfare, there may be instances when the Borough is in need of certain goods and services; however, is unable to proceed through the formal bidding process; and

WHEREAS, the total amount of the contract with National Fence Systems, Inc., for the completion of this work shall not exceed \$12,950.00; and

WHEREAS, the Chief Financial Officer has certified that the funds are available in the budget for the payment of these contracts under Account # T-93-100-215; and

William Hance, CFO

WHEREAS, the Mayor and Borough Council of the Borough of Watchung find it to be in the best interest of the Borough and its citizens to authorize the emergency contract to address the damages to the Mobus Field fencing in the interest of public safety and welfare.

NOW THEREFORE BE IT RESOLVED by the Borough Council of the Borough of Watchung, County of Somerset, and State of New Jersey, that the emergency contract with National Fence Systems, Inc. 1033 Route 1 Avenel, NJ 07001, in the amount not to exceed

BOROUGH OF WATCHUNG
RESOLUTION: R14

\$12,950.00, be and hereby is approved and authorized pursuant to N.J.S.A.40A:11-6 and N.J.A.C. 5:34-6.1.

BE IT FURTHER RESOLVED that all appropriate Borough officials and professionals are hereby authorized to take any necessary actions, including the execution of contract or other related documentation, to effectuate the contract and work authorized by this Resolution.

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

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JULY 17, 2025
INDEX: AWARDS, RECREATION
C: CFO, ENG, DPW,

BOROUGH OF WATCHUNG
 15 Mountain Boulevard
 Watchung, NJ 07069
 TEL (908)756-0080 FAX (908)757-7027

S H I P T O	WATCHUNG PUBLIC WORKS DEPT. 15 MOUNTAIN BOULEVARD WATCHUNG, NJ 07069 ATTN: Bob Burns
	V E N D O R

VENDOR #: NFSINC
 NATIONAL FENCE SYSTEMS, INC.
 1033 ROUTE 1
 AVENEL, NJ 07001
 Phone: (732)636-5600 Fax: (732)636-5605

PURCHASE ORDER	
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.	
NO.	25-00797

ORDER DATE: 07/17/25
 REQUISITION NO:
 DELIVERY DATE:
 STATE CONTRACT:
 ACCOUNT NUM:

PAYMENT RECORD
CHECK NO.
DATE PAID

NOTICE: TAX ID #22-6002382 - TAX EXEMPT

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Mobus Field fence repair	T-93- -100-215	12,950.0000	12,950.00
			TOTAL	12,950.00

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one. X _____ VENDOR SIGN HERE _____ OFFICIAL POSITION DATE _____ TAX ID NO. OR SOCIAL SECURITY NO.	I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures. _____ DEPT. HEAD DATE VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO: BOROUGH OF WATCHUNG 15 Mountain Boulevard Watchung, NJ 07069	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW.  _____ CFO/QPA _____ COUNCIL APPROVAL CAN BE SEEN _____ ON BILL LIST RESOLUTION

BOROUGH OF WATCHUNG

OFFICE OF THE ENGINEER



July 17th 2025

MEMORANDUM

To: Mayor Jubin and Council Members
From: Mostafa Razzaghmanesh, Borough Engineer
CC: James Damato, Borough Administrator and William Hance, CFO
Re: Mobus Field Fencing Related Repair

Following the catastrophic storm events on July 14th, I as the Borough Engineer along with Mr. James Damato, the Borough Administrator, visited and inspected the Mobus Field Fencing. Because of Monday night's rainfall and flooding, the fields fences were severely damaged and fallen.

Based on the above condition and my engineering experience, the current condition of the Mobus Field Fencing is an emergent condition which requires the Borough of Watchung to enter to an emergency contract for immediate repair of the damaged fences. I recommend that a resolution to be prepared and to be placed on the agenda for the next mayor and council meeting scheduled for Thursday, July 17th, 2025 authorizing the Borough Administrator, Chief Financial Officer, Borough Engineer, Borough Clerk and legal counsel to take all necessary action to proceed with an emergency contract for the Mobus Field fencing related repair.

Please do not hesitate to contact me if you should have any questions or concerns.

Sincerely yours,

Mostafa Razzaghmanesh, Ph.D., P.E, PP., CME., CFM
Borough Engineer

BOROUGH OF WATCHUNG
ORDINANCE: 25/09

***ORDINANCE AUTHORIZING A CONSERVATION EASEMENT FROM
BONNIE BURN REDEVELOPERS URBAN RENEWAL, LLC.***

WHEREAS, in connection with the Borough's compliance with its third round affordable housing obligation, as included in the matter captioned In the Matter of the Borough of Watchung (Mt. Laurel), Docket No. SOM-L-902-15, Bonnie Burn Redevelopers Urban Renewal, LLC ("BBUR") is the contract purchaser and designated redeveloper of the property identified as Block 7403, Lots 5 & 10, and Block 7402, Lots 19.01 and 19.02, known as 291 Bonnie Burn Road (the "Property"), for the inclusionary development consisting of 230 rental units, of which 184 will be market-rate units and 46 will be affordable housing units (the "Project"); and

WHEREAS, pursuant to the preliminary and final major site plan approval and amended approval for the Project granted by the Watchung Borough Planning Board ("Board"), memorialized by Resolutions adopted on October 27, 2021 and January 18, 2022 (the "Approval"), BBUR is required to grant the Borough a Conservation Easement on a portion of the Property; and

WHEREAS, the Borough Council finds it in the best interest of the Borough to accept the Conservation Easement from BBUR in compliance with the terms and conditions of the Approval for the Project.

NOW, THEREFORE, 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:

1. The Borough of Watchung hereby accepts the Conservation Easement from BBUR on portions of the Property in compliance with the terms and conditions of the Approval for the Project.
2. The Mayor and Borough Clerk are hereby authorized to sign the Conservation Easement, in the substantial form attached hereto.
3. The Borough Clerk, Administrator, Attorney and other appropriate Borough officials are hereby authorized and directed to take all required actions to complete the Borough's acceptance of the Conservation Easement, along with the recording thereof.

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

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: BOARD CLERK,

ATTEST:

BOROUGH OF WATCHUNG

Edith G. Gil, Borough Clerk

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

Record and return to:

Jennifer Noto
Acquired Title Services, LLC
1 Rossmoor Drive, Suite 190
Monroe, NJ 08831

Prepared by:

Nicole B. Dory, Esq.

CONSERVATION EASEMENT

THIS INDENTURE made the _____ day of _____, 20__, between BONNIE BURN REDEVELOPERS URBAN RENEWAL, LLC, a New Jersey Limited Liability Company and Urban Renewal Entity, having an address at c/o Sterling Properties, 50 East Mount Pleasant Avenue, Livingston, New Jersey, hereinafter called the "Grantor", and

THE BOROUGH OF WATCHUNG, a Municipal Corporation of the County of Somerset, State of New Jersey, having its principal offices at 15 Mountain Boulevard, Watchung, New Jersey 07069, hereinafter called the "Grantee".

W I T N E S S E T H

That the Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, has granted, conveyed and confirmed, and by these presents does grant, convey and confirm unto the Grantee and unto its successors and assigns, a non-public easement for the preservation and conservation of land (the "Easement") more particularly depicted on Schedule A attached hereto and made a part hereof, which easement is located on land in the Borough of Watchung, County of Somerset, State of New Jersey.

This Easement is conveyed to the Grantee pursuant to the approvals by the Borough of Watchung Planning Board by resolutions adopted on October 27, 2021 and January 18, 2022, of Grantor's preliminary and final major site plan application relating to the property designated on the Borough of Watchung Tax Map as Lots 19.01 and 19.02 in Block 7402 and Lots 5 and 10 in Block 7403.

Within the conservation easement area, the following terms and conditions shall apply, it being the intention of the parties that the easement area shall be preserved in its natural and existing state in perpetuity except as specifically noted herein:

1. The Grantor may convey, mortgage, lease or otherwise transfer title or interest in the lands subject to this Easement provided, however, that the covenants and conditions herein remain superior to such conveyance, mortgage, lease, or transfer, it being the intention of the parties that this Agreement and its terms and conditions shall become a part of the chain of title and shall run with the land.

2. This easement grant and all provisions herein are subordinate to the right of the Grantor, expressly reserved, to construct, maintain, and repair on and within the easement area those improvements depicted on the plans entitled, "Preliminary and Final Site Plans for Bonnie Burn Road Redevelopment, Block 7402, Lots 19.01 & 19.02, Block 7403, Lots 5 & 10, Borough of Watchung, Somerset County, New Jersey" which were prepared by Bowman Consulting Group, Ltd., dated May 3, 2019, and last revised on March 12, 2025, and as may be further revised pursuant to the resolutions of the Planning Board. The Grantor further reserves the right within the easement area to clear, grade, excavate and fill in order to construct such improvements as specifically shown on such plans and such other future non-impervious pedestrian paths as set by Grantor.

3. This easement grant and all provisions herein are further subordinate to the Grantor's right to construct, maintain and repair utility connections or drainage facilities on, over and under the conservation area and to clear, grade, excavate, and fill as necessary to construct and maintain such utility connections or drainage facilities as are shown on the plans referred to above only.

4. The Grantor shall not change any features of the natural landscape or general topography of the easement area nor remove any trees, shrubs, or other vegetation except as necessary for the construction, maintenance and repair of the improvements shown on the referenced plans and utilities or drainage easements herein permitted without the prior written approval of the Grantee; provided, however, that the Grantor may, without such written approval, remove dead or diseased foliage that may reasonably be expected to threaten the surrounding foliage.

5. The Grantor shall not make any changes within the easement area that will affect existing drainage, flood control, erosion control or soil conservation, except as necessary to construct, maintain and repair the improvements shown on the referenced plans and utilities or drainage easements herein permitted, without the prior written consent of the Grantee.

6. No topsoil, sand, gravel, loam, rock, minerals or other materials shall be excavated within or removed from the easement area, nor shall any fill be deposited, except as necessary for construction, maintenance and repair of the improvements shown on the referenced plans and utilities or drainage easement herein permitted, unless the prior written consent of the Grantee is secured.

7. The Grantor shall not deposit, or allow to be deposited, any trash, waste or any other materials within the easement area and shall not use the easement area for the storage of materials whatsoever.

8. No advertising signs or structures shall be located within the easement area.

9. No buildings or other structures, other than the improvements shown on the referenced plans and utilities or drainage facilities and structures necessary thereto herein

permitted, shall be erected in the easement area unless application therefor, with plans and specifications, have been filed with and approved by the Grantee and the Planning Board; however, improvements and structures existing on the date of this Agreement may be maintained and repaired unless shown and designated as "to be removed" upon the referenced plans.

10. It is understood and agreed that this easement agreement confers upon the Grantee no rights of title or use of the easement area and nothing herein shall be construed to permit public access to or use of that area nor require the Grantee to maintain such area. Nothing herein shall be construed to limit the Grantor's right of access to and use of that area except as herein provided.

11. The Grantee, its employees and agents, are permitted to enter the easement area for the purpose of ascertaining compliance with the terms of this Agreement.

12. No roadways or other rights of way or parking of motor vehicles or equipment shall be allowed within the easement area unless shown on the originally approved plans.

13. This easement shall be subject to, and read in conjunction with any other easements depicted on the approved plans and entered into by the parties hereto simultaneously herewith.

14. It is the intention of the parties hereto that the easement area will remain undisturbed and forever wild except as specifically provided herein.

Wherever in this Agreement any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation. All the terms, covenants and conditions hereto contained shall be for and shall inure to the benefit of, and shall bind, the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors and assigns, respectively.

In all references herein to any party, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

This Agreement shall in all respects to be governed by and construed in accordance with the laws of the State of New Jersey.

In the event of any violation of the covenants and conditions contained in this Agreement, the Borough of Watchung or its designee shall be entitled to recover, in any action to enforce the terms hereof, reasonable attorney's fees.

The provisions of this Agreement may not be amended, modified or terminated without the express written consent of the Borough of Watchung, and no such amendment, modification or

termination shall be effective for any purpose unless set forth in writing and signed by the appropriate municipal officials.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

WITNESS:

BONNIE BURN REDEVELOPERS
URBAN RENEWAL, LLC

By: _____
Name:
Title:

Dated:

ATTEST:

BOROUGH OF WATCHUNG

Edith Gil, Municipal Clerk

By: _____
Ronald Jubin, Mayor

Dated:

The foregoing grant of conservation easement is in accordance with a preliminary and final major site plan approved by the Watchung Borough Planning Board by resolutions adopted on October 27, 2021 and January 18, 2022.

Tracee Schaefer, Chairwoman

Ellen Spingler, Secretary

STATE OF NEW JERSEY)
) ss:
COUNTY OF)

I CERTIFY that on _____, 20____
personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) This person is the _____ of Bonnie Burn Redevelopers Urban
Renewal, LLC, the limited liability company named in this document; and
- (b) Being authorized to do so, this person signed and delivered this Easement as his act
and added and as the act and deed of Bonnie Burn Redevelopers Urban Renewal,
LLC.

Signed and sworn to before me on this
_____ day of _____, _____

STATE OF NEW JERSEY)
) ss:
COUNTY OF)

I CERTIFY that on _____, 20__ Edith Gil personally came before me, and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Clerk of the Borough of Watchung, the municipal corporation named in the attached document;
- (b) this person is the attesting witness to the signing of this document by the proper municipal officer who is Ronald Jubin, the Mayor or the municipal corporation;
- (c) this document was signed and delivered by the municipal corporation as its voluntary act duly authorized by a proper resolution of the Borough Planning Board;
- (d) this person knows the proper seal of the municipal corporation which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on this
_____ day of _____, ____

Schedule A

March 14, 2025
BCG Proj. 080813

DESCRIPTION OF PROPOSED CONSERVATION EASEMENTS SITUATED IN THE
BOROUGH OF WATCHUNG, SOMERSET COUNTY, NEW JERSEY.

BEING portions of Block 7402, Lots 19.01 and 19.02 and Block 7403, Lots 5 and 10, as shown on a map entitled "Bonnie Burn Road Redevelopment, Conservation Easement to the Borough of Watchung, Block 7402, Lots 19.01 and 19.02; Block 7403, Lots 5 and 10, Borough of Watchung, Somerset County, New Jersey", dated March 12, 2025, and prepared by Bowman Consulting, more particularly described as follows:

TRACT 1

BEGINNING at a point in the proposed southwesterly sideline of Bonnie Burn Road, 33 feet from the centerline, where same is intersected by the division line between said Lot 19.01 and Lot 18, Block 7402 and running; Thence

- 1) Along said sideline, South 74° 09' 28" East, 39.66 feet to a point of tangency in same; Thence,
- 2) Still along said sideline, along a curve to the right having a radius 967.00 feet, an arc length of 33.96 feet, the chord of which bears South 73° 09' 06" East, 33.96 feet to a point of tangency in same; Thence
- 3) Still along said sideline, South 72° 08' 44" East, 71.12 feet to a point in same; Thence by a new line through said Lots 19.01, 19.02, 5 and 10 the following 24 courses
- 4) South 27° 09' 12" East, 40.03 feet to an angle point in same; Thence
- 5) South 18° 18' 37" West, 67.12 feet to an angle point in same; Thence
- 6) Along a curve to the right having a radius of 459.00 feet, an arc length of 64.16 feet, the chord of which bears South 22° 18' 52" West, 64.11 feet, to a point of non-tangency in same; Thence
- 7) North 76° 01' 37" West, 159.97 feet to an angle point in same; Thence
- 8) South 28° 50' 26" West, 142.64 feet to an angle point in same; Thence
- 9) South 57° 17' 40" West, 38.12 feet to an angle point in same; Thence
- 10) South 34° 58' 23" West, 50.00 feet to an angle point in same; Thence
- 11) South 20° 39' 00" East, 48.54 feet to an angle point in same; Thence
- 12) South 34° 53' 40" West, 756.74 feet to an angle point in same; Thence
- 13) South 50° 53' 21" East, 278.31 feet to an angle point in same; Thence

- 14) South 52° 11' 21" East, 347.13 feet to an angle point in same; Thence
- 15) North 63° 00' 20" East, 69.30 feet to an angle point in same; Thence
- 16) South 86° 33' 18" East, 87.09 feet to an angle point in same; Thence
- 17) South 57° 06' 57" East, 44.03 feet to an angle point in same; Thence
- 18) South 57° 06' 57" East, 6.75 feet to an angle point in same; Thence
- 19) North 61° 57' 53" East, 132.14 feet to an angle point in same; Thence
- 20) North 56° 03' 51" East, 46.14 feet to an angle point in same; Thence
- 21) North 34° 15' 52" East, 18.83 feet to an angle point in same; Thence
- 22) North 46° 39' 03" East, 28.58 feet to an angle point in same; Thence
- 23) North 35° 34' 38" East, 272.74 feet to an angle point in same; Thence
- 24) North 25° 14' 10" East, 92.57 feet to an angle point in same; Thence
- 25) North 31° 02' 31" East, 57.77 feet to an angle point in same; Thence
- 26) North 25° 58' 36" East, 56.08 feet to an angle point in same; Thence
- 27) North 54° 35' 31" East, 350.77 feet to a point in the aforesaid proposed southwesterly right of way of Bonnie Burn Road; Thence
- 28) Along said sideline, along a curve to the left having a radius of 385.00 feet, an arc length of 137.96 feet, the chord of which bears South 66° 36' 08" East, 137.22 feet to a point where same is intersected by the division line between said Lot 10 and Lot 9.01, Block 7403; Thence
- 29) Along said division line and then the division line between said Lot 10 and 5 and Lots 5 through 9, Block 7403, South 34° 58' 10" West, 1,573.96 feet to a point where same is intersected by the division line between said Lot 5 and Lot 4, Block 7403; Thence
- 30) Along said division line, North 53° 26' 12" West, 768.66 feet to a point where same is intersected by the division line between said Lot 5 and Lot 5, Block 7401; Thence
- 31) Along said division line, North 44° 17' 40" West, 91.67 feet to a point where same is intersected by the division line between said Lot 5 and Lot 6, Block 7401; Thence
- 32) Along said division line, North 45° 42' 20" East, 357.25 feet to a point where same is intersected by the division line between said Lots 19.01 and Lot 6; Thence

- 33) Along said division line, North 52° 11' 50" West, 25.47 feet to a point where same is intersected by the division line between said Lots 6 and Lot 19.02; Thence
- 34) Along said division line and then the division line between said Lot 19.02 and Lot 2, Block 7401, North 50° 53' 50" West, 356.57 feet to a point where same is intersected by the division line between said Lot 19.02 and Lot 12, Block 7402; Thence
- 35) Along said division line and then along the division line between said Lot 19.02 and Lots 13, 14 and 15, Block 7402, North 34° 58' 31" East, 908.52 feet to an angle point in same; Thence
- 36) Still along said division line between Lots 19.02 and Lot 15, South 69° 50' 29" East, 15.21 feet to a point where same is intersected by the division line between said Lots 19.01 and Lot 15; Thence
- 37) Along said division line, North 28° 51' 31" East, 114.90 feet to a point where same is intersected by the aforementioned division line between said Lots 19.01 and Lot 18; Thence
- 38) Along said division line, North 28° 47' 39" East, 188.45 feet to the aforesaid point of BEGINNING.

Containing 737,863 square feet or 16.9390 acres more or less. Subject to easements and restrictions of record.

TRACT 2

BEGINNING at a point in the proposed southwesterly sideline of Bonnie Burn Road, 33 feet from the centerline, said point being distant along said sideline, the following 3 courses from the terminus of course 3 of Tract 1 herein described

- a) South 72° 08' 44" East, 84.94 feet from a point of curve in same; Thence
- b) Along a curve to the right having a radius of 967.00 feet, an arc length of 30.71 feet, the chord of which bears South 71° 14' 09" East, 30.70 feet to a point of tangency in same; Thence
- c) South 70° 19' 34" East, 23.57 feet to a point in same and the true Point of Beginning and running; Thence, along said sideline the following 10 courses
 - 1) South 70° 19' 34" East, 50.60 feet to a point of curve in same; Thence
 - 2) Along a curve to the right having a radius of 467.00 feet, an arc length of 128.73 feet, the chord of which bears South 62° 25' 46" East, 128.32 feet to a point of compound curve in same; Thence
 - 3) Along a curve to the right having a radius of 512.00 feet, an arc length of 131.94 feet, the chord of which bears South 47° 09' 01" East, 131.57 feet to a point of tangency in same; Thence
 - 4) South 41° 19' 43" East, 37.52 feet to an angle point in same; Thence

- 5) Along a curve to the right having a radius of 187.00 feet, an arc length of 52.71 feet, the chord of which bears South 31° 41' 34" East, 52.54 feet to a point of tangency in same; Thence
- 6) South 23° 37' 03" East, 161.60 feet to a point of tangency in same; Thence
- 7) Along a curve to the left having a radius of 433.00 feet, an arc length of 187.71 feet, the chord of which bears South 36° 02' 13" East, 186.25 feet to a point of tangency in same; Thence
- 8) South 48° 26' 54" East, 27.30 feet to a point of tangency in same; Thence
- 9) Along a curve to the left having a radius of 385.00 feet, an arc length of 31.75 feet, the chord of which bears South 50° 49' 09" East, 31.74 feet to a point in same; Thence, by a new line through said Lots 10 and 19.01 the following 24 courses
- 10) South 54° 35' 31" West, 365.33 feet to an angle point in same; Thence
- 11) North 59° 08' 29" West, 100.92 feet to an angle point in same; Thence
- 12) North 53° 22' 33" West, 41.59 feet to an angle point in same; Thence
- 13) North 44° 10' 18" West, 30.99 feet to an angle point in same; Thence
- 14) North 71° 09' 55" West, 40.55 feet to an angle point in same; Thence
- 15) South 82° 51' 08" West, 59.42 feet to an angle point in same; Thence
- 16) North 68° 42' 50" West, 68.80 feet to a point of non-tangent curve in same; Thence
- 17) Along a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 51.85 feet, having a chord bearing of North 47° 43' 35" West, 43.04 feet to a point of non-tangency in same; Thence
- 18) North 11° 43' 27" West, 14.06 feet to an angle point in same; Thence
- 19) North 03° 55' 47" West, 27.02 feet to an angle point in same; Thence
- 20) North 19° 59' 39" West, 26.88 feet to an angle point in same; Thence
- 21) North 09° 11' 57" West, 39.25 feet to an angle point in same; Thence
- 22) North 06° 02' 15" East, 33.96 feet to an angle point in same; Thence
- 23) North 14° 35' 47" West, 47.96 feet to an angle point in same; Thence
- 24) North 30° 18' 36" West, 31.85 feet to an angle point in same; Thence

- 25)North 01° 03' 07" West, 29.29 feet to an angle point in same; Thence
- 26)North 37° 06' 01" West, 23.45 feet to an angle point in same; Thence
- 27)North 15° 25' 19" West, 58.93 feet to an angle point in same; Thence
- 28)North 32° 28' 19" East, 65.09 feet to an angle point in same; Thence
- 29)North 44° 53' 42" East, 40.13 feet to an angle point in same; Thence
- 30)North 40° 38' 52" East, 30.80 feet to an angle point in same; Thence
- 31)North 18° 18'48" East, 188.73 feet to an angle point in same; Thence
- 32)South 71° 15' 06" East, 24.91 feet to an angle point in same; Thence
- 33)North 19° 30' 27" East, 35.82 feet to a point in the aforesaid new sideline of Bonnie Burn Road and the point of BEGINNING.

Containing 318,231 square feet or 7.3056 acres more or less. Subject to easements and restrictions of record.

This description was prepared by:



Kevin P. Bollinger, PLS Lic. 30744
BOWMAN CONSULTING GROUP, LTD.