

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

**August 21, 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 Wellness Month

SPECIAL RESOLUTION

R1: Authorizing the Appointment of Paul Lettich as Patrol Officer

ADMINISTRATION OF OATH OF OFFICE

REPORTS OF STANDING COMMITTEES

Administration & Finance

Police

Public Works / Buildings and Grounds

Public Affairs:

Recreation

Historical

Fire

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

August 21, 2025 - 7:30 PM

Laws/Ordinances

REPORTS OF BOROUGH OFFICERS

Engineer

Police Chief

Fire Chief

Fire Official

Rescue Squad

Emergency Management

Attorney

Finance

Borough Clerk

Administrator

Youth Services

Planning Board

Library Advisory Committee

Traffic and Beautification

PUBLIC PORTION / AGENDA ITEMS ONLY

Each speaker is limited to one 5-minute comment.

DISCUSSION

UNFINISHED BUSINESS

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

NEW BUSINESS

REPORTS & CORRESPONDENCE

August 21, 2025 - 7:30 PM

Acknowledging Receipt of the following Borough Reports:

Animal Control Solutions July 2025

Board of Adjustment Minutes July 10, 2025

Board of Adjustment Executive Session July 10, 2025
Mins

Building Department July 2025

Green Team Minutes June 23, 2025

Library Advisory Committee Minutes January 8, 2025
May 7, 2025

#13: Notice of Introduced Ordinance 25-15 re Affordable Housing Zone for Twp of Bridgewater

#14: Notice of Introduced Zoning Ordinance 25-12 re Supporting Housing from Twp of Bridgewater

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

R2: Authorizing Sewer Rates for 2025

R3: Authorizing Renewal of Membership in the Suburban Municipal Joint Insurance Fund

R4: Waiving Sewer Usage Fee for 79 Park Place

R5: Authorizing Field and Facility Permit Application to The Chai Center for Jewish Life for the Use of the Watchung Lake Gazebo for a Holiday Ritual Ceremony

R6: Authorizing Redemption of Tax Lien #24-00006 for 33 Stonegate Drive

R7: Authorizing Purchases over Allowed Threshold
Thomas Canize Reassessment inspection for 2025

R8: Authorizing a Grant Application for the Somerset County Trails Grant Program for Camp Endeavor

R9: Authorizing an Extension of a Field and Facility Permit for B-Active, LLC

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

August 21, 2025 - 7:30 PM

R10: Authorizing Volunteer Appointments to the Green Team and Board of Health

NON-CONSENT

R11: Authorizing Shared Services Renewal Agreement with the Board of Education for a School Resource Officer

R12: Authorizing the Appointment of Public Works Full-Time Employee - David Petersen

R13: Authorizing Towing License Renewal to Somerset Hills Towing from 2025-2028

R14: Authorizing the Appointment of Principal Public Works Manager/Director of Public Works Anthony Nappe

R15: Authorizing the Bill List

R16: Authorizing a Stipulation of Settlement Relative to the Tax Appeals Captioned as Borough of Watchung V. UE Heritage Square, LLC (Docket 006718-2024, 007759-2025, & 000261-2025)

R19: Awarding a Professional Services Contract to ANS Consultants, Inc. to Conduct Independent Testing Laboratory Work for the Construction of the Library

PUBLIC PORTION - GENERAL DISCUSSION

Each speaker is limited to one 5-minute comment.

EXECUTIVE SESSION

R17: Authorizing an Executive Session to Discuss Anticipated Litigation/ Attorney-Client Privilege Matters

NON-CONSENT (CONTINUED)

R18: Authorizing Professional Services Contract for Special Litigation Counsel to Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fischer, P.A.

ADJOURNMENT

The next meeting of the Mayor and Council is September 4, 2025

BOROUGH OF WATCHUNG
RESOLUTION: R1

WHEREAS, the Borough of Watchung (“Watchung” or “Borough”) has determined, after consultation with the Chief of Police, that there is a need to hire additional patrol officers for the Borough’s Police Department (“PD”); and

WHEREAS, the Borough has conducted interviews and reviews of interested applicants for the position of Patrol Officer; and

WHEREAS, as authorized by Borough Code, Section 3-2.5, the Police Committee Chair has submitted to the Mayor, his recommendation for the appointment of **Paul Lettich** to the position of Patrol Officer for the Police Department; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that:

1. The Mayor and Council hereby authorize a conditional offer of employment to **Paul Lettich** as a Patrol Officer with the Borough Police Department effective **August 25, 2025**.
2. The appointment to a full-time patrol officer is contingent and conditioned upon the successful completion and approval of a background check, along with physical and psychological evaluations.
3. **Paul Lettich** shall be compensated in accordance with the terms and conditions set forth in the Collective Bargaining Agreement between the Borough and PBA Local 193.

Curt S. Dahl, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: POLICE, PERSONNEL
C: CFO, POLICE CHIEF,
 PERSONNEL

Grant Activity for the Borough of Watchung July 2025 (Period 7/1/25 to 7/31/25)

Prepared by: Bruno Associates, Inc.

➤ **Grant Applications in Progress:**

Due Date	Funding Program	Purpose
TBA	USDA Rural Development Loan (assisting CFO with application)	Watchung Library Renovation Project
Rolling	Somerset County Trails Grant	Camp Endeavor Trail Improvements

➤ **Grant Applications – Submitted/Pending: \$9,848,534.60**

Submitted	Funding Program	Purpose	Requested
12/18/24	FY24 FEMA Assistance to Firefighters Grant	Equipment: Portable Radios, Nozzles, Hand Tools, Thermal Imaging Cameras	\$179,496.50
12/18/24	FY24 FEMA Assistance to Firefighters Grant	Vehicle Acquisition: New First-Due Fire Pumper	\$1,000,000
2/14/25	Sustainable Jersey 2025 Grants	Watchung Green Team Farmers Market Support	\$2,000
2/27/25	NJ State Council on the Arts FY26 Creative Aging Initiative	Photography Classes for Seniors at Watchung Arts Center	\$20,000
3/25/25	FY26 Federal Appropriations: Senator Booker and Senator Kim	Watchung Lake and Best Lake Dredging Project	\$5,711,328.00
5/21/25	NJDOT 2025 Transportation Alternatives Program	Valley Road Sidewalk Improvement Project	\$1,302,874.10
5/27/25	NJDCA FY25 Local Efficiency Achievement Program	Shared Service Mini Fire Pumper with North Plainfield	\$400,000
6/4/25	State Farm Good Neighbor Firefighter Safety Grant	Respirator Fit Test Machine for Watchung Fire Department	\$10,000
6/10/25	NJDOT FY26 Municipal Aid	Johanna Lane, Anderson Road, and Ridge Road Improvements	\$796,339
6/11/25	Somerset County Youth Services Commission 2025 Competitive Grant	Implementing “The Heart of Watchung Is...” Youth Program	\$3,500
6/26/25	USDOJ FY25 COPS Hiring Program	Hiring 1 Police Officer for the ARRIVE Together Program and 1 School Resource Officer	\$250,000

7/2/25	FEMA FY24 Staffing for Adequate Fire and Emergency Response (SAFER)	Establishing a Length of Service Awards Program (LOSAP) for the Watchung Fire Department	\$138,000
7/10/25	Firehouse Subs Public Safety Foundation Q4 2025	ATV with Skid Unit for Fire Department	\$34,997.00

➤ **Awards Under Administration: \$2,500**

Funding Program	Purpose	Amount
NJ American Water Grant for Fire Departments	2 Thermal Imaging Cameras for Fire Department	\$2,500

➤ **Applications Denied:**

Funding Program	Purpose	Amount
NJDCA FY25 Local Recreation Improvement Grant	Parking Area Paving and Nature Trails at Camp Endeavor	\$100,000
Firehouse Subs Public Safety Foundation Q3 2025	ATV with Skid Unit for Fire Department	\$34,997.00

➤ **Other Grant Opportunities Sent to Client:**

Funding Program	Purpose	Due Date	Notes
NJUCF Green Communities Grant	Creating a Community Forestry Management Plan.	Rolling	Required to have an ordinance-established Shade Tree Commission
2025 AARP Community Challenge Grant	Projects up to \$25,000, benefiting residents age 50 and older.	3/5/25	
USDOT Promoting Resilient Operations for Transformative, Efficient, Cost-saving Transportation (PROTECT)	Ensure surface transportation resilience to natural hazards.	2/24/25	
2025 Somerset County Historic Preservation Grant	Acquisition, stabilization, rehabilitation, restoration and/or the preservation of a historic site.	6/13/25	

FY24 FEMA Staffing for Adequate Fire and Emergency Response	Recruitment and retention activities for volunteer firefighters.	7/3/25	
FY24 FEMA Fire Prevention and Safety Grant	Fire prevention activities, such as: Smoke Alarm Installation & Education; Home Safety Visits; Fire Prevention Education.	7/3/25	
USDOJ FY25 Law Enforcement Mental Health and Wellness	Provide mental health and wellness training/resources and implement peer support for law enforcement officers.	6/30/25	
USDOJ Community Policing Development (CPD) Microgrants	Funds 1-2 year demonstration projects and pilot programs to strengthen community policing.	6/30/25	
USDOJ Safer Outcomes: Enhancing De-Escalation and Crisis Response Training	Funds scenario-based de-escalation and crisis-response training and related support for law enforcement.	6/30/25	

➤ **Grants Awarded & Closed: \$**

Program	Amount

➤ **Notes/Administrative:**

-School Resource Officers

During our Initial Needs Assessment Meeting, Borough staff expressed an interest in hiring a second School Resource Officer (SRO) for the Watchung Public Schools. We have submitted an application to the USDOJ FY2025 COPS Hiring Program to help fund the hiring and salary of a School Resource Officer.

-Fire Department Apparatus

Borough staff has expressed interest in obtaining a grant to fund the purchase of fire apparatus. We have applied to the FEMA FY2024 Assistance to Firefighters Grant for a new first due engine, and to the NJDCA FY2025 Local Efficiency Achievement Program to fund a new mini pumper as a shared service with North Plainfield.

-Lake Dredging

BAI will research grants for flood mitigation and dredging the Borough's lakes. We have applied for FY2026 Federal Community Project Funding through the offices of Senator Booker and Senator Kim.

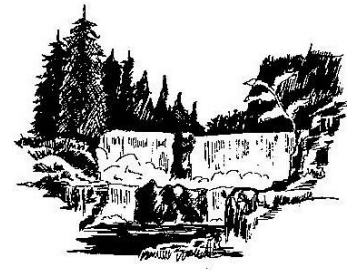


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1373 Broad Street, Suite 203B
Clifton, NJ 07013
Tel: 973-249-6225 Fax: 973-249-6301
www.BrunoAssociatesInc.com

-Cultural Tourism

Mayor Jubin expressed an interest in seeking grants for cultural and heritage tourism programs and special events relating to the 100th anniversary of Watchung Borough in 2026. We will research grants related to cultural tourism and historical programs.

BOROUGH OF WATCHUNG



FIRE COMMITTEE

Chair: Dahl

Marano

Gibbs

The Committee met with Administrator Damato and Fire Chief DeSandolo. Discussions took place on the following:

- Discussed the budgetary impact of purchasing a high-water vehicle versus continuing to rent/lease from Scott Rose as was done in the last 2 storms.
 - Possible upgrades to Scott Rose's vehicles for purchase
- Discussed looking through GSA
- The status of East End firehouse demo was discussed; currently waiting for power and gas shut off
- The lease for the new firehouse was received and is currently being reviewed.
- Asbestos floor removal will need to be done, currently seeking quotes

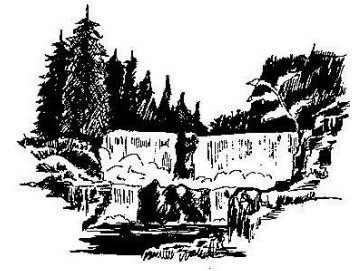
BOROUGH OF WATCHUNG

LAWS & ORDINANCES COMMITTEE

Chair: Gibbs

Marano

Fischer



The Committee met with Administrator Damato and Attorney Sordillo on August 14th to discuss the following:

1. Updating the Borough's Towing Ordinance to comply with JIF requirements around insurance and hold harmless language.
2. Clarifying the Borough's Vending Machine Licensing Ordinance to delineate where licensing jurisdiction for non-food/beverage (Borough) and food/beverage (Board of Health) lies.
3. A new ordinance outlining homeowner/contractor responsibilities for dumpsters on private property and within the public right of way, including but not limited to, definitions, permitted locations, time limits, etc.
4. Updating the Borough's Limousine Licensing Ordinance to comply with state law around applicable fees.
5. Updating the Borough's Parks and Recreation Ordinances to prohibit the riding of e-bikes and scooters on paved surfaces within Borough parks and recreational areas.
6. A new ordinance dealing with the feeding of wildlife on private and public properties.
7. Updating the Borough's Tree Maintenance Ordinance to require tree service companies to obtain any and all necessary removal or other required permits from the Borough in advance of any work being performed on private property.
8. Updating the Borough's Fire Protection Ordinance per recommendations from the Borough's Fire Code Official.
9. Updating ordinances with regard to the use of e-bikes and scooters on Borough public right of ways.
10. An ordinance with respect to film production activities within the Borough.

BOROUGH OF WATCHUNG ENGINEERING & INSPECTION STATUS REPORT

JULY 2025

MATTERS FOR GENERAL DISCUSSION & FOLLOW UP

1. PSE&G distributed a plan for the proposed next two weeks (8/18/2025 to 8/28/2025) of work on gas utilities in the Borough and surrounding area.
 - i. Nighttime work (8:00 PM to 6:00 AM) on **Ridge 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	1 ST XST	2 ND XST	TYPE OF WORK
Manny Dos Santos PI-714 <u>Day Work</u>	8/18/2025	Pine Ln	Fawn Ln	Dug Way	2 " Gas Main
	8/19/2025	Pine Ln	Fawn Ln	Dug Way	2" Gas Main
	8/20/2025	Pine Ln	Fawn Ln	Dug Way	2 " Gas Main
	8/21/2025	Fawn Ln	Pine Ln	Spencer Ln	2" Gas Main
	8/22/2025	Fawn Ln	Pine Ln	Spencer Ln	2" Gas Main
	8/25/2025	Fawn Ln	Spencer Ln	Hillcrest Rd	2" Gas Main
	8/26/2025	Fawn Ln	Spencer Ln	Hillcrest Rd	2" Gas Main
	8/27/2025	Pine Ln	Fawn Ln	Hillcrest Rd	Tie Ins
	8/28/2025	Pine Ln	Fawn Ln	Hillcrest Rd	Tie Ins
	8/29/2025	Rock Ave	Mountain Blvd	Maple St	4" Gas Main
Dino Andre	8/18/2025	Ridge Rd	Parlin Ln	Joan Dr	Services
	8/19/2025	Ridge Rd	Parlin Ln	Joan Dr	Services
	8/20/2025	Ridge Rd	Parlin Ln	Joan Dr	Services
	8/21/2025	Ridge Rd	Parlin Ln	Joan Dr	Services
	8/22/2025	Ridge Rd	Parlin Ln	Joan Dr	Services
	8/25/2025	Ridge Rd	Parlin Ln	Joan Dr	Services
	8/26/2025	Ridge Rd	Joan Dr	High Tor Ln	Services
	8/27/2025	Ridge Rd	Joan Dr	High Tor Ln	Services
	8/28/2025	Ridge Rd	Joan Dr	High Tor Ln	Services
	8/29/2025	Ridge Rd	Joan Dr	High Tor Ln	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.
 - xv. RVE is performing mill and pave inspection on behalf of 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 up to the end of the road).*
- *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 and it is under review.**

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 finished the two roads design and the plans were submitted to NJDOT for review and approval. Upon NJDOT approval, the Borough can proceed with bidding process.**

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. ***A concept plan and cost estimates to include the proposed works and apply for Somerset County's recreational grant program was prepared and it is on agenda of Mayor and Council meeting of 8/21 for a resolution to be submitted to the County.***

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

Floodplain Management- Responding to Damages of Flooding of 7/14

- We have performed borough infrastructure inspection
- Inspected many residential building
- Road, culvert, sidewalk repairs-still ongoing
- Stream cleaning- Ongoing projects (required agreements with the owners, easement search, plan and contracting,)
- Looking for grant (Talked with IBank, FEMA, NJDEP and etc.)- Ongoing.

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, the bid opening will be on Wednesday 8/27.*

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 has prepared 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 prepared the second HDSRF application scope and the cost estimate. The Borough DPW committee are working to value engineering the project.*

LIBRARY BRIDGE

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

LIBRARY ADDITIONS

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

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

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

RVE performed a site survey and the location of the existing 20ft wide emergency and utility access easement on the back of the library up to Galloway was stacked on field. The Somerset Union Soil Conservation District approved the soil erosion and sedimentation control plan.

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. RVE will do survey stack out for other utility easements.

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 advertised and the bid opening extended to 8/27.**

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.

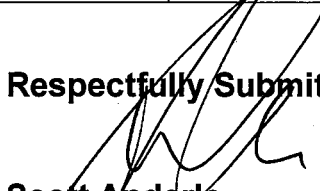
WATCHUNG POLICE ACTIVITY REPORT

SUMMONS
Highway: 62
Town: 191

MONTH: **July** 2025

		THIS MONTH	YTD 2025	YTD 2024
1. CALLS REQUIRING POLICE ACTION		1,901	14,379	14,187
	A. CALLS RELATING TO CRIME	165	1,162	1,213
	B. ALL OTHER SERVICE CALLS	1,736	13,217	12,974
2. SHOPLIFTING		15	95	117
3. TOTAL ADULTS ARRESTED		17	138	117
4. TOTAL JUVENILES DETAINED		2	3	10
5. TOTAL VACANT HOMES REPORTED		16	71	60
6. TOTAL VACANT HOMES CHECKED		39	313	255
7. TOTAL ACCIDENTS REPORTED		69	432	485
	A. NON-REPORTABLE	16	70	99
	B. REPORTABLE	53	364	369
	C. PERSONS INJURED	6	54	52
	D. PERSONS KILLED	0	0	0
8. MOTOR VEHICLE ENFORCEMENT INDEX		253	2,135	1,738
	TRAFFIC SAFETY HILLCREST TRUCKS STOPPED	42	275	96
	TRAFFIC SAFETY HILLCREST TRUCK CITATIONS	43	296	148
	PATROL HILLCREST TRUCK CITATIONS	12	189	171
9. POLICE PERSONNEL ASSAULTED		0	0	0
10. DRIVING WHILE INTOXICATED		1	10	18
11. HOURS OF IN-SERVICE TRAINING		613	3,064	1,979
12. FALSE ALARMS		77	406	362
	A. DISTRICT 1	49	242	252
	B. DISTRICT 2	28	164	110

Respectfully Submitted,


Scott Anderle
Chief of Police

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

ORIGINAL TO:
FILE

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



Watchung Rescue Squad

Council Report

August 2025

-
- We have been enjoying having our college probationary members back with us for the month of July! We have been busy with calls and storm standbys. We held a total of 3 storm standbys for the month including for the flood in the middle of the month.
 - Our July drill was a continuation of the requirements for us to start using glucometers and albuterol nebulizers on our ambulance. We are hoping to get these in practice by the end of August.
 - Call statistics for the month are listed below. In looking at the YTD comparison of overall number of calls, at the end of July last year we went on 181 calls. This year we have had 201 calls, which is an increase of 11.1%.

July 2025

BLS CALLS 14

ALS CALLS 2

RMA 3

CANCELED 1

FIRE REHAB 2

STANDBY 2

CPR (Obvious death) 1

SCRAMBLE (Included in total number of calls) 2

Total Calls 24

Total Calls YTD 201

Top Responders-crew

Seth with 10 calls

Gianna, Mike D, Ben - 8 calls

Top Crew-shift: Friday with 7 calls

Hospital Transports- Rec. Hosp

Overlook- 10

RWJ Somerset- 2

Morristown- 3

JFK- 1

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: JULY 17, 2025
PUBLISHED: JULY 24, 2025
ADOPTED: AUGUST 21, 2025
C: BOARD CLERK, CFO

ATTEST:

BOROUGH OF WATCHUNG

Edith G. Gil, Borough Clerk

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

June 24, 2025

VIA E-MAIL & LAWYER'S SERVICE

Joseph Sordillo, Esq.
DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, N.J. 07059

**Re: Block 7402, Lots 19.01 and 19.02 and Block 7403, Lots 5 and 10
Watchung, New Jersey ("Property")**

Dear Mr. Sordillo:

As you know, this office represents the redeveloper, Bonnie Burn Redevelopers Urban Renewal LLC ("BBUR") in connection with the redevelopment of the above referenced Property and the construction of a 230-unit inclusionary redevelopment project. I am writing to request the Borough's signature for the conservation easement for the Property.

Enclosed please find two copies of the conservation easement. Kindly have both copies signed by the Mayor, Clerk, Planning Board Chairwoman and Planning Board secretary and notarized by the Borough Clerk where indicated. Please return the original copies to my attention. Once we have all signatures from the Borough and BBUR we will submit the conservation easement for recording and provide you with the recorded copy.

Thank you for your assistance with this matter.

Very truly yours,

s/ Nicole B. Dory

Nicole B. Dory

NBD/mr

Enclosures

cc: Edith Gil, Borough Clerk (via e-mail & Lawyer's Service)
Francis Linnus, Planning Board attorney (via e-mail only)

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.

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
Regular Session Meeting
Thursday, July 10th, 2025 7:35pm

OFFICIAL MINUTES

Adopted on: 8.14.2025

Vice Chair, Mr. Huntsinger read the Call to Order Open Meetings Act statement as required by law at 7:35pm followed by the Pledge of Allegiance to the flag.

ROLL CALL

Mr. Daniel Cronheim, Chairman -Present	Mr. DJ Hunsinger – Present
Mr. PJ Panzarella – Absent	Mr. Alex Xie – Absent
Mr. Mitchell Taraschi- Present	Mr. David A. Stires, PE, PP, Board Engineer – Present
Mr. Anthony Terrezza - Present	Mr. Alexander Fisher Attorney Present
Mr. George Sopko - Present	Mr. 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 June 12th, 2025, seconded by Mr. Terrezza.

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

Mr. Hunsinger called for a motion to accept the Executive Session Minutes from June 12th, 2025, seconded by Mr. Terrezza.

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

CASE No.: BA 25-02; Msallem

46 Orchard

Block 4307 Lot 10.02

ZONE: RR

Expiration: 07/17/2025

[Click Here for Plans.](#) The subject property is located on the west side of Orchard Road, several hundred feet north of Valley Road. The site contains an existing two-story single-family dwelling and associated site improvements including a lengthy drive, rear patio and inground pool. The property slopes from west to east and there is an area of wetlands located in the front yard along Orchard Road. The property is in the R-R Residential zoning district. On motion to accept the resolution from Mr. Hunsinger, seconded by Mr. Terrezza.

Roll Call Vote:

	Decision on Application						Resolution of Memorialization					
	Date: 05/15/2025						Date: 07/10/2025					
Member	Motion	2nd	Aye	Nay	Abstain	Absent	Motion	2nd	Aye	Nay	Ineligible	Absent
Cronheim			X						X			
Hunsinger	X		X				X		X			
Sopko			X						X			
Terrezza		X	X					X	X			
Taraschi					X						X	
Birrell			X						X			
Panzarella			X									X
Xie (Alt. 2)					X							X
Van de Castle Alt1			X						X			

CASE NO.: BA 25-04; Crown Cadillac**1584 US Rt 22****BLOCK 6101 LOT 1****Represented By: Jay B. Bohn, Esq.****BC ZONE****Expiration: Friday, October 24th, 2025****To Access Plans [Click Here](#)**

The subject property is located on the westbound side of Route 22 and at the southeast corner of the intersection of Route 22 and Raymond Avenue. The southern border of the property borders

the Green Brook and the City of Plainfield municipal border. The property is in the B-C zoning district. The application received an approval from the Board of Adjustment in 2023 to do upgrades to the site including installation of EV charger infrastructure, façade changes, canopies were proposed over the showroom and service entrances and renovations to the interior of the building and replacement of all signage. In 1981, this Board approved a use variance to permit automobile use and subsequently approved Preliminary and Final Site Plan for the improvements. In 1992, the Board granted approval to replace a prior sign with a 42-foot-high freed standing illuminated sign. Work has subsequently proceeded on the Dealership and is near completion. During the course of construction, the applicant has requested several modifications to the approved plan. As such, they are now coming back to the Board for amended Site Plan approval. The current application includes:

- A curb cut on Raymond Avenue to allow for easier navigation at the service drop off area.
- Regarding the paved areas in the northern portion of the parking lot to allow for safer and more efficient maneuvering of on-site display vehicles.
- Adding a French drain along the northwestern wall of the existing showroom to enhance the on-site stormwater management.
- Lastly, the applicant's engineer has provided a point-by-point response to my review letter of July 6, 2023 and the Resolution of Approval (BA23-R13).

Attorney Jay Bohn esq, from Schiller, Pittenger & Galvin approached the board and was sworn in. Mr. Bohn provided background information on the amended site plan application from BA23-10. Mr. Michael DiFeo approached the board and was sworn in. He provided background on the construction at Crown Cadillac. Mr. DiFeo submitted [Exhibit A-1](#). The first four photos show colorized before shots, then the current state of the site and completed areas like service and the showrooms. Mr. Bohn asked if Mr. DiFeo took the photos himself (yes). Mr. DiFeo wanted to provide an exit onto Raymond Road for customers and to make it easier for staff to move cars around, and include a no left-hand turn. They will also install a French drain to improve overall drainage. The board discussed. Joshua Tiner approached the podium and was sworn in. Mr. Tiner provided his credentials and was accepted as an expert in his field. Mr. Tiner described the changes in the plans, adding the curb cut on Raymond Ave and the drainage feature. Mr. Hunsinger asked if the storm water will flow into the river? Mr. Tiner said yes perhaps eventually the water will flow into the stone and storm water drainage first. Plans were dated 6/6/2025 and plans will be edited for final approval as there was a typo. Sheet two shows the curb cut, 50 feet from the Route 22 right of way. The board discussed turning in and out of Route 22 and the dealership. The board opened it up to the public for questions hearing none, public section was closed. Mr. Hunsinger made a motion to approve the application as discussed, seconded by Mr. Terrezza.

Mr. Daniel Cronheim, Chairman -Aye	Mr. DJ Hunsinger – Aye
Mr. PJ Panzarella – Absent	Alex Xie – Absent
Mr. Mitchell Taraschi- Aye	Mr. John Van De Castle – Aye

Mr. Anthony Terrezza - Aye	Graeme Birrell - Aye
George Sopko - Aye	

Mr. Hunsinger addressed the public that was waiting to provide an update on the Whispering Woods hearing.

Resolution BA25-R16 for Executive Session was read aloud by the Clerk. On motion by Mr. Hunsinger and seconded by Mr. Taraschi and a unanimous voice vote. Board went into Executive Session at 7:58 and returned to public session at 8:25pm. Mr. Terrezza made a motion to approve Resolution **BA25-R15** as discussed in Executive Session, seconded by Mr. Taraschi.

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

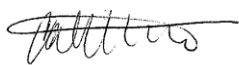
The board discussed the Whispering Woods hearing and possible dates. Mr. Hunsinger made a motion to deny Mr. Carvajal's request for reconsideration, seconded by Mr. Van de Castle.

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

The Board adjourned at 8:31pm. On motion by Mr. Hunsinger and seconded by Mr. Taraschi, followed by unanimous voice vote. The next meeting is Thursday, August 14th, 2025.

ADJOURN

Respectfully Submitted,



Catherine Furlan
Board Clerk

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

1 Watchung Library Advisory Committee
 Minutes
2 WEDNESDAY, JANUARY 8, 2025
 7:00 p.m.

3
4 Ronald Jubin, Mayor
5 Manuela Miracle
6 Catherine Leigh
7 Marianne Candiloros
8 Bradford Leigh
9 Gail Tafaro
10 Sonia Abi-Habib
11 Maria Dahl - absent
12 Ana Koufomihalis - absent

13 WLAC Reorganization Meeting was held
14 in-Person at the TEMPORARY LOCATION OF THE WATCHUNG
15 LIBRARY, 20 Stirling Road, Watchung, NJ

16 * Mayor Jubin swore in our newest members:
17 Gail Tafaro
18 Bradford Leigh

19 * Mayor Jubin announced new WLAC Liaison
20 Sonia Abi-Habib

21 * Elections of officers:
22 New president, Catherine Leigh
23 New Secretary, Marianne Candiloros

24 * Report from Librarian Manuela Miracle
25 * Report from Mayor Jubin regarding renovations
26 * Best Lake Bridge and Library update.

27 * No Report on Sponsor-A-Fish program donations
28 * Report from President Leigh on finances from
29 William Hance

30 * Fulsome discussion on new programs to attract
31 all residents

32 * Adjourn meeting

33 * Next WLAC Meeting will be on March 12, 2025
34 at 7 p.m.

23

24

25

D'Amico Certified Reporting, LLC
908.546.7650

Watchung Library Advisory Committee
Minutes
WEDNESDAY, MAY 7, 2025
7:00 p.m.

Manuela Miracle
Catherine Leigh, President
Marianne Candiloros, Secretary
Bradford Leigh
Gail Tafaro, absent
Sonia Abi-Habib, Council Liaison absent
Heather Berg, Valley View, via phone
Maria Dahl

- * Report from Librarian Manuela Miracle
About the SCLS updates, including exciting news that can be made public soon
Brian Auger SCLS Director has retired
And SCLS is interviewing a wonderful pool of candidates
Ms. Miracle shared further information on furniture for new library and SCLS website and cataloguing
- * Bradford Leigh suggested potential bus service for senior centers including Brandywine via Sonia Abi-Habib, the Senior Citizen Councilperson Liaison, as well as Mentoring program for teens. Bradford Leigh suggested IBM's gratis AI courses for library use as well
- * Report from President Leigh on finances from William Hance are as follows:
Fish Fund - \$ 3,388.01
General Library Fund \$23,798.69
- * Heather offered to share Adopt-A-Fish with Bayberry librarian, Samantha Gell, as well as Valley View 5th graders in effort to generate Interest

- * Adjourn meeting
- * Next WLAC Meeting will be on July 16, 2025
at 7 p.m.

D'Amico Certified Reporting, LLC
908.546.7650



TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, NJ 08807

908/725-6300 / FAX 908/707-1235

August 8, 2025

TO: TOWNSHIP CLERK, TOWNSHIP OF BEDMINSTER
TOWNSHIP CLERK, TOWNSHIP OF BERNARDS
BOROUGH CLERK, BOROUGH OF BOUND BROOK
TOWNSHIP CLERK, TOWNSHIP OF BRANCHBURG
TOWNSHIP CLERK, TOWNSHIP OF GREEN BROOK
TOWNSHIP CLERK, TOWNSHIP OF HILLSBOROUGH
BOROUGH CLERK, BOROUGH OF MANVILLE
BOROUGH CLERK, BOROUGH OF RARITAN
BOROUGH CLERK, BOROUGH OF SOMERVILLE
TOWNSHIP CLERK, TOWNSHIP OF WARREN
BOROUGH CLERK, BOROUGH OF WATCHUNG
SOMERSET COUNTY PLANNING BOARD

FROM: Juliana Coelho, Deputy Township Clerk

RE: Notice of Introduction of Ordinance #25-15

Dear Municipal Clerk:

NOTICE IS HEREBY GIVEN that the Township Council of the Township of Bridgewater in the County of Somerset at a meeting on **August 7, 2025**, introduced and passed on first reading an ordinance entitled:

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126 OF THE BRIDGEWATER TOWNSHIP CODE, ADDING SECTION 126-321.10 TITLED "AH-3 AFFORDABLE HOUSING ZONE" ALLOWING FOR 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND DISABLED VETERANS HOUSING PURSUANT TO THE PROVISIONS OF THE FAIR HOUSING ACT AND ANY UNIFORM HOUSING AND AFFORDABILITY CONTROLS

TAKE FURTHER NOTICE that said ordinance will be further considered for final passage on **August 21, 2025, at 7:30 p.m.** or soon thereafter at a meeting of the Township Council to be held at 100 Commons Way, Bridgewater, NJ 08807. All persons interested shall be given an opportunity at that time to be heard concerning said ordinance.

You may obtain a copy of the entire ordinance from the Municipal Clerk at the Bridgewater Township Municipal Building, 100 Commons Way, during normal business hours (9 a.m. to 5 p.m., Monday through Friday). You may also request a copy by sending an email to bwtclerk@bridgewaternj.gov.

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING SECTION 126 OF THE BRIDGEWATER TOWNSHIP CODE, ADDING SECTION 126-321.10 TITLED “AH-3 AFFORDABLE HOUSING ZONE” ALLOWING FOR 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND DISABLED VETERANS HOUSING PURSUANT TO THE PROVISIONS OF THE FAIR HOUSING ACT AND ANY UNIFORM HOUSING AND AFFORDABILITY CONTROLS

WHEREAS, this zone is created in response to a determination that inclusionary affordable housing for Block 406, Lot 2.01, is in the best interest of the Township. The intention is to develop the lands in Block 406, Lot 2.01, in accordance with this AH-3 Affordable Housing Zone as a single development entity, including all lands and buildings for the purpose of multifamily rental affordable dwellings and a group home component.

WHEREAS, the Township Council of the Township of Bridgewater is in accordance with and accepted the recommendations from the Planning Board and desires to adopt Section 126-321.10 of the Bridgewater Township Code;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Bridgewater, in the County of Somerset and State of New Jersey that Section 126 is amended as follows:

SECTION I AH-3 Affordable Housing Zone

A. Permitted principal uses in the AH-1 Affordable Housing Zone:

- (1) Multi-family residential affordable housing units.
- (2) Disabled veteran housing

B. Permitted accessory uses: Uses and structures customarily incidental to the principal use.

C. Requirements for development:

(1) Multi-family Affordable Residential:

- (a) Maximum Units: 11 units.
- (b) Minimum Lot Size: 40,000 square feet
- (c) Maximum Impervious Coverage: 60%
- (d) Maximum Building Coverage: 20%
- (e) Maximum Stories: 3
- (f) Maximum Building Height: 38 feet.

(2) Disabled veteran housing

- (a) Maximum units: 4 units
- (b) Minimum Lot Size: 25,000 square feet.
- (c) Maximum Impervious Coverage: 45%
- (d) Maximum Building Coverage: 20%

- (e) Maximum Stories: 2.5
- (f) Maximum Building Height: 35 feet.

- (3) Parking lots and trash enclosures are exempt from setback requirements.
- (4) All affordable units are to be constructed in accordance with the Fair Housing Act DCA regulations and Uniform Housing and Affordability Controls (UHAC) standards and guidelines.
- (5) Minimum street rights-of-way and off-street parking. Street design, resident and guest parking shall meet RSIS standards or, per **§126-169B(3)**, shall offer data from the Institute of Transportation Engineers to confirm that a lower number of parking spaces is reasonable and is to be satisfactory to the Township Engineer.
- (6) In order to ensure the development will result in an aesthetically harmonious architectural design, the buildings shall demonstrate a common theme and compatible architectural features with respect to design, textures, facade modulation and roofscape.

D. Design requirements.

- (1) Indoor and outdoor recreation and community facilities shall be located so as to be accessible by handicapped residents and guests of residents.
- (2) The main entry of each dwelling must be roofed for protection against inclement weather.
- (3) All landscaping shall be in accordance with landscaping requirements of the Township Land Use Ordinance, Chapter **126**.
- (4) The Planning Board may require the developer to construct jitney or bus stop pads at areas that are deemed to be appropriate by the Board.
- (5) Unless otherwise permitted, trash enclosures, with source separation, will be provided and will be landscaped. If trash enclosures are not provided, in no event is trash to be left outside so as to become a nuisance. Brochures for recycling should be presented to the tenants upon occupancy.

E. Other requirements.

- (1) Except as otherwise provided herein, all provisions of the Land Use Ordinance, Chapter **126**, shall apply.
- (2) If the developer has a future difficulty in renting the market units, the developer may provide factual basis for the request to seek approval from the Township Council to sell the market units rather than rent them. Any decision given by the Township Council shall be at its sole discretion and shall be subject to all other applicable laws.
- (3) A developer's agreement shall be provided and executed which is acceptable to the Township Attorney as to both form and substance.
- (4) The site shall only be developed in conformance with the affordable housing agreement entered into between the developer and the Township of Bridgewater.

SECTION II If any part of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION III. Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected

thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

SECTION IV. The within ordinance shall take effect in the time and manner provided by law and, in particular, the procedure delineated in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

Adopted: _____
Effective: _____

Introduced



TOWNSHIP OF BRIDGEWATER

100 COMMONS WAY / BRIDGEWATER, NJ 08807

908/725-6300 / FAX 908/707-1235

August 8, 2025

TO: TOWNSHIP CLERK, TOWNSHIP OF BEDMINSTER
TOWNSHIP CLERK, TOWNSHIP OF BERNARDS
BOROUGH CLERK, BOROUGH OF BOUND BROOK
TOWNSHIP CLERK, TOWNSHIP OF BRANCHBURG
TOWNSHIP CLERK, TOWNSHIP OF GREEN BROOK
TOWNSHIP CLERK, TOWNSHIP OF HILLSBOROUGH
BOROUGH CLERK, BOROUGH OF MANVILLE
BOROUGH CLERK, BOROUGH OF RARITAN
BOROUGH CLERK, BOROUGH OF SOMERVILLE
TOWNSHIP CLERK, TOWNSHIP OF WARREN
BOROUGH CLERK, BOROUGH OF WATCHUNG
SOMERSET COUNTY PLANNING BOARD

FROM: Juliana Coelho, Deputy Township Clerk

RE: Notice of Introduction of Ordinance #25-12

Dear Municipal Clerk:

NOTICE IS HEREBY GIVEN that the Township Council of the Township of Bridgewater in the County of Somerset at a meeting on **August 7, 2025**, introduced and passed on first reading an ordinance entitled:

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING THE R-10A SINGLE-FAMILY ZONE, SECTION 126-308.1 OF THE TOWNSHIP CODE TO PERMIT SUPPORTIVE HOUSING

TAKE FURTHER NOTICE that said ordinance will be further considered for final passage on **August 21, 2025, at 7:30 p.m.** or soon thereafter at a meeting of the Township Council to be held at 100 Commons Way, Bridgewater, NJ 08807. All persons interested shall be given an opportunity at that time to be heard concerning said ordinance.

You may obtain a copy of the entire ordinance from the Municipal Clerk at the Bridgewater Township Municipal Building, 100 Commons Way, during normal business hours (9 a.m. to 5 p.m., Monday through Friday). You may also request a copy by sending an email to bwtclerk@bridgewaternj.gov.

AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER AMENDING THE R-10A SINGLE-FAMILY ZONE, SECTION 126-308.1 OF THE TOWNSHIP CODE TO PERMIT SUPPORTIVE HOUSING

WHEREAS, this zone is created in response to a determination that supportive housing, with certain limitations, is appropriate for the R-10A zone; and

WHEREAS, the Township Council of the Township of Bridgewater is in accordance with and accepted the recommendations from the Planning Board and desires to amend Section 126-308.1 of the Bridgewater Township Code;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Bridgewater, in the County of Somerset and State of New Jersey that Section 126 is amended as follows:

SECTION I A new subsection 126-308.1(3)(e) is hereby added and reads as follows:

- (e) Supportive Housing subject to the following requirements:
 - (i) A minimum lot size of 0.28 acres is required.
 - (ii) A maximum of 5 units shall be permitted.
 - (iii) Accessory structures are permitted within 5 feet of the rear and side yards. No accessory structures are permitted in the front yard.
 - (iv) A maximum of 60% impervious coverage is permitted.
 - (v) The maximum Floor Area Ratio is 0.6.
 - (vi) Side yard setback parking minimum of zero (0) feet adjacent to commercial uses.
 - (vii) Minimum parking shall be 1.5 cars per unit.
 - (viii) Minimum Unit Sizes shall be pursuant to Uniform Housing and Affordability Controls (UHAC) or other state standards for eligible affordable housing units.
 - (ix) Density of 2,500 square feet per Dwelling Unit.
 - (x) Except as otherwise provided herein, all provisions of the Land Use Ordinance, Chapter 126, shall apply.

SECTION II If any part of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

SECTION III. Should any section, paragraph, sentence, or clause of this ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this ordinance are hereby declared severable.

SECTION IV. The within ordinance shall take effect in the time and manner provided by law and, in particular, the procedure delineated in the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

Adopted: _____
Effective: _____

BOROUGH OF WATCHUNG
RESOLUTION: R2

WHEREAS, the costs for the operation and maintenance of the Watchung sewer system have been reviewed for the calendar year 2025 and the unit charge has been determined based upon the provision set forth in Chapter 18 of the Code of the Borough of Watchung.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung that the unit cost in accordance with the provisions of Chapter 18-10c is established at the following for calendar year 2025:

\$470.00 per EDU (Equivalent Dwelling Unit)

Residential Dwellings (Single family home, duplex units, townhouses, condominiums, apartments)

3 Bedroom unit or larger	\$470.00
2 Bedroom unit	\$352.50
1 Bedroom unit	\$235.00

Residential Dwellings (Age and occupancy restricted developments of single family homes, apartments, mobile homes, etc.)

3 Bedroom unit or larger	\$352.50
2 Bedroom unit	\$266.35
1 Bedroom unit	\$172.35

BE IT FURTHER RESOLVED, that in accordance with Chapter 18-10b(3) Senior Citizens eligible for an annual property tax deduction, as defined in N.J.S.A. 54:4-8.40 et seq., and who have filed required forms to be eligible for the annual property tax deduction, shall be charged at a rate of one-half (1/2) of what their annual sewer usage charge would have been per the above chart.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: SEWERS
C: FINANCE-MISC

BOROUGH OF WATCHUNG

RESOLUTION: R3

***AUTHORIZING RENEWAL OF MEMBERSHIP IN THE
SUBURBAN MUNICIPAL JOINT INSURANCE FUND***

WHEREAS, the Borough of Watchung is a member of the Suburban Municipal Joint Insurance Fund; and

WHEREAS, said renewed membership terminates as of December 31, 2025 unless earlier renewed by agreement between the Municipality and the Fund; and

WHEREAS, the Municipality desires to renew said membership;

NOW THEREFORE, be it resolved as follows:

1. The Borough of Watchung agrees to renew its membership in the Suburban Municipal Joint Insurance Fund and to be subject to the Bylaws, Rules and Regulations, coverages, and operating procedures thereof as presently existing or as modified from time to time by lawful act of the Fund.
2. The Mayor and Clerk shall be and hereby are authorized to execute the agreement to renew membership annexed hereto and made a part hereof and to deliver same to the Suburban Municipal Joint Insurance Fund evidencing the Municipality's intention to renew its membership.

This Resolution agreed to this ____ day of August, 2025 by a vote

of: _____ Affirmative

_____ Negative

Ronald Jubin, Ph.D., Mayor

ATTEST: BOROUGH CLERK

DATE

ADOPTED: AUGUST 21, 2025
INDEX: MISC.,
C: B.HANCE, JIF,
ADMINISTRATOR

**AGREEMENT TO RENEW MEMBERSHIP IN THE
SUBURBAN MUNICIPAL JOINT INSURANCE FUND**

WHEREAS, the Suburban Municipal Joint Insurance Fund (hereinafter the Fund) is a duly chartered Municipal Insurance Fund as authorized by NJSA 40A:10-36 et seq., and;

WHEREAS, the Borough of Watchung is currently a member of said Fund, and;

WHEREAS, effective December 31, 2025, said membership will expire unless earlier renewed, and;

WHEREAS, the Mayor and Council of the Borough of Watchung has resolved to renew said membership;

NOW THEREFORE, it is agreed as follows:

1. The Borough of Watchung hereby renews its membership in the Suburban Municipal Joint Insurance Fund for a three (3) year period, beginning January 1, 2026 and ending January 1, 2029*.
2. The Governing Body hereby ratifies and reaffirms the Indemnity and Trust Agreement, Bylaws and other organizational and operational documents of the Suburban Municipal Joint Insurance Fund as from time to time amended and altered by the Department of Banking & Insurance in accordance with the Applicable Statutes and administrative regulations as if each and every one of said documents were re-executed contemporaneously herewith.
3. The Governing Body agrees to be a participating member of the Fund for the period herein provided for and to comply with all of the rules and regulations and obligations associated with said membership.
4. In consideration of the continuing membership of the Borough of Watchung in the Suburban Municipal Joint Insurance Fund, the Fund agrees, subject to the continuing approval of the Commissioner of Insurance, to accept the renewal application of the
5. Executed the ____ day of _____, 2025 as the lawful and binding act and deed of the
The Borough of Watchung, which execution has been duly authorized by public vote of the governing body.

*12:01 am

MAYOR

ATTEST

EXECUTIVE DIRECTOR
SUBURBAN MUNICIPAL JOINT INSURANCE FUND

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

WHEREAS, a property located at 79 Park Place, also known as Block 2803 Lot 5.01, was sent a bill in the amount of \$370.00 for the 2025 sewer usage fee with a due date of July 1, 2025; and

WHEREAS, it has been determined that there is no building on the property and the sewer line has been capped; and

WHEREAS, it has been determined that the property owner should not pay the sewer usage fee until a new building is connected to the sewer line.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the \$370.00 sewer usage fee for 2025 and any interest that may have accrued on it should be waived for the property located at 79 Park Place and the Tax Collector is instructed to remove this from the ledger.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: FINANCE-MISC.
C: B. HANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

WHEREAS, the Borough has received a Field and Facility Permit application and the Borough's Recreation Coordinator has reviewed the completed application as submitted and hereby recommends its approval; and

WHEREAS, the Governing Body of the Borough of Watchung, County of Somerset, State of New Jersey wishes to authorize the request to use the Watchung Lake Gazebo.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset that the use of the Watchung Lake Gazebo is hereby authorized for the intended use as noted below:

1. Chai Center for Jewish Life, use of Watchung Lake Gazebo for a holiday ritual ceremony, from 4:30 PM to 5:00 PM, on September 23, 2025.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: RECREATION
C: DG, PD

BOROUGH OF WATCHUNG
RESOLUTION: R6

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #24-00006 held by Bala Partners, LLC on Block 7011 Lot 33, 33 Stonegate Drive, assessed in the name Tappan R & Khandare, Vaishali Shah, and the Mayor and Council must approve the distribution of these funds.

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

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

Principal	\$ 820.65
Premium	\$ 700.00
Total:	\$1,520.65

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: FINANCE-MISC.
C: B. HANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R7**

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

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

Vendor: Thomas Canize, 58 Madison Avenue, Flemington, NJ 08822
Item: Reassessment inspections for 2025
Total Price: \$15,000.00
Charged to: 5-01-135-281

Vendor:
Item:
Total Price:
Charged to:

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: PURCHASING
C: B. HANCE

BOROUGH OF WATCHUNG

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

SHIP TO	WATCHUNG MUNICIPAL BUILDING 15 MOUNTAIN BLVD. WATCHUNG, NJ 07069-6399
	VENDOR #: CANIZE Thomas Canize 58 Madison Avenue Flemington, NJ 08822

PURCHASE ORDER	
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.	
NO.	25-00861

ORDER DATE: 08/05/25
REQUISITION NO:
DELIVERY DATE:
STATE CONTRACT:
ACCOUNT NUM:

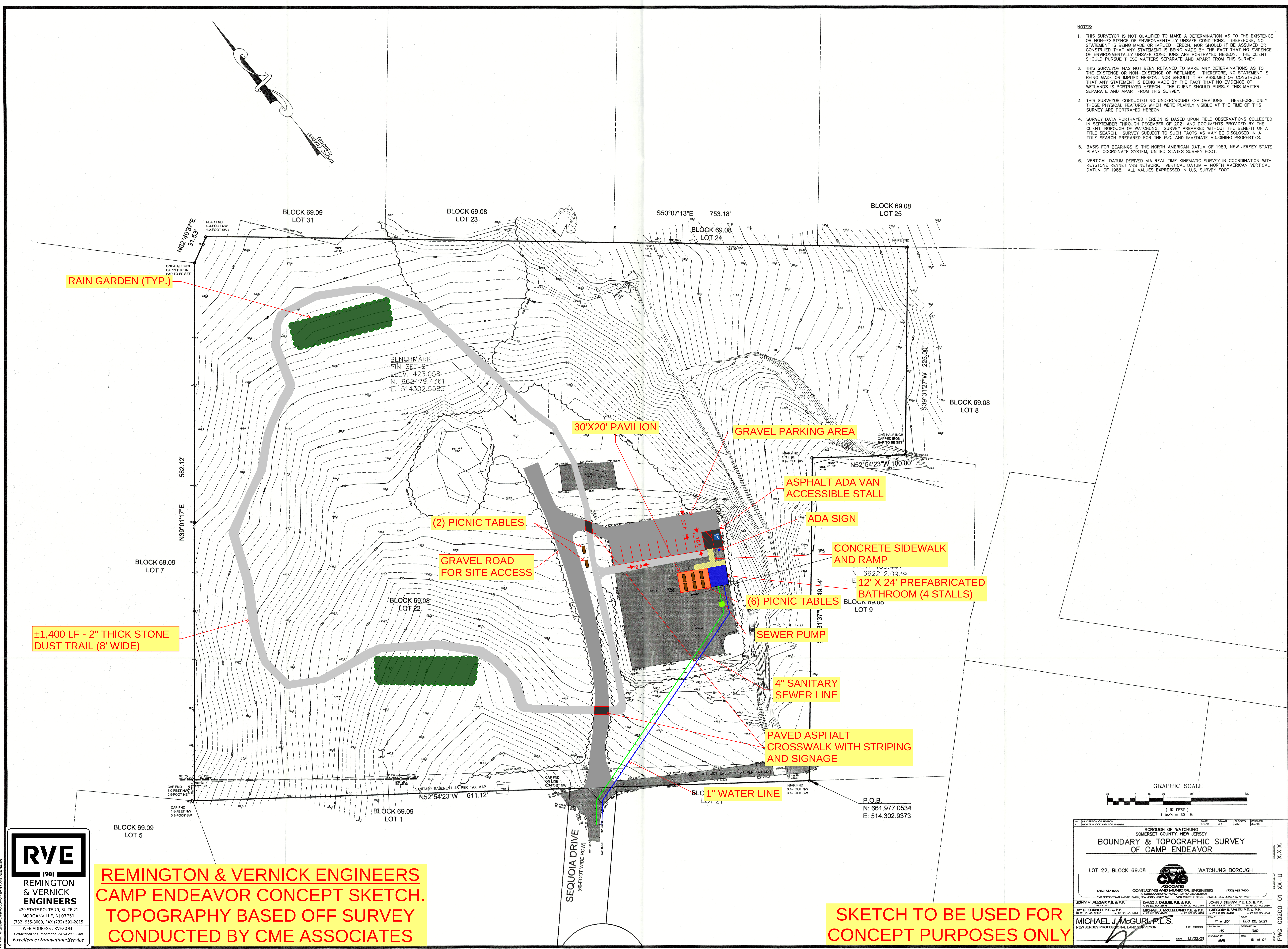
PAYMENT RECORD
CHECK NO.
DATE PAID

NOTICE: TAX ID #22-6002382 - TAX EXEMPT

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	reassessment inspections 2025 residential properties \$30 ea commercial properties \$40 ea added assessment/development fees \$30 ea vacant land \$10 ea estimate 475 inspections not to exceed \$15,000	5-01- -135-281	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. <i>William J. Hance</i> _____ CFO/QPA _____ COUNCIL APPROVAL CAN BE SEEN _____ ON BILL LIST RESOLUTION

- NOTES:
1. THIS SURVEYOR IS NOT QUALIFIED TO MAKE A DETERMINATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF ENVIRONMENTALLY UNSAFE CONDITIONS ARE PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THESE MATTERS SEPARATE AND APART FROM THIS SURVEY.
 2. THIS SURVEYOR HAS NOT BEEN RETAINED TO MAKE ANY DETERMINATIONS AS TO THE EXISTENCE OR NON-EXISTENCE OF WETLANDS. THEREFORE, NO STATEMENT IS BEING MADE OR IMPLIED HEREON, NOR SHOULD IT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS IS PORTRAYED HEREON. THE CLIENT SHOULD PURSUE THIS MATTER SEPARATE AND APART FROM THIS SURVEY.
 3. THIS SURVEYOR CONDUCTED NO UNDERGROUND EXPLORATIONS. THEREFORE, ONLY THOSE PHYSICAL FEATURES WHICH WERE PLAINLY VISIBLE AT THE TIME OF THIS SURVEY ARE PORTRAYED HEREON.
 4. SURVEY DATA PORTRAYED HEREON IS BASED UPON FIELD OBSERVATIONS COLLECTED IN SEPTEMBER THROUGH DECEMBER OF 2021 AND DOCUMENTS PROVIDED BY THE CLIENT, BOROUGH OF WATCHUNG. SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. SURVEY SUBJECT TO SUCH FACTS AS MAY BE DISCLOSED IN A TITLE SEARCH PREPARED FOR THE P.O. AND IMMEDIATE ADJOINING PROPERTIES.
 5. BASIS FOR BEARINGS IS THE NORTH AMERICAN DATUM OF 1983, NEW JERSEY STATE PLANE COORDINATE SYSTEM, UNITED STATES SURVEY FOOT.
 6. VERTICAL DATUM DERIVED VIA REAL TIME KINEMATIC SURVEY IN COORDINATION WITH KEYSTONE KETNET VRS NETWORK. VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988. ALL VALUES EXPRESSED IN U.S. SURVEY FOOT.



RVE

1901
REMINGTON
& VERNICK
ENGINEERS

429 STATE ROUTE 70, SUITE 21
MORGANVILLE, NJ 07753
(732) 955-8000, FAX (732) 591-2815
WEB ADDRESS: RVE.COM
CERTIFICATION OF AUTHORIZATION: 24-02-200003700
Excellence • Innovation • Service

**REMINGTON & VERNICK ENGINEERS
CAMP ENDEAVOR CONCEPT SKETCH.
TOPOGRAPHY BASED OFF SURVEY
CONDUCTED BY CME ASSOCIATES**

**SKETCH TO BE USED FOR
CONCEPT PURPOSES ONLY**

GRAPHIC SCALE

1 inch = 30 ft

BOROUGH OF WATCHUNG SOMERSET COUNTY, NEW JERSEY BOUNDARY & TOPOGRAPHIC SURVEY OF CAMP ENDEAVOR			
LOT 22, BLOCK 69.08		WATCHUNG BOROUGH	
CME ASSOCIATES CONSULTING AND MEASUREMENT ENGINEERS			
JOHN H. ALLOTT, P.E. & P.P. JAMES CORNELL, P.E. & P.P. MICHAEL J. MCGURR, P.L.S.		JOHN J. STEPHAN, P.E. & P.P. DAVID J. SAMUEL, P.E. & P.P. MICHAEL J. MCGURR, P.L.S.	
DATE: 12/22/21		DATE: DEC 22, 2021	
BY: [Signature]		BY: [Signature]	

CONSTRUCTION COST ESTIMATE

PROJECT NAME: Camp Endeavor Gravel Lot
10,000 SF Gravel Lot & 400 LF Gravel Entry Road

PROJECT NUMBER:

CLIENT: Borough of Watchung

DATE: 7/30/2025

PREPARED BY: SGC

BASE BID

#	DESCRIPTION	UNITS	PLAN QUANTITY	IF & WHERE DIRECTED	BID QUANTITY	ESTIMATED UNIT PRICE	AMOUNT
1	Silt Fence	LF	1500	0	1500	\$1.00	\$1,500.00
2	Traffic Cones	UN	20	0	20	\$5.00	\$100.00
3	Clearing Site	LS	1	0	1	\$10,000.00	\$10,000.00
4	Roadway Excavation, Unclassified	CY	20	0	20	\$50.00	\$1,000.00
5	Hot Mix Asphalt, Mix 9.5M64 Surface Course, 2" Thick	TNS	15	0	15	\$126.00	\$1,890.00
6	Hot Mix Asphalt, Mix 19M64 Base Course, 4" Thick	TNS	30	0	30	\$126.00	\$3,780.00
7	Dense Graded Aggregate, 6" Thick	SY	10	0	10	\$20.00	\$200.00
8	Tack Coat	GAL	20	0	20	\$5.00	\$100.00
9	Polymerized Joint Adhesive	LF	150	0	150	\$1.00	\$150.00
10	Gravel, 6" Thick	SY	1150	0	1150	\$15.00	\$17,250.00
11	Stone Dust Trail 2" Thick, including all items per plan detail	SY	1250	0	1250	\$125.00	\$156,250.00
12	Curb Stop	UN	11	0	11	\$100.00	\$1,100.00
13	Concrete Sidewalk, 4" Thick complete with all items per plan detail	SY	50	0	50	\$65.00	\$3,250.00
14	1" PVC	LF	300	0	300	\$30.00	\$9,000.00
15	4" PVC	LF	300	0	300	\$40.00	\$12,000.00
16	Sanitary Sewer Pump	UN	1	0	1	\$40,000.00	\$40,000.00
17	Detectable Warning Surface	SY	4	0	4	\$400.00	\$1,600.00

#	DESCRIPTION	UNITS	PLAN QUANTITY	IF & WHERE DIRECTED	BID QUANTITY	ESTIMATED UNIT PRICE	AMOUNT
18	Traffic Markings, Thermoplastic	SF	325	0	325	\$12.00	\$3,900.00
19	Traffic Stripes 4" Wide, Thermoplastic	LF	60	0	60	\$5.00	\$300.00
20	Topsoil, Seed, Lime, & Fertilizer	SY	600	0	600	\$20.00	\$12,000.00
21	Regulatory Warning Signs	SF	96	0	96	\$230.00	\$22,080.00
22	Landscaping	LS	1	0	1	\$100,000.00	\$100,000.00
23	Picnic Table	UN	8	0	8	\$6,000.00	\$48,000.00
24	20' x 30' Pavilion	LS	1	0	1	\$60,000.00	\$60,000.00
25	Install Electrical Service on Existing Utility Pole	LS	1	0	1	\$30,000.00	\$30,000.00
26	24' X 12' Pre-Fabricated Bathroom with two water fountains & Foundation	LS	1	0	1	\$225,000.00	\$225,000.00
27	Utility Connections to Prefabricated Bathroom	LS	1	0	1	\$10,000.00	\$10,000.00
CONSTRUCTION COST ESTIMATE TOTAL:							\$770,450.00
DESIGN ENGINEERING COST:							\$77,045.00
INSPECTION COSTS:							\$77,045.00
BASE BID - TOTAL ESTIMATED PROJECT COST :							\$924,540.00

**BOROUGH OF WATCHUNG
RESOLUTION: R8**

WHEREAS, the Borough of Watchung desires to apply for and obtain a grant from the Somerset County Trails Grant Program for \$858,540.00 to carry out a project to resurface and pave the hiking trails and parking lot at Camp Endeavor to improve ADA accessibility.

NOW, THEREFORE, BE IT RESOLVED,

- 1) that the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey does hereby authorize the application for such a grant; and
- 2) recognizes and accepts that the Somerset County Trails Grant Program may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the Somerset County Trails Grant Program, does further authorize the execution of any such grant agreement and also, upon receipt of the fully executed agreement from the County, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Watchung and Somerset County; and

BE IT FURTHER RESOLVED, that the persons whose names, titles and signatures appear below is authorized to sign the application, and that they or their successor in said title is authorized to sign the agreement, and any other documents necessary in connection therewith.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: FINANCE-MISC
C: ENG, CFO,
BRUNO ASSOC.

CERTIFICATION

I, Edith Gil, Clerk of the Borough of Watchung, do hereby certify that at a meeting of the Borough Council held on August 21, 2025 the above resolution was duly adopted.

Edith Gil, Borough Clerk

**BOROUGH OF WATCHUNG
RESOLUTION: R9**

WHEREAS, the Borough of Watchung previously authorized B-Active, LLC to hold a fishing camp from June 16th through August 29, 20205 via resolution R2 adopted on February 13, 2025; and

WHEREAS, B-Active, LLC is requesting an extension of this permit to allow fishing camp to take place from September through October 12, 2025 and the Governing Body of the Borough of Watchung wishes to authorize said application.

NOW THEREFORE BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Watchung that the use of Best and/or Watchung Lake is continued to be authorized for the intended use as noted below and is hereby approved:

1. B-Active, LLC to hold a fishing camp Monday to Friday as previously authorized from June 16th through October 12, 2025 from 7:30 AM to 12:30 PM.
2. All approvals are subject to having appropriate insurance coverage, applicable departmental approvals, and receipt of appropriate fees, if applicable.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: RECREATION
C: DQG, PD,

**BOROUGH OF WATCHUNG
RESOLUTION: R10**

WHEREAS, Mayor Ronald Jubin has recommended the appointments of the individuals for the term as listed below.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Watchung, County of Somerset, State of New Jersey that the following appointments are hereby confirmed:

BOARD OF HEALTH

TERM

Mitchell Jablons, Alternate #2

Ending August 20, 2027

**GREEN TEAM
ADVISORY COMMITTEE**

TERM

Miranda Cirillo, Regular Member

Ending August 20, 2028

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: APPOINTMENTS
C: BOH, GREEN TEAM,

**BOROUGH OF WATCHUNG
RESOLUTION: R11**

***AUTHORIZING THE SHARED SERVICE AGREEMENT WITH THE WATCHUNG
BOROUGH BOARD OF EDUCATION FOR THE PROVISION OF A SCHOOL RESOURCE
OFFICER***

WHEREAS, the Borough of Watchung and the Watchung Borough Board of Education (“BOE”) desire to provide the services of a School Resource Officer (“SRO”) to be assigned to the BOE’s schools; and

WHEREAS, the Uniform Shared Services and Consolidations Act, N.J.S.A. 40A:65-1, et seq. authorizes local governmental entities to enter into an agreement, among other things, for the sharing of services; and

WHEREAS, the Borough and the BOE entered into a Shared Services Agreement setting for the terms and conditions for the assignment of a SRO to the BOE’s schools, which was effective September 1, 2023, and provided for a renewal of up to five (5) year additional terms; and

WHEREAS, the governing bodies of the Borough and the BOE have determined that in mutual recognition of its benefits to the student and staff of the BOE schools, as well as the residents of the Borough, they wish to renew the Agreement for an additional year.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Watchung hereby authorizes and approves the renewal of the Shared Services Agreement with the BOE for the provision of a SRO to be assigned to the BOE’s schools for an additional one (1) year term, retroactively from July 1, 2025 through June 30, 2026, subject to the same terms and conditions therein.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and directed to sign any required documentation to renew/extend the Shared Services Agreement on behalf of the Borough as authorized herein.

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, Borough Administrator, Borough CFO, and other appropriate Borough official are hereby authorized to take all necessary actions to allow for and support the Borough’s continued participation in this Agreement.

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

Curt Dahl, Council Member

Ronald Jubin, Mayor

ADOPTED: AUGUST 21, 2025
INDEX: POLICE, AWARDS,
C: POLICE CHIEF, CFO,

**BOROUGH OF WATCHUNG
RESOLUTION: R11**

***AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE WATCHUNG BOROUGH
BOARD OF EDUCATION FOR THE PROVISION OF A SCHOOL RESOURCE OFFICER***

WHEREAS, the Borough of Watchung and the Watchung Borough Board of Education ("BOE") desire to provide the services of a School Resource Officer ("SRO") to be assigned to the BOE's schools; and

WHEREAS, the Uniform Shared Services and Consolidations Act, N.J.S.A. 40A:65-1, et seq. authorizes local governmental entities to enter into an agreement, among other things, for the sharing of services; and

WHEREAS, the Borough and the BOE have negotiated a shared services agreement for the assignment of a SRO to the BOE's schools; and

WHEREAS, the governing bodies of the Borough and the BOE have reviewed the draft shared services agreement and are in mutual recognition of its benefits to the student and staff of the BOE schools, as well as the residents of the Borough.

NOW, THEREFORE, BE IT RESOLVED that the Borough Council of the Borough of Watchung hereby authorizes and approves the Shared Services Agreement with the BOE for the provision of a SRO to be assigned to the BOE's schools subject to terms and conditions therein.

BE IT FURTHER RESOLVED that the Mayor and Borough Clerk are hereby authorized and directed to sign the Shared Services Agreement on behalf of the Borough, in substantially the form attached hereto.

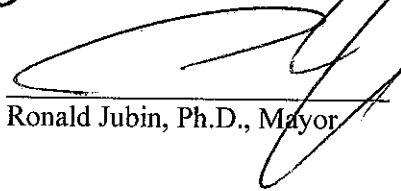
BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, Borough Administrator, Borough CFO, and other appropriate Borough official are hereby authorized to take all necessary actions to allow for and support the Borough's participation in this Agreement.

BE IT FURTHER RESOLVED that a copy of the Agreement be maintained in the Watchung Borough's office and be available for public inspection.

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Division of Local Government Services pursuant to N.J.S.A. 40A:65-4(b).

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


Paolo Marano, Council Member


Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 10, 2023
INDEX: POLICE,
C: FINANCE, PD,

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

THIS AGREEMENT (“Agreement”) is made by and between the WATCHUNG BOROUGH BOARD OF EDUCATION, with an address of 1 Dr. Parenty Way, Watchung, New Jersey 07069 (“BOE”), and the BOROUGH OF WATCHUNG (“Borough” or “Watchung”), with an address at 15 Mountain Boulevard, Watchung, New Jersey 07069 (BOE and Borough/Watchung each singularly being a “Party” and collectively being the “Parties”).

WHEREAS, the BOE and Borough desire to provide the services of a School Resource Officer (“SRO”) to be assigned to the BOE’s schools; and

WHEREAS, the Uniform Shared Services and Consolidations Act, N.J.S.A. 40A:65-1, et seq. authorizes local governmental entities to enter into an agreement, among other things, for the sharing of services; and

WHEREAS, the Parties recognize the potential benefits of this shared service to the citizens of the Borough and to the students and staff of the BOE; and

WHEREAS, it is in the best interests of the BOE and the Borough to establish this shared service arrangement, and memorialize same in a shared services agreement.

NOW, THEREFORE, IT IS AGREED that the Borough shall employ and assign to the BOE one (1) School Resource Officer/SRO to perform law enforcement duties at certain BOE schools, set forth below, upon the following terms and conditions:

1. Assignment of SRO

The Borough agrees to assign one (1) SRO to a combination of certain schools in the BOE on days when school is in regular session and during hours requested by the BOE when the school is occupied by students and/or staff (By way of clarification, the SRO’s presence would generally be expected only when the school is occupied by students and the SRO’s presence during “staff only” days would only be upon advance mutual agreement of the Parties). The SRO shall provide services only during the regular school year, with the final schedule to be determined by the BOE’s Superintendent of Schools in consultation with the Borough’s Chief of Police. At the start of each semester, the BOE will provide the Borough with the school calendar for when SRO is to be assigned, and it will provide at least seventy-two (72) hours advance notice of changes to the school schedule for which the SRO will be assigned, except in the event of inclement weather and/or other unforeseen circumstances. In the event of the absence or leave of the assigned SRO,

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

or if circumstances arise that require a change, the Borough will make its best effort to assign at least one SRO to the BOE. The assignment of the SRO will commence for the 2023-2024 school year subject to the availability of suitable candidates as defined in section 2.

The Parties acknowledge that the SRO is employed to work an eight (8) hour day, and a forty (40) hour week. If the BOE requests that the SRO exceed the normal employment hours, the SRO will be entitled to overtime compensation pursuant to the applicable collective bargaining agreement governing the SRO's employment. Any overtime compensation will be the sole responsibility of the BOE, which will be reimbursed by the BOE to the Borough pursuant to the terms of Section 12 herein.

2. Selection of SRO

The SRO shall be assigned by the Chief of Police, in consultation with the BOE, who shall be a qualified member of the Watchung Borough Police Department in compliance with applicable New Jersey Statute(s) and local ordinance(s). The Superintendent or the Superintendent's designee may meet with a selected candidate for SRO in advance of assignment and shall have the opportunity to object to the selection of the SRO to be assigned to the BOE. If the Superintendent of Schools or his designee objects to the Chief of Police's proposed candidate for SRO, the Chief of Police shall make every reasonable effort to find a suitable alternative candidate within the Police Department; however, the final determination of the SRO rests with the Chief of Police. The BOE reserves the right to request an alternate SRO from the Police Department should any officer's job performance be contrary to Police Department and/or Borough policies, the Code of Conduct applicable to police employees and BOE standards. The decision to grant or deny this request shall be the responsibility of the Chief of Police in collaboration with the Superintendent.

3. SRO as Employee of the Borough

Although assigned to the BOE, any SRO so assigned shall be and remain an employee of the Borough Police Department at all times. The SRO shall be compensated by the Borough (at a rate to be set by the Borough) and shall be and remain subject to all rules and regulations of the Police Department and shall not be considered employees of the BOE for any purpose or at any time. The Borough shall be responsible for payment of SRO salary, for all applicable employer

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

contributions, and for payment of any and all costs relating to the SRO training, psychological testing, and background checks.

4. Duties of Assigned SRO

While in the performance of their official duties as a SRO, the SRO shall perform all law enforcement and caretaking duties required and permitted by statutory law, case law, attorney general's guidelines, and Police departmental rules and regulations, and any other applicable written directives. The Borough hereby expressly acknowledges that the primary function of the SRO is to provide for the safety and security of all persons (students, teachers, staff, parents, contractors, etc.) on the property of applicable schools within the jurisdiction of the BOE, immediately before regular school hours, during regular school hours, and immediately after regular school hours.

All specific duties to be performed by SRO shall be assigned through the Police Department's chain of command in cooperation with the Superintendent and/or the Superintendent's designee. The SRO shall comply with all BOE policies to the maximum extent possible, except where such policies conflict with law enforcement related rules and regulations.

5. Coverage

(a) Coverage shall be provided on days when the BOE schools are in session during the school year (180 days per school year) through shifts assigned by the Chief of Police, at his/her reasonable discretion and in consultation with the Superintendent. It is the intention of both Parties that the SRO will work the same shift, subject to minor deviations in accordance with the start and end times of the school days at the assigned school. SRO will be expected to be in uniform at the beginning of the assigned shift. In any case, shifts may be shortened on any days on which there is a scheduled delayed opening, and/or early dismissal. SRO schedules will be set at least a month in advance except in extenuating circumstances, including, but not limited to, "make up" days or co-curricular schedules. The Chief of Police will receive at least seventy-two (72) hours' notice of any change in hours to be assigned, except in the event of inclement weather and/or other unforeseen circumstances.

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

(b) During times when the BOE schools are not in session, the SRO shall be reassigned to the Borough Police Department for regular police department assignment.

(c) The Borough will make its best effort to provide a police vehicle, which may be marked or unmarked based on availability of vehicles currently owned by the Borough and at the sole discretion of the Chief of Police, for use during school days by the SRO for transportation from Police Headquarters to and from and between the BOE schools, as needed.

(d) SRO will be entitled to take breaks and meals each day as circumstances allow, per the Borough's regular procedures for police officers. SRO shall remain on campus during breaks and meals, and shall not leave campus except to go to another post.

(e) During school hours, if specifically requested by the BOE, the Borough will make its best effort to replace an absent or unavailable SRO.

(f) If the SRO becomes incapacitated or is otherwise absent from his/her duties for a period exceeding fourteen (14) school days, the BOE may ask the Borough to replace the SRO, if necessary by hiring a new or substitute SRO to fill in during the absence of the regular SRO. While a non-certified police officer may provide coverage for the SRO on a temporary basis, if a permanent replacement is required such replacement shall have completed the applicable training for a school resource officer/SRO.

(g) At all times, including during times when the BOE schools are in session, the SRO shall be available to participate in emergencies off campus if and when needed. The Parties recognize that the SRO involvement in such emergencies shall only be when no other police officer is available.

6. Uniform

Unless engaged in activities for which a uniform would be inappropriate, each SRO shall wear a uniform in order to maintain a visible presence in the school and deter trespassers from entering the school. Uniforms shall be provided by the Borough. The definition of 'uniform' is to be determined by the Chief of Police, and may or may not include full traditional police uniform but may include a uniform to consist of less formal attire, yet still include a firearm and bullet proof vest. SRO will be provided with a dedicated office space for working and storage of personal/civilian items (not including firearms) at the BOE schools assigned.

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

7. Weapons and Other Equipment

(a) The SRO shall be authorized to carry a firearm by the Chief of Police and shall carry a firearm while engaged in the actual performance of the SRO's duties. The SRO will be required to satisfactorily complete the required firearms course(s) for police officers, including all requalification examinations as required for police officers.

(b) Weapons shall be carried either openly, in those circumstances where an armed presence may provide a useful deterrent, or concealed, in circumstances where the SRO may wish to interact informally with students, parents or faculty.

(c) Weapons and all other equipment used by the SRO for law enforcement purposes shall be obtained by the Borough and shall be and remain property of the Borough.

8. Searches

The SRO may conduct a search under circumstances where a search by a law enforcement officer is permitted by law. This Agreement shall not be construed to broaden the authority of law enforcement.

9. School Discipline

The SRO shall not act as school disciplinarians. Disciplining students is a school responsibility. However, if the principal believes an incident may be a violation of the law, the principal may contact the SRO, who shall then determine whether law enforcement action is necessary. It is agreed that the SRO shall not transport students except in the event of an emergency at the direction of the Chief of Police. Any transport provided by the SRO shall comply with Section 6 of the Uniform State Memorandum of Agreement Between Education and Law Enforcement Officials.

10. Communication

The Superintendent and the Chief of Police shall maintain open communication concerning the effectiveness of the SRO's assignment and performance of duties. Each of the BOE schools shall also designate an administrator to act as a liaison with the SRO and as a contact person for the Chief of Police.

11. Training

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

The SRO shall successfully complete training required for special law enforcement officers pursuant to N.J.S.A. 40A:14-146.10 and the training required for safe schools' resource officers pursuant to N.J.S.A. 52:17B-71.8 and N.J.S.A. 18A:17-43.1. Any additional training, beyond that required by this paragraph, will be provided as scheduled by the Chief of Police.

12. Payment for SROs' Services

(a) In exchange for the SRO's services, the BOE agrees to pay the Borough the lesser of either Thirty-Three Thousand Three Hundred Thirty-Three Dollars (\$33,333), or one-third (1/3) of the total costs of the SRO during performance of duties while assigned as the SRO for the BOE. The total costs for the SRO shall include, without limitation, the SRO's annual salary, including all applicable employer taxes and required health insurance, workers compensation insurance and general liability insurance coverage. The Parties have agreed that the estimated total costs of the SRO approximate One Hundred Thousand Dollars (\$100,000) per year. As noted above, the Parties have further agreed that the BOE's contribution towards the total costs of the SRO shall be capped at a maximum of Thirty-Three Thousand Three Hundred Thirty-Three Dollars (\$33,333) per year based on budgetary constraints, regardless of the total costs of the SRO to the Borough.

(b) Commencing for the 2023-2024 school year, for any full year of implementation, payment of this amount shall be made quarterly for services provided in the prior three- (3) month period, as follows, upon delivery of satisfactory invoices to the BOE. Invoices shall provide a detailed cost breakdown of the total costs associated with the SRO.

(b) Reimbursement of any and all amounts paid by the Borough for training actually completed as required for safe schools resource officers and as may be required in the judgment of the Chief of Police. Non-mandatory trainings shall be discussed between the Chief of Police and the Superintendent to identify the type of training best suited to achieve the goals of this Agreement.

(c) Reimbursement of any and all amounts paid by the Borough for criminal background checks, drug screenings, medical examinations and other examinations, if any, required of the SRO in accordance with N.J.S.A. 18A:6-7.1.

(d) Reimbursement of any and all amounts paid by the Borough for SRO's uniforms, bullet-proof vests, communications equipment, firearms and other equipment actually purchased

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

by the Borough and required in the judgment of the Chief of Police by the SRO in the performance of their duties pursuant to such assignment.

Payment of all amounts set forth in this paragraph or the applicable portion of the BOE's annual capped Thirty-Three Thousand Three Hundred Thirty-Three Dollar (\$33,333) contribution, whichever is less, shall be due within thirty (30) days of the BOE's receipt of satisfactory invoices submitted by the Borough.

13. Indemnification

The Borough agrees to indemnify the BOE, including its individual board members, officers, administrators, employees and agents (each a "BOE Party" and together the "BOE Parties") and hold the BOE Parties harmless from and against all first or third-party losses, claims, demands and causes of action for damages, including reasonable legal fees, ("Losses") for personal injuries or damage to tangible property to the extent directly resulting from the willful misconduct or negligent acts or omissions of a law enforcement officer providing services to the BOE's district in accordance with this Agreement, the Borough and/or one or more of the Borough's individual Committee members, the Mayor or the Chief of Police (each a "Borough Party" and together the "Borough Parties"). The BOE Parties agree to notify the Borough as soon as reasonably practical of any Losses for which a BOE Party will request indemnification from the Borough. The BOE Parties will provide the Borough with any reasonably necessary information and assistance to defend against such losses. The BOE agrees to indemnify the Borough Parties and hold the Borough Parties harmless from and against all Losses for personal injuries or damage to tangible property to the extent directly resulting from the willful misconduct or negligent acts or omissions of the BOE. The Borough Parties agree to notify the BOE as soon as reasonably practical of any Losses for which a Borough Party will request indemnification from the BOE. The Borough Parties will provide the BOE with any reasonably necessary information and assistance to defend such Losses.

14. Insurance

During the term of this Agreement, the BOE will keep in force, at its expense, (i) public liability insurance, including contractual liability, with carriers authorized to do business in New Jersey with minimum limits of One Million Dollars (\$1,000,000) on account of bodily injuries or

SHARED SERVICES AGREEMENT FOR SCHOOL RESOURCE OFFICER

death of one person, and Ten Million Dollars (\$10,000,000) on account of bodily injuries or death of more than one person as the result of any one accident or disaster; and (ii) property damage insurance for loss or damage of One Million Dollars (\$1,000,000). The BOE shall provide the Borough with a Certificate of Insurance naming the Borough as additional insured, and stating that said policy cannot be canceled except on thirty (30) days' notice to the Borough.

15. Agreements

This Agreement, including any attachments to it and documents therein included by reference, sets forth the entire understanding and agreement between the Borough and BOE. This Agreement may only be amended in a writing signed by the Parties. Any provision of this Agreement may only be waived in writing signed by the Party against whom the waiver is to be effective.

16. Law

This Agreement is made under and shall be governed by the laws of State of New Jersey.

17. Agency

Except as provided herein, neither Party shall act as the agent of the other and neither shall have the ability to bind the other without express written permission duly authorized by the appropriate governing body.

18. Notices

All notices hereunder shall be in writing and sent certified mail, return receipt requested:
For the Borough to: James Damato, Borough Administrator, Borough of Watchung, 15 Mountain Boulevard, Watchung, New Jersey 07069; 908-756-0080; jdamato@watchungnj.gov.
For the BOE to: Patricia Rodgers, Business Administrator/Board Secretary, 1 Dr. Parenty Way, Watchung, New Jersey 07069; (908) 755-8536.

19. Term of Agreement

This Agreement shall be effective September 1, 2023, after authorization and approval by the Borough Council of the Borough of Watchung and the Watchung Borough Board of Education, and shall remain in effect through June 30, 2024. This Agreement may be renewed for additional terms, up to a maximum of five (5) years, upon authorization and approval by both Parties; which

**SHARED SERVICES AGREEMENT
FOR
SCHOOL RESOURCE OFFICER**

renewal shall be upon the same terms as those set forth herein, except for the Payment for SRO's Services, which may require renegotiation based upon increased costs and expenses, along with other terms that may be agreed upon by both Parties. If either Party intends to renew this Agreement for a subsequent term(s), it shall provide written notice of its intent no later than sixty (60) days prior to the expiration of the Agreement.

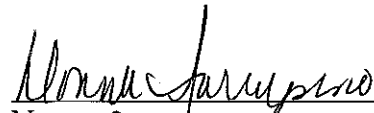
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Signatures Begin on Next Page

**SHARED SERVICES AGREEMENT
FOR
SCHOOL RESOURCE OFFICER**

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be signed by their proper officers and their proper seal to be affixed, the day and year first above written.

ATTEST:

**WATCHUNG BOROUGH BOARD OF
EDUCATION**

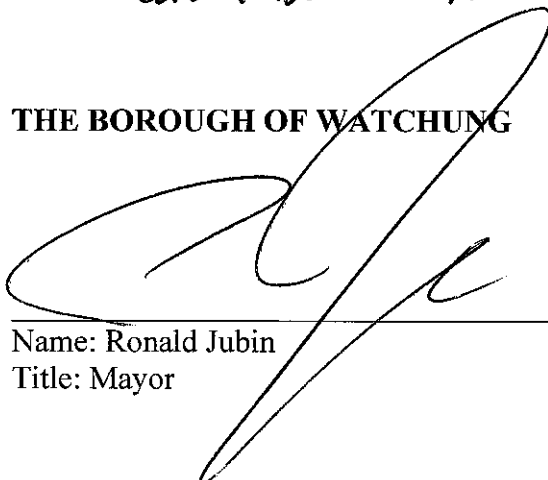

Name: Donna Iarrapino
Title: Assistant to the Business administrator


Name: Patricia Rodgers
Title: School Business Administrator

ATTEST:

THE BOROUGH OF WATCHUNG


Name: Edith Gil
Title: Borough Clerk


Name: Ronald Jubin
Title: Mayor

**BOROUGH OF WATCHUNG
RESOLUTION: R12**

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, that the appointment of **David Petersen** as a Full-Time Laborer in the Department of Public Works at an annual salary of \$40,000 and contingent upon the successful completion of all required physical examinations, be and is hereby affirmed and ratified, effective retroactively to August 8, 2025.

Paul Fischer, Council Member

Ronald Jubin, Ph. D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: APPOINTMENTS
C: PERSONNEL, FINANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R13**

WHEREAS, pursuant to Chapter VIII of the Code of the Borough of Watchung entitled "*Towing*", the Watchung Police Department received and reviewed applications from licensed wreckers desiring to engage in business as a wrecker in the Borough at the request of the Police Department; and

WHEREAS, the following application has been submitted, reviewed, and has been found to meet the necessary requirements and is being recommended to be placed on the towing list for standard and heavy-duty towing license:

Somerset Hills Towing
19 Finderne Ave
Bridgewater, NJ 08807

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the Borough Clerk is hereby authorized to award a three (3) year license for Towing Services with the entities listed above, upon (1) the satisfactory review of the application by the Chief of Police, inclusive of the required background checks, (2) receipt of the completed agreement, and (3) receipt of the required \$750.00 licensing fee. If the Chief of Police's review of the application and background check does not come back satisfactory, then such towing entity is not awarded the three (3) year license with no further action required by the governing body.

Paul Fischer, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: POLICE, PERMITS,
C: B. HANCE, R. ANGELO,
S. ANDERLE

**BOROUGH OF WATCHUNG
RESOLUTION: R14**

WHEREAS, the Borough of Watchung advertised for the position of Principal Public Works Manager/ Director of Public Works for the Borough and received resumes and interviewed interested candidates; and

WHEREAS, the Mayor and Council have determined that **Anthony Nappe**, meets the qualifications and has agreed to perform the duties of the position of Principal Public Works Manager/ Director of Public Works.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that it hereby appoints Anthony Nappe to the position of **Principal Public Works Manager/ Director of Public Works** of the Borough of Watchung for an annual salary of \$120,000, prorated, as negotiated and agreed upon by the parties and consistent with the Salary Ordinance of the Borough of Watchung with an effective date of August 16, 2025.

BE IT FURTHER RESOLVED by the Mayor and Council of the Borough of Watchung that this appointment is contingent upon a satisfactory background check and that Council hereby waves sections of the borough code, specifically Chapter 2-15.3

Christine Ead, Council President

Ronald Jubin Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: APPOINTMENTS
C: B. HANCE, E. HORSFALL,

BOROUGH OF WATCHUNG
R E S O L U T I O N : R15

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
\$8,532,132.66 per the attached bill list. The expenditures can be broken down into
the following categories:

Affordable Housing Trust	\$	14,258.00
Animal Control	\$	1.20
Assessment Trust Fund	\$	-
Developer Escrow	\$	9,317.47
Other Escrow	\$	70,155.96
Somerset County Taxes	\$	2,029,579.82
Capital Fund	\$	18,829.80
Grant Fund	\$	-
Watchung Borough Board of Education	\$	1,605,750.00
Watchung Hills Regional High School	\$	725,593.00
Current Fund	\$	4,058,647.41
Total:	\$	8,532,132.66

Robert Gibbs

Curt Dahl

Paul Fischer

Paolo Marano

Christine Ead, Council President

Sonia Abi Habib

William J. Hance, CFO

Ronald Jubin, Mayor

James Damato, Administrator

Date: August 12, 2025
Index: Finance
C: Finance

Range of Checking Accts: AFFORD HOUSING to WIRE TRANSFER Range of Check Dates: 07/15/25 to 08/12/25
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							
736	08/12/25	BATEM DIFRANCESCO,BATEMAN,COLEY,					6080
25-00410	34	affordable housing	1,008.00	H-06- -100-101	Budget		2 1
				Affordable Housing Trust Fund			
737	08/12/25	HEALEY Mark Healey					6080
25-00370	2	Affordable Housing	6,750.00	H-06- -100-101	Budget		1 1
				Affordable Housing Trust Fund			
25-00522	2	affordable housing plan	6,500.00	H-06- -100-101	Budget		3 1
				Affordable Housing Trust Fund			
			13,250.00				

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	14,258.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	14,258.00	0.00

ANIMAL CONTROL Citizens Animal Control Trust							
1118	08/12/25	NJDHS NJ DEPT OF HEALTH & SENIOR SER					6079
25-00271	7	dog license report July 227	1.20	D-11- -100-201	Budget		1 1
				Animal Control Trust Fund			

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	1.20	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	1.20	0.00

CAPITAL ACCOUNT Citizens Capital Fund							
2409	07/24/25	POTTERAR Potter Architects, LLC					6072
25-00825	1	Check replacemet	17,000.00	C-02- -244-A11	Budget		1 1
				Watchung Library Improvements 24/04			
2410	08/12/25	FOVEONIC Foveonics Document Solutions					6078
23-00395	6	Engineering documents(partial)	1,829.80	C-02- -915-A15	Budget		1 1
				Records Management System			

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	18,829.80	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	18,829.80	0.00

CURRENT FUND Citizens Current Fund							
15520	07/17/25					07/17/25 VOID	0
43606	07/18/25	AEFAP Any Excuse For A Party					6071
25-00760	1	Community Picnic Entertainment	4,342.50	5-01- -245-201	Budget		19 1
				Community Picnic			

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									
43607	07/18/25	ANIMALCO Animal Control Solutions					6071		
25-00037	13	animal control services	923.00	5-01- -235-273	Budget		3	1	
				Other Contracted Service					
43608	07/18/25	ATACARE AMERICAN TIRE & AUTO CARE					6071		
25-00087	5	fire repairs	3,843.30	5-01- -185-247	Budget		4	1	
				Vehicular Parts & Acces.					
25-00087	6	fire repairs	3,843.30	5-01- -205-269	Budget		5	1	
				Vehicle Repairs & Maintenance					
25-00087	7	fire repairs	474.22	5-01- -205-269	Budget		6	1	
				Vehicle Repairs & Maintenance					
25-00087	8	fire repairs	474.22	5-01- -185-269	Budget		7	1	
				Vehicle Repairs & Maint.					
25-00087	9	fire repairs	275.44	5-01- -185-247	Budget		8	1	
				Vehicular Parts & Acces.					
25-00087	10	fire repairs	275.44	5-01- -205-269	Budget		9	1	
				Vehicle Repairs & Maintenance					
			0.00						
43609	07/18/25	CROWN CROWN TROPHY OF GREEN BROOK					6071		
25-00708	2	Mayers bronze casted plate	1,600.00	5-01- -110-278	Budget		18	1	
				Community Relations					
43610	07/18/25	DOCUMENT2 Document Solutions Leasing					6071		
25-00802	1	water cooler leasing	602.14	5-01- -155-273	Budget		33	1	
				Bldg.-Other Contracted Serv.					
43611	07/18/25	DOCUMENT Document Solutions					6071		
25-00642	4	water cooler rental	143.94	5-01- -155-273	Budget		17	1	
				Bldg.-Other Contracted Serv.					
43612	07/18/25	FBINAA FBI NATIONAL ACADEMY					6071		
25-00774	1	Leadership Foundations for LE	550.00	5-01- -190-276	Budget		23	1	
				Training Aids & Program					
43613	07/18/25	LUCKY LUCKY STRIKE GREEN BROOK					6071		
25-00796	1	July 16 Summer Camp Trip	839.60	5-01- -245-202	Budget		30	1	
				Summer Camp					
43614	07/18/25	MGL MGL PRINTING SOLUTIONS					6071		
25-00805	1	w033-37 Envelope window	740.00	5-01- -140-258	Budget		36	1	
				Printing & Binding					
25-00805	2	w033-38 envelope non window	395.00	5-01- -135-258	Budget		37	1	
				Printing & Binding					
25-00805	3	shipping	94.00	5-01- -135-258	Budget		38	1	
				Printing & Binding					
			1,229.00						
43615	07/18/25	NJAWC NJ AMERICAN WATER					6071		
25-00790	1	Pub hydrants	34,321.98	5-01- -283-664	Budget		28	1	
				water (fire hydrant)					

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					
43615	NJ AMERICAN WATER	Continued						
25-00790	2	Other water charges	1,455.17	5-01- -283-564	Budget		29	1
			<u>35,777.15</u>	Water				
43616	07/18/25	NJHMG005 New Jersey Hills Media Group					6071	
25-00761	1	45 dug way reso	25.50	5-01- -165-255	Budget		20	1
				Advertising & Promotional				
25-00776	1	PBR-8	26.52	5-01- -160-255	Budget		25	1
				Advertising Expenses				
25-00776	2	PB Notice June	18.36	5-01- -160-255	Budget		26	1
			<u>70.38</u>	Advertising Expenses				
43617	07/18/25	PRED PREDATOR TREE SERVICE					6071	
25-00138	2	ball field tree removal	1,500.00	5-01- -205-273	Budget		10	1
				Other Contractural Services				
25-00138	3	Holl Hollow Rd tree removal	600.00	5-01- -205-273	Budget		11	1
			<u>2,100.00</u>	Other Contractural Services				
43618	07/18/25	REIVAX Reivax Contracting Corp.					6071	
23-01189	7	2023 Road Improvements	19,301.07	5-01- -949-999	Budget		1	1
				RESERVE FOR ENCUMBRANCE				
24-01072	3	2024 Road Improvements	18,010.33	4-01- -610-201	Budget		2	1
			<u>37,311.40</u>	Infrastructure Improvements				
43619	07/18/25	SCARMACK Cara Scarmack					6071	
25-00801	1	farmers market musician	75.00	5-01- -110-278	Budget		32	1
				Community Relations				
43620	07/18/25	SOM10 SOMERSET C'TY TAXES					6071	
25-00258	3	county taxes	1,635,963.01	5-01- -907-999	Budget		13	1
				COUNTY TAXES PAYABLE				
43621	07/18/25	SOM13 SOMERSET C'TY LIBRARY TAX					6071	
25-00257	3	county library tax	215,806.75	5-01- -908-999	Budget		12	1
				COUNTY LIBRARY TAXES PAYABLE				
43622	07/18/25	SOM14 SOMERSET C'TY OPEN SPACE TAX					6071	
25-00259	3	county open space tax	177,810.06	5-01- -909-999	Budget		14	1
				COUNTY OPEN SPACE TAX PAYABLE				
43623	07/18/25	SOMCTYPO Somerset Cty Police Train Inst					6071	
25-00775	1	Stories of Resilience	200.00	5-01- -190-276	Budget		24	1
				Training Aids & Program				
43624	07/18/25	TOSHI TOSHIBA BUSINESS SOLUTIONS					6071	
25-00435	27	printer costs	300.00	5-01- -130-233	Budget		15	1
				Computer Expense				

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								
43624	TOSHIBA	BUSINESS SOLUTIONS	Continued					
25-00435	28	printer costs	238.00	5-01- -250-233	Budget		16	1
			538.00	Computer Expenses				
43625	07/18/25	URGILES Italo Urgiles					6071	
25-00804	1	refund of UCC fee	428.00	5-01- -927-999	Budget		35	1
				Refund of Fees & Permits				
43626	07/18/25	USCOACHW US Coachways					6071	
25-00803	1	12/10/25 senior trip	835.54	5-01- -110-278	Budget		34	1
				Community Relations				
43627	07/18/25	WESTCHES Westchester Environmental					6071	
25-00800	1	Fire House abestos testing	1,149.54	5-01- -185-281	Budget		31	1
				Prof & Contr. Services-Other				
43628	07/18/25	WWJ GANNETT NY-NJ NEWSPAPERS					6071	
25-00773	1	PB Notice 6.17	11.78	5-01- -160-255	Budget		21	1
				Advertising Expenses				
25-00773	2	BA25-R11	17.98	5-01- -165-255	Budget		22	1
				Advertising & Promotional				
25-00777	1	notices	22.94	5-01- -165-255	Budget		27	1
			52.70	Advertising & Promotional				
719	07/31/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6073	
25-00732	1	Watchung Boro Payroll	1,786.19	5-01- -160-111	Budget		1	1
				Salary & Wage				
25-00732	2	Watchung Boro Payroll	2,375.00	5-01- -190-111	Budget		2	1
				Salary & Wage				
25-00732	3	Watchung Boro Payroll	493.25	5-01- -190-112	Budget		3	1
				Overtime				
25-00732	4	Watchung Boro Payroll	287.66	5-01- -200-111	Budget		4	1
				Salary & Wage				
25-00732	5	Watchung Boro Payroll	875.00	5-01- -255-111	Budget		5	1
				Salary & Wage				
25-00732	6	Watchung Boro Payroll	2,083.33	5-01- -110-111	Budget		6	1
				Salary & Wage				
25-00732	7	Watchung Boro Payroll	10,124.66	5-01- -115-111	Budget		7	1
				Salary & Wage				
25-00732	8	Watchung Boro Payroll	9,686.69	5-01- -120-111	Budget		8	1
				Salary & Wage				
25-00732	9	Watchung Boro Payroll	9,098.83	5-01- -130-111	Budget		9	1
				Salary & Wage				
25-00732	10	Watchung Boro Payroll	3,626.58	5-01- -135-111	Budget		10	1
				Salary & Wage				
25-00732	11	Watchung Boro Payroll	2,491.91	5-01- -140-111	Budget		11	1
				Salary & Wage				
25-00732	12	Watchung Boro Payroll	11,125.51	5-01- -205-111	Budget		12	1
				Salary & Wage				

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					
719		WATCHUNG BORO. PAYROLL ACCT.		Continued					
25-00732	13	Watchung Boro Payroll		2,196.04	5-01- -187-111 Salary & wage	Budget		13	1
25-00732	14	Watchung Boro Payroll		151,737.20	5-01- -190-111 Salary & wage	Budget		14	1
25-00732	15	Watchung Boro Payroll		7,170.02	5-01- -190-112 Overtime	Budget		15	1
25-00732	16	Watchung Boro Payroll		1,500.00	5-01- -190-111 Salary & wage	Budget		16	1
25-00732	17	Watchung Boro Payroll		1,131.17	5-01- -190-112 Overtime	Budget		17	1
25-00732	18	Watchung Boro Payroll		14,674.28	5-01- -205-111 Salary & wage	Budget		18	1
25-00732	19	Watchung Boro Payroll		501.00	5-01- -205-112 Overtime	Budget		19	1
25-00732	20	Watchung Boro Payroll		10,081.08	5-01- -250-111 Salary & wage	Budget		20	1
25-00732	21	Watchung Boro Payroll		949.50	5-01- -250-111 Salary & wage	Budget		21	1
25-00732	22	Watchung Boro Payroll		1,101.04	5-01- -265-111 Salary & wage	Budget		22	1
25-00732	23	Watchung Boro Payroll		2,919.16	5-01- -265-111 Salary & wage	Budget		23	1
25-00732	24	Watchung Boro Payroll		203.13	5-01- -205-112 Overtime	Budget		24	1
25-00732	25	Watchung Boro Payroll		10,588.77	5-01- -310-218 Social Security / Medicare	Budget		25	1
25-00732	26	Watchung Boro Payroll		101.68	5-01- -307-283 DCRP	Budget		26	1
25-00732	27	Watchung Boro Payroll		2,726.08	5-01- -150-111 Salary & wages	Budget		27	1
25-00732	28	Watchung Boro Payroll		859.44	5-01- -175-401 Health Insurance Waiver	Budget		28	1
25-00732	29	Watchung Boro Payroll		4,377.58	5-01- -175-401 Health Insurance Waiver	Budget		29	1
25-00732	30	Watchung Boro Payroll		2,500.00	5-01- -175-401 Health Insurance Waiver	Budget		30	1
25-00732	31	Watchung Boro Payroll		5,073.30	5-01- -175-401 Health Insurance Waiver	Budget		31	1
				<u>274,445.08</u>					
720		07/31/25 WAT01 WATCHUNG BORO. PAYROLL ACCT.		6073					
25-00845	1	Watchung Boro Payroll		1,846.23	5-01- -160-111 Salary & wage	Budget		32	1
25-00845	2	Watchung Boro Payroll		2,375.00	5-01- -190-111 Salary & wage	Budget		33	1
25-00845	3	Watchung Boro Payroll		287.66	5-01- -200-111 Salary & wage	Budget		34	1
25-00845	4	Watchung Boro Payroll		7,631.85	5-01- -245-111 Salary & wage	Budget		35	1
25-00845	5	Watchung Boro Payroll		1,084.36	5-01- -245-111 Salary & wage	Budget		36	1

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								
720 WATCHUNG BORO. PAYROLL ACCT. Continued								
25-00845	6	Watchung Boro Payroll	875.00	5-01- -255-111 Salary & Wage	Budget		37	1
25-00845	7	Watchung Boro Payroll	2,083.33	5-01- -110-111 Salary & Wage	Budget		38	1
25-00845	8	Watchung Boro Payroll	10,255.65	5-01- -115-111 Salary & Wage	Budget		39	1
25-00845	9	Watchung Boro Payroll	6.24	5-01- -115-111 Salary & Wage	Budget		40	1
25-00845	10	Watchung Boro Payroll	9,686.69	5-01- -120-111 Salary & Wage	Budget		41	1
25-00845	11	Watchung Boro Payroll	9,098.83	5-01- -130-111 Salary & Wage	Budget		42	1
25-00845	12	Watchung Boro Payroll	8.22	5-01- -130-111 Salary & Wage	Budget		43	1
25-00845	13	Watchung Boro Payroll	3,651.75	5-01- -135-111 Salary & Wage	Budget		44	1
25-00845	14	Watchung Boro Payroll	2,491.91	5-01- -140-111 Salary & Wage	Budget		45	1
25-00845	15	Watchung Boro Payroll	2,726.08	5-01- -205-111 Salary & Wage	Budget		46	1
25-00845	16	Watchung Boro Payroll	7.74	5-01- -150-111 Salary & Wages	Budget		47	1
25-00845	17	Watchung Boro Payroll	7,572.89	5-01- -205-111 Salary & Wage	Budget		48	1
25-00845	18	Watchung Boro Payroll	4,146.13	5-01- -205-111 Salary & Wage	Budget		49	1
25-00845	19	Watchung Boro Payroll	2,005.08	5-01- -187-111 Salary & Wage	Budget		50	1
25-00845	20	Watchung Boro Payroll	149,028.87	5-01- -190-111 Salary & Wage	Budget		51	1
25-00845	21	Watchung Boro Payroll	5,373.41	5-01- -190-112 Overtime	Budget		52	1
25-00845	22	Watchung Boro Payroll	60,819.49	5-01- -190-111 Salary & Wage	Budget		53	1
25-00845	23	Watchung Boro Payroll	2,600.00	5-01- -190-111 Salary & Wage	Budget		54	1
25-00845	24	Watchung Boro Payroll	2,246.42	5-01- -190-112 Overtime	Budget		55	1
25-00845	25	Watchung Boro Payroll	14,674.28	5-01- -190-112 Overtime	Budget		56	1
25-00845	26	Watchung Boro Payroll	604.45	5-01- -190-112 Overtime	Budget		57	1
25-00845	27	Watchung Boro Payroll	8,205.08	5-01- -250-111 Salary & Wage	Budget		58	1
25-00845	28	Watchung Boro Payroll	1,101.04	5-01- -265-111 Salary & Wage	Budget		59	1
25-00845	29	Watchung Boro Payroll	11,351.12	5-01- -310-218 Social Security / Medicare	Budget		60	1
25-00845	30	Watchung Boro Payroll	105.12	5-01- -307-283 DCRP	Budget		61	1

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								
720	WATCHUNG BORO. PAYROLL ACCT.	Continued						
25-00845	31	Watchung Boro Payroll	2,919.16	5-01- -405-111	Budget		62	1
				Salary & Wage				
			326,869.08					
721	07/31/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6073	
25-00848	1	Watchung Boro Payroll 7/15/25	2,191.46	5-01- -160-111	Budget		63	1
				Salary & Wage				
25-00848	2	Watchung Boro Payroll	2,375.00	5-01- -190-111	Budget		64	1
				Salary & Wage				
25-00848	3	Watchung Boro Payroll	287.66	5-01- -200-111	Budget		65	1
				Salary & Wage				
25-00848	4	Watchung Boro Payroll	10,872.65	5-01- -245-111	Budget		66	1
				Salary & Wage				
25-00848	5	Watchung Boro Payroll	2,083.33	5-01- -110-111	Budget		67	1
				Salary & Wage				
25-00848	6	Watchung Boro Payroll	10,124.66	5-01- -115-111	Budget		68	1
				Salary & Wage				
25-00848	7	Watchung Boro Payroll	9,686.69	5-01- -120-111	Budget		69	1
				Salary & Wage				
25-00848	10	Watchung Boro Payroll	9,098.83	5-01- -130-111	Budget		70	1
				Salary & Wage				
25-00848	12	Watchung Boro Payroll	2,491.91	5-01- -140-111	Budget		71	1
				Salary & Wage				
25-00848	13	Watchung Boro Payroll	2,726.08	5-01- -150-111	Budget		72	1
				Salary & Wages				
25-00848	14	Watchung Boro Payroll	3,912.20	5-01- -205-111	Budget		73	1
				Salary & Wage				
25-00848	17	Watchung Boro Payroll	151,373.96	5-01- -190-111	Budget		74	1
				Salary & Wage				
25-00848	18	Watchung Boro Payroll	4,572.54	5-01- -190-112	Budget		75	1
				Overtime				
25-00848	19	Watchung Boro Payroll	333.33	5-01- -190-111	Budget		76	1
				Salary & Wage				
25-00848	20	Watchung Boro Payroll	276.38	5-01- -190-112	Budget		77	1
				Overtime				
25-00848	21	Watchung Boro Payroll	15,605.17	5-01- -205-111	Budget		78	1
				Salary & Wage				
25-00848	22	Watchung Boro Payroll	61.30	5-01- -205-112	Budget		79	1
				Overtime				
25-00848	23	Watchung Boro Payroll	7,270.29	5-01- -250-111	Budget		80	1
				Salary & Wage				
25-00848	24	Watchung Boro Payroll	1,101.04	5-01- -265-111	Budget		81	1
				Salary & Wage				
25-00848	25	Watchung Boro Payroll	2,919.16	5-01- -405-111	Budget		82	1
				Salary & Wage				
25-00848	26	Watchung Boro Payroll	9,793.94	5-01- -310-218	Budget		83	1
				Social Security / Medicare				
25-00848	27	Watchung Boro Payroll	116.67	5-01- -307-283	Budget		84	1
				DCRP				
25-00848	43	Watchung Boro Payroll	3,591.80	5-01- -135-111	Budget		85	1
				Salary & Wage				

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					
721	WATCHUNG BORO.	PAYROLL ACCT.	Continued					
25-00848	44	Watchung Boro Payroll	3,413.41	5-01- -187-111	Budget		86	1
				Salary & Wage				
			<u>256,279.46</u>					
722	07/31/25	CLEARFLY Clearfly		(Replacement of: CURRENT FUND 43530)			6064	
25-00212	7	phone service	379.81	5-01- -283-459	Budget		41	1
				Telephone				
723	07/31/25	CITIZEN Citizens Bank		(Replacement of: CURRENT FUND 43529)			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>					
724	07/31/25	SHERWEB Sherweb		(Replacement of: CURRENT FUND 43582)			6064	
25-00214	4	computer service	202.66	5-01- -115-233	Budget		42	1
				Computer Expenses				
736	07/31/25	CITIZEN Citizens Bank		(Replacement of: CURRENT FUND 43170)			6014	
25-00402	1	Samsung Galaxy S9 Tablet WiFi	539.65	5-01- -190-233	Budget		98	1
				Computer Expense				
25-00402	2	TFY Security Hand Strap for S9	15.00	5-01- -190-233	Budget		99	1
				Computer Expense				

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								
736	Citizens Bank	Continued						
25-00402	3	Dexnor Keyboard/Case for S9	98.99	5-01- -190-233 Computer Expense	Budget		100	1
25-00402	4	Rockville 8" Speakers (2pk)	74.95	5-01- -190-233 Computer Expense	Budget		101	1
			<u>728.59</u>					
725	08/12/25	USBANKNA NJEIT c/o US Bank Nat. Assoc.					6074	
25-00879	1	njeit loan	17,587.50	5-01- -686-201 NJEIT LOAN PRINCIPAL &INTEREST	Budget		1	1
25-00879	2	njeit loan	31,000.23	5-01- -686-201 NJEIT LOAN PRINCIPAL &INTEREST	Budget		2	1
25-00879	3	njeit loan	450.00	5-01- -150-281 Prof. & Cons. Serv. Other	Budget		3	1
			<u>49,037.73</u>					
726	08/12/25	CLEARFLY Clearfly					6074	
25-00212	8	phone service	379.81	5-01- -283-459 Telephone	Budget		4	1
727	08/12/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6074	
25-00851	1	Watchung Boro 7/31/25 Payroll	2,146.43	5-01- -160-111 Salary & Wage	Budget		5	1
25-00851	2	Watchung Boro 7/31/25 Payroll	2,375.00	5-01- -190-111 Salary & Wage	Budget		7	1
25-00851	3	Watchung Boro 7/31/25 Payroll	205.52	5-01- -190-111 Salary & Wage	Budget		8	1
25-00851	4	Watchung Boro 7/31/25 Payroll	287.66	5-01- -200-111 Salary & Wage	Budget		9	1
25-00851	5	Watchung Boro 7/31/25 Payroll	14,090.00	5-01- -245-111 Salary & Wage	Budget		10	1
25-00851	6	Watchung Boro 7/31/25 Payroll	875.00	5-01- -255-111 Salary & Wage	Budget		11	1
25-00851	7	Watchung Boro 7/31/25 Payroll	2,083.33	5-01- -110-111 Salary & Wage	Budget		12	1
25-00851	8	Watchung Boro 7/31/25 Payroll	10,124.66	5-01- -115-111 Salary & Wage	Budget		13	1
25-00851	9	Watchung Boro 7/31/25 Payroll	9,686.69	5-01- -120-111 Salary & Wage	Budget		14	1
25-00851	10	Watchung Boro 7/31/25 Payroll	9,098.83	5-01- -130-111 Salary & Wage	Budget		15	1
25-00851	11	Watchung Boro 7/31/25 Payroll	3,856.50	5-01- -135-111 Salary & Wage	Budget		16	1
25-00851	12	Watchung Boro 7/31/25 Payroll	2,491.91	5-01- -140-111 Salary & Wage	Budget		17	1
25-00851	13	Watchung Boro 7/31/25 Payroll	2,726.08	5-01- -150-111 Salary & Wages	Budget		18	1
25-00851	14	Watchung Boro 7/31/25 Payroll	3,912.20	5-01- -205-111 Salary & Wage	Budget		19	1
25-00851	15	Watchung Boro 7/31/25 Payroll	2,458.61	5-01- -187-111 Salary & Wage	Budget		20	1

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								
727	WATCHUNG BORO. PAYROLL ACCT.	Continued						
25-00851	16	Watchung Boro 7/31/25 Payroll	150,058.98	5-01- -190-111 Salary & Wage	Budget		21	1
25-00851	17	Watchung Boro 7/31/25 Payroll	7,614.21	5-01- -190-112 Overtime	Budget		22	1
25-00851	18	Watchung Boro 7/31/25 Payroll	3,134.30	5-01- -190-111 Salary & Wage	Budget		23	1
25-00851	19	Watchung Boro 7/31/25 Payroll	1,485.20	5-01- -190-112 Overtime	Budget		24	1
25-00851	20	Watchung Boro 7/31/25 Payroll	15,220.84	5-01- -205-111 Salary & Wage	Budget		25	1
25-00851	21	Watchung Boro 7/31/25 Payroll	4,147.58	5-01- -205-112 Overtime	Budget		26	1
25-00851	22	Watchung Boro 7/31/25 Payroll	5,085.50	5-01- -250-111 Salary & Wage	Budget		27	1
25-00851	23	Watchung Boro 7/31/25 Payroll	1,101.04	5-01- -265-111 Salary & Wage	Budget		6	1
25-00851	24	Watchung Boro 7/31/25 Payroll	2,919.16	5-01- -405-111 Salary & Wage	Budget		28	1
25-00851	25	Watchung Boro 7/31/25 Payroll	10,259.16	5-01- -310-218 Social Security / Medicare	Budget		29	1
25-00851	26	Watchung Boro 7/31/25 Payroll	125.57	5-01- -307-283 DCRP	Budget		30	1
25-00851	27	Watchung Boro 7/31/25 Payroll	778.65	5-01- -205-112 Overtime	Budget		31	1
			<u>268,348.61</u>					
728	08/12/25	CITIZEN Citizens Bank					6074	
25-00878	1	toner	31.94	5-01- -140-227 Office Supplies & Materials	Budget		32	1
25-00878	2	postcards	10.61	5-01- -140-227 Office Supplies & Materials	Budget		33	1
25-00878	3	file organizers	80.50	5-01- -205-227 Office Supplies & Materials	Budget		34	1
25-00878	4	sympathy basket	129.30	5-01- -110-278 Community Relations	Budget		35	1
25-00878	5	bowling outing	238.96	5-01- -110-278 Community Relations	Budget		36	1
25-00878	6	Rackspace email	957.00	5-01- -115-233 Computer Expenses	Budget		37	1
25-00878	7	Rackspace email	377.07	5-01- -190-233 Computer Expense	Budget		38	1
25-00878	8	supplies	1,454.31	5-01- -155-232 General Supplies	Budget		39	1
			<u>3,279.69</u>					
729	08/12/25	PERS State of New Jersey					6074	
25-00051	13	active health July	115,695.46	5-01- -175-393 Health Benefits Plan	Budget		40	1

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									
730	08/12/25	PERS State of New Jersey					6074		
25-00051	14	retired health July	95,114.05	5-01- -175-393	Budget		41	1	
				Health Benefits Plan					
731	08/12/25	PERS State of New Jersey					6074		
25-00051	15	retired health August	104,635.53	5-01- -175-393	Budget		42	1	
				Health Benefits Plan					
732	08/12/25	PERS State of New Jersey					6074		
25-00051	16	active health August	115,459.60	5-01- -175-393	Budget		43	1	
				Health Benefits Plan					
733	08/12/25	CMB CHASE MANHATTAN BANK					6074		
25-00890	1	bond payment	880,000.00	5-01- -655-201	Budget		44	1	
				Payment Of Bond Principal					
734	08/12/25	CMB CHASE MANHATTAN BANK					6074		
25-00890	2	bond interest payment	105,737.50	5-01- -660-201	Budget		45	1	
				Interest On Bonds					
735	08/12/25	SCIA Somerset County Improv Auth					6074		
25-00889	1	bond principal payment	465,000.00	5-01- -655-201	Budget		46	1	
				Payment Of Bond Principal					
25-00889	2	bond interest payment	110,875.00	5-01- -660-201	Budget		47	1	
				Interest On Bonds					
25-00889	3	boding fees	2,356.81	5-01- -130-281	Budget		48	1	
				Prof. & Contr. Services-Other					
			578,231.81						
737	08/12/25	CITIZEN Citizens Bank		(Replacement of: CURRENT FUND 43403)			6051		
25-00617	1	Suspa Hardware for Lund Loft	17.00	5-01- -190-271	Budget		73	1	
				Equip. Repair & Maint.					
25-00617	2	Shipping	13.59	5-01- -190-271	Budget		74	1	
				Equip. Repair & Maint.					
25-00639	1	PD Rackspace Email	377.07	5-01- -190-273	Budget		91	1	
				Other Contractual Service					
25-00699	1	flower pots	320.46	5-01- -215-253	Budget		147	1	
				Horticultural Materials					
25-00699	2	envelopes	63.93	5-01- -140-227	Budget		148	1	
				Office Supplies & Materials					
25-00699	3	toner	181.25	5-01- -205-227	Budget		149	1	
				Office Supplies & Materials					
25-00699	4	envelopes & paper	53.91	5-01- -140-227	Budget		150	1	
				Office Supplies & Materials					
25-00699	5	farmers market flags	394.91	5-01- -110-278	Budget		151	1	
				Community Relations					
25-00699	6	bungee cords for farmers markt	13.85	5-01- -110-278	Budget		152	1	
				Community Relations					
25-00699	7	jobsite box farmers mkt	328.49	5-01- -110-278	Budget		153	1	
				Community Relations					
25-00699	8	farmers mkt lawn signs	111.87	5-01- -110-278	Budget		154	1	
				Community Relations					

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					
737		Citizens Bank		Continued					
25-00699	9	ncr paper	237.25	5-01- -250-227	Budget		155	1	
				Office Supplies & Materials					
25-00699	10	office supplies amazon	57.45	5-01- -120-227	Budget		156	1	
				Office Supplies & Materials					
25-00699	11	office supplies amazon	23.04	5-01- -120-227	Budget		157	1	
				Office Supplies & Materials					
25-00699	12	jobsite box farmers market	599.00	5-01- -110-278	Budget		158	1	
				Community Relations					
25-00699	13	zoom	167.00	5-01- -110-278	Budget		159	1	
				Community Relations					
25-00699	14	supplies	51.84	5-01- -155-232	Budget		160	1	
				General Supplies					
			<u>3,011.91</u>						
43629	08/12/25	AAAFACIL AAA Facility Services LLC					6077		
25-00040	10	August cleaning	3,445.00	5-01- -155-272	Budget		14	1	
				Janitorial & Laundry Serv.					
43630	08/12/25	ACDAUGHT AC DAUGHTRY SECURITY SYSTEMS					6077		
25-00079	9	2025 SECURITY SYSTEM SERVICES	746.46	5-01- -155-273	Budget		19	1	
				Bldg.-Other Contracted Serv.					
25-00079	10	2025 SECURITY SYSTEM SERVICES	453.03	5-01- -155-273	Budget		20	1	
				Bldg.-Other Contracted Serv.					
			<u>1,199.49</u>						
43631	08/12/25	ADS Action Data Services					6077		
25-00025	19	payroll services	1,313.02	5-01- -130-281	Budget		7	1	
				Prof. & Contr. Services-Other					
25-00025	20	payroll services	446.05	5-01- -130-281	Budget		8	1	
				Prof. & Contr. Services-Other					
25-00025	21	payroll services	665.29	5-01- -130-281	Budget		9	1	
				Prof. & Contr. Services-Other					
			<u>2,424.36</u>						
43632	08/12/25	AFP ABSOLUTE FIRE PROTECTION					6077		
25-00394	1	REPLACEMENT TRAY/STRAP SET	1,875.00	5-01- -185-269	Budget		59	1	
				Vehicle Repairs & Maint.					
25-00482	1	2003 PIERCE PUMPER (60-103)	1,600.00	5-01- -185-269	Budget		68	1	
				Vehicle Repairs & Maint.					
			<u>3,475.00</u>						
43633	08/12/25	AIRGROUP Air Group LLC					6077		
25-00082	4	2025 HVAC REPAIRS	2,494.08	5-01- -155-284	Budget		21	1	
				HVAC Repairs					
43634	08/12/25	ALLEGRA Allegra Marketing,Print & Mail					6077		
25-00794	1	STICKERS FOR FIRE PREVENTION	255.00	5-01- -187-227	Budget		90	1	
				Office Supplies / Materials					

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					
43635	08/12/25	AMAZ Amazon Capital Services, Inc					6077		
25-00742	1	Double Gang Keystone Plate	41.94	5-01- -190-233	Budget		85	1	
				Computer Expense					
25-00827	1	Amazon Basics 3 Ring 2" Multi	17.25	5-01- -190-227	Budget		108	1	
				Office Supplies & Materials					
25-00827	2	Amazon Basics 3 Ring 1.5" wht.	20.43	5-01- -190-227	Budget		109	1	
				Office Supplies & Materials					
25-00827	3	Amazon Basics 3 Ring 2" wht.	14.98	5-01- -190-227	Budget		110	1	
				Office Supplies & Materials					
25-00827	4	Amazon Basics 3 Ring 3" wht.	11.50	5-01- -190-227	Budget		111	1	
				Office Supplies & Materials					
25-00827	5	Klein Tools Punchdown Tool	37.49	5-01- -190-244	Budget		112	1	
				Hardware & Minor Tools					
25-00827	6	Klein Tools Ethernet Test Kit	149.99	5-01- -190-244	Budget		113	1	
				Hardware & Minor Tools					
25-00827	7	Cable Matters Cat6 1,000ft Grn	189.95	5-01- -190-233	Budget		114	1	
				Computer Expense					
				483.53					
43636	08/12/25	AMAZON2 Amazon Capital Services					6077		
25-00875	1	duffel bags	179.90	5-01- -185-231	Budget		148	1	
				Emergency & Safety Supplies					
25-00875	2	hard drive	199.98	5-01- -280-232	Budget		149	1	
				General Supplies					
25-00875	3	fire supplies	512.11	5-01- -185-231	Budget		150	1	
				Emergency & Safety Supplies					
25-00875	4	fire supplies	211.80	5-01- -185-231	Budget		151	1	
				Emergency & Safety Supplies					
25-00875	5	fire supplies	830.54	5-01- -185-231	Budget		152	1	
				Emergency & Safety Supplies					
				1,934.33					
43637	08/12/25	ANDE2 SCOTT ANDERLE					6077		
25-00808	1	Food for storm coverage	104.00	5-01- -190-235	Budget		94	1	
				Food & Drugs					
43638	08/12/25	ANIMALCO Animal Control Solutions					6077		
25-00037	14	animal control services	1,744.00	5-01- -235-273	Budget		13	1	
				Other Contracted Service					
43639	08/12/25	AOC ALLIED OIL, LLC					6077		
25-00084	23	unleaded 7/25	1,435.42	5-01- -283-751	Budget		22	1	
				Motor Fuels					
25-00084	24	diesel 7/24/25	2,207.29	5-01- -283-751	Budget		23	1	
				Motor Fuels					
25-00084	25	unleaded 7/17/25	879.10	5-01- -283-751	Budget		24	1	
				Motor Fuels					
25-00084	26	unleaded 7/11/25	2,857.55	5-01- -283-751	Budget		25	1	
				Motor Fuels					
25-00084	27	unleaded 6/27/25	1,296.74	5-01- -283-751	Budget		26	1	
				Motor Fuels					

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					
43639	ALLIED OIL, LLC	Continued						
25-00084	28	diesel 6/27	392.66	5-01- -283-751	Budget		27	1
				Motor Fuels				
			<u>9,068.76</u>					
43640	08/12/25	ASFH IIA FIRE DEPARTMENT TESTING					6077	
25-00563	1	FIRE HOSE TESTING	3,705.38	5-01- -185-271	Budget		71	1
				Equip. Repairs & Maint.				
43641	08/12/25	ATACARE AMERICAN TIRE & AUTO CARE					6077	
25-00086	6	2025 DPW TIRES & REPAIRS	140.34	5-01- -205-247	Budget		28	1
				Vehicular Parts & Accessories				
43642	08/12/25	BALAPART Bala Partners LLC					6077	
25-00891	1	lien 24-00006 redemption	700.00	5-01- -953-999	Budget		165	1
				Tax Sale Premiums				
25-00891	2	lien 24-00006 redemption	820.65	5-01- -954-999	Budget		166	1
				Due Outside Lienholders				
			<u>1,520.65</u>					
43643	08/12/25	BATEM DIFRANCESCO, BATEMAN, COLEY,					6077	
25-00410	33	general legal June	6,986.24	5-01- -145-279	Budget		60	1
				Prof. & Cons. Serv. Legal				
25-00410	35	estrella litigation	4,854.00	5-01- -145-279	Budget		61	1
				Prof. & Cons. Serv. Legal				
25-00410	36	franchise group	54.00	5-01- -145-279	Budget		62	1
				Prof. & Cons. Serv. Legal				
25-00410	38	Capadagli/Meridia	414.00	5-01- -145-279	Budget		63	1
				Prof. & Cons. Serv. Legal				
			<u>12,308.24</u>					
43644	08/12/25	BEL VERIZON					6077	
25-00863	1	Verizon	1,951.69	5-01- -283-459	Budget		130	1
				Telephone				
25-00869	1	August Payment	3,865.09	5-01- -283-459	Budget		137	1
				Telephone				
			<u>5,816.78</u>					
43645	08/12/25	BHPHOTO B & H Photo Video					6077	
25-00862	1	Samsung 43" monitor	397.99	4-01- -610-203	Budget		127	1
				Office Equipment				
25-00862	2	wireless keyboard & mouse	24.87	4-01- -610-203	Budget		128	1
				Office Equipment				
25-00862	3	surface dock	232.72	4-01- -610-203	Budget		129	1
				Office Equipment				
			<u>655.58</u>					
43646	08/12/25	BHT BERKELEY HEIGHTS TAX COLLECTOR					6077	
25-00876	1	2024 sewer usage	300,376.58	5-01- -450-202	Budget		153	1
				Berkeley Heights				

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									
43647	08/12/25	BLOOD005 Bloodgood Law Enforcement					6077		
25-00809	1	Kids in Crisis Training	195.00	5-01- -190-276	Budget		95	1	
				Training Aids & Program					
43648	08/12/25	BRUNOASS Bruno Associates, Inc.					6077		
25-00242	7	grant writing services	3,250.00	5-01- -110-281	Budget		52	1	
				Prof & Cons. Servs. - Other					
43649	08/12/25	BSPORTSC BRANCHBURG SPORTS COMPLEX					6077		
25-00795	1	July 15 Summer Camp Trip	816.00	5-01- -245-202	Budget		91	1	
				Summer Camp					
43650	08/12/25	BUROJOES JOSEPH BURO					6077		
25-00839	1	REIMBURSEMENT - RUTGERS	135.00	5-01- -155-276	Budget		118	1	
				Training Aids & Programs					
43651	08/12/25	CATHE005 Catherine Furlan					6077		
25-00816	1	gannett subscription	55.00	5-01- -165-255	Budget		104	1	
				Advertising & Promotional					
25-00816	2	meeting water and treats	14.78	5-01- -160-227	Budget		105	1	
				Office Supplies & Materials					
			<u>69.78</u>						
43652	08/12/25	CITIZEN Citizens Bank					6077		
25-00807	1	Custom Stickers Nat Night Out	179.13	5-01- -190-258	Budget		93	1	
				Printing & Binding					
43653	08/12/25	CODE4005 Code 4 Combat					6077		
25-00806	1	C4C level 2 course	450.00	5-01- -190-276	Budget		92	1	
				Training Aids & Program					
43654	08/12/25	COPS0005 COPS					6077		
25-00810	1	The Art of Interviewing	269.00	5-01- -190-276	Budget		96	1	
				Training Aids & Program					
43655	08/12/25	DAVIDPET DAVID PETERSEN					6077		
25-00860	1	REIMBURSEMENT - BOOTS	69.56	5-01- -205-239	Budget		126	1	
				Uniforms, Clothing Expense					
43656	08/12/25	DLL Toshiba Fin Services Leasing					6077		
25-00697	2	copier lease	3,368.26	5-01- -190-228	Budget		80	1	
				Photocopy Expense					
43657	08/12/25	EAI EDMUNDS & ASSOCIATES, INC.					6077		
25-00256	2	tax bill printing	644.09	5-01- -140-258	Budget		57	1	
				Printing & Binding					
43658	08/12/25	ECAS 22 Auto Spa LLC					6077		
25-00057	5	Monthly Boro Vehicle Washes	477.60	5-01- -190-269	Budget		17	1	
				Vehicle Repair & Maint.					

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PO #	Item	Description					Ref Seq	Acct
CURRENT FUND Citizens Current Fund Continued								
43659	08/12/25	ELCORONA EL CORONADO					6077	
25-00888	1	fire convention 2025	6,683.08	5-01- -185-276	Budget		164	1
				Training Aids & Programs				
43660	08/12/25	ESMCI EMERGENCY SERVICES					6077	
25-00376	1	YEAR 4 OF 5 CONTRACT	660.00	5-01- -185-248	Budget		58	1
				Communications Equip. Parts				
43661	08/12/25	FDEAL FRED DEALAMAN BUS SERVICE					6077	
25-00854	1	Transportation - Round Trip	740.00	5-01- -245-202	Budget		123	1
				Summer Camp				
43662	08/12/25	FINNE FINNE BUILDING & INVESTMENT					6077	
25-00723	1	123 CEDAR RD-EMERGENCY REPAIR	6,795.00	5-01- -205-231	Budget		81	1
				Emergency & Safety Supplies				
43663	08/12/25	FORT SUN LIFE FINANCIAL					6077	
25-00866	1	August Payment	341.85	5-01- -175-394	Budget		133	1
				Life Insurance				
43664	08/12/25	FOVEONIC Foveonics Document Solutions					6077	
23-00395	3	Engineering documents(partial)	28,401.25	5-01- -949-999	Budget		1	1
				RESERVE FOR ENCUMBRANCE				
23-00395	7	document imaging project	4,168.21	5-01- -949-999	Budget		2	1
				RESERVE FOR ENCUMBRANCE				
			<u>32,569.46</u>					
43665	08/12/25	GARDENCL Garden Club of Watchung					6077	
25-00873	1	triangle plantings	153.54	5-01- -215-253	Budget		143	1
				Horticultural Materials				
43666	08/12/25	GFG GRAY'S FLORIST & GREENHOUSE					6077	
25-00735	1	Memorial Day Flowers	250.00	5-01- -110-278	Budget		82	1
				Community Relations				
43667	08/12/25	GLCI GALBRAITH LANDSCAPE CONST.,INC					6077	
25-00842	1	PLANTINGS, BEDS & MULCH	2,400.00	5-01- -155-381	Budget		121	1
				Other Contracted Services				
25-00842	2	PLANTINGS, BEDS & MULCH	750.00	5-01- -155-381	Budget		122	1
				Other Contracted Services				
			<u>3,150.00</u>					
43668	08/12/25	GLS GROVE LOCK & SAFE CO.					6077	
25-00114	4	2025 DPW REPAIR & MAINTENANCE	1,241.00	5-01- -185-281	Budget		29	1
				Prof & Contr. Services-Other				
43669	08/12/25	GPU JCP & L					6077	
25-00867	1	August payment	304.64	5-01- -283-263	Budget		134	1
				Electricity				

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						
43669	JCP & L		Continued						
25-00867	2	August payment	48.43	5-01- -283-263	Budget		135	1	
			<u>353.07</u>	Electricity					
43670	08/12/25	GREAT Great America Financial Serv.					6077		
25-00027	11	mail machine	179.00	5-01- -115-257	Budget		10	1	
				Postage Expense					
43671	08/12/25	GSHPH NATIONAL HIGHWAY PRODUCTS					6077		
25-00132	3	2025 DPW PURCHASES	134.77	5-01- -205-245	Budget		34	1	
				Signs					
43672	08/12/25	HANCE WILLIAM HANCE					6077		
25-00007	19	Historic postcard	12.21	5-01- -280-227	Budget		6	1	
				Office Supplies/Materials					
43673	08/12/25	HL HUSTON LUMBER CO.					6077		
25-00120	2	2025 DPW PURCHASES & SUPPLIES	18.69	5-01- -205-243	Budget		31	1	
				Other Road Materials					
43674	08/12/25	HODE2 HOME DEPOT CREDIT SERVICES					6077		
25-00118	8	2025 DPW PURCHASES	427.20	5-01- -205-244	Budget		30	1	
				Hardware and Minor Tools					
43675	08/12/25	HORSFALL Elvia Horsfall					6077		
25-00884	1	Post Office	10.48	5-01- -115-257	Budget		160	1	
				Postage Expense					
25-00885	1	Post Office	9.68	5-01- -115-257	Budget		161	1	
			<u>20.16</u>	Postage Expense					
43676	08/12/25	IFPI INSTITUTE FOR FORENSIC PSYCH.					6077		
25-00812	1	6/17/25 Evaluation	2,500.00	5-01- -190-282	Budget		98	1	
				Specialized Services					
43677	08/12/25	INTER005 Interaction Insight Corp					6077		
25-00573	1	Maintenance Contract - Silver	2,788.00	5-01- -190-273	Budget		72	1	
				Other Contractual Service					
43678	08/12/25	INTERGLO Interglobe Communications					6077		
25-00883	1	August payment	890.29	5-01- -190-259	Budget		159	1	
				Telephone					
43679	08/12/25	KNOX KNOX COMPANY					6077		
25-00232	1	1YR KNOX CONNECT CLOUD LICENSE	584.00	5-01- -185-281	Budget		49	1	
				Prof & Contr. Services-Other					
43680	08/12/25	LINNU FRANCIS P LINNUS ESQ					6077		
25-00813	2	SOML A-001651-24	1,413.75	5-01- -160-279	Budget		99	1	
				Prof. & Cons. Servs. Legal					

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						
43680	FRANCIS P	LINUS ESQ	Continued						
25-00813	3	general emails	29.25	5-01- -160-279	Budget		100	1	
				Prof. & Cons. Servs. Legal					
			1,443.00						
43681	08/12/25	LMI LANDSCAPE MATERIALS INS.					6077		
25-00123	1	2025 DPW MATERIALS & SUPPLIES	870.00	5-01- -155-254	Budget		32	1	
				Other Materials & Supplies					
43682	08/12/25	LUCKY LUCKY STRIKE GREEN BROOK					6077		
25-00826	1	July 30 - Bowling Trip	839.60	5-01- -245-202	Budget		107	1	
				Summer Camp					
43683	08/12/25	MAILFINA Quadiant Leasing					6077		
25-00811	1	PD Postage Machine Lease	381.00	5-01- -190-257	Budget		97	1	
				Postage					
43684	08/12/25	MARMIC Marmic Associates					6077		
25-00003	17	July computer services	3,718.00	5-01- -115-233	Budget		5	1	
				Computer Expenses					
43685	08/12/25	MBHC MIDDLE BROOK HEALTH COMMISSION					6077		
25-00423	4	health services 4th qtr	33,690.50	5-01- -425-281	Budget		64	1	
				Prof. & Cons. Services - Other					
43686	08/12/25	MCANJ MCANJ Treasurer					6077		
25-00765	1	2025-2026 Gil Membership	100.00	5-01- -120-256	Budget		86	1	
				Membership Dues					
25-00765	2	2025-2026 Lange Membership	75.00	5-01- -120-256	Budget		87	1	
				Membership Dues					
			175.00						
43687	08/12/25	MGL MGL PRINTING SOLUTIONS					6077		
25-00605	1	tax collector stamps	84.00	5-01- -140-227	Budget		75	1	
				Office Supplies & Materials					
25-00605	2	shipping	12.00	5-01- -140-227	Budget		76	1	
				Office Supplies & Materials					
25-00886	1	tax bill blank	110.00	5-01- -140-258	Budget		162	1	
				Printing & Binding					
			206.00						
43688	08/12/25	MIDWESTM MIDWEST MOTOR SUPPLY CO., INC.					6077		
25-00172	1	2025 DPW SUPPLIES	95.31	5-01- -205-243	Budget		47	1	
				Other Road Materials					
43689	08/12/25	MPI WOODS MACHINERY					6077		
25-00158	6	2025 DPW SUPPLIES	542.43	5-01- -205-254	Budget		46	1	
				Other Materials & Supplies					
43690	08/12/25	NATCH COMPOST 360 ACQUISITION PARENT					6077		
25-00133	4	2025 DPW ROLL-OFF CONTAINER	880.00	5-01- -155-283	Budget		35	1	
				Bldg. - Unclassified					

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								
43690	COMPOST 360	ACQUISITION PARENT Continued						
25-00133	5	2025 DPW ROLL-OFF CONTAINER	880.00	5-01- -155-283	Budget		36	1
			<u>1,760.00</u>	Bldg. - Unclassified				
43691	08/12/25	NJABC NJ DIV.ALCOHOLIC BEV. CONTROL					6077	
25-00855	1	Liquor License Renewals	21.00	5-01- -120-258	Budget		124	1
				Printing & Binding				
43692	08/12/25	NJAWC NJ AMERICAN WATER					6077	
25-00870	1	Library	155.71	5-01- -415-464	Budget		138	1
				Water				
25-00870	2	Pub Hydrants	13,097.64	5-01- -283-664	Budget		139	1
				Water (fire hydrant)				
25-00870	3	Other Water charges	3,199.47	5-01- -283-664	Budget		140	1
			<u>16,452.82</u>	Water (fire hydrant)				
43693	08/12/25	NJCOP N.J.S.A.C.O.P.					6077	
25-00820	1	Critical Issues Symposium	180.00	5-01- -190-276	Budget		106	1
				Training Aids & Program				
43694	08/12/25	NJFE NJ FIRE EQUIPMENT CO.					6077	
25-00070	10	fire equip repair	730.25	5-01- -185-231	Budget		18	1
				Emergency & Safety Supplies				
43695	08/12/25	NJHMG005 New Jersey Hills Media Group					6077	
25-00814	1	BoA notice July	28.56	5-01- -165-255	Budget		101	1
				Advertising & Promotional				
25-00814	2	PB Notice July	17.34	5-01- -160-255	Budget		102	1
				Advertising Expenses				
25-00856	1	BoA Msallem reso	28.56	5-01- -165-255	Budget		125	1
			<u>74.46</u>	Advertising & Promotional				
43696	08/12/25	NJLM NJ LEAGUE OF MUNICIPALITIES					6077	
25-00833	1	OPRA Webinar	45.00	5-01- -190-276	Budget		116	1
				Training Aids & Program				
43697	08/12/25	ON-SI ON-SITE FLEET SERVICE					6077	
25-00230	5	2025 DPW SERVICE & REPAIRS	297.46	5-01- -205-269	Budget		48	1
				Vehicle Repairs & Maintenance				
43698	08/12/25	PARSA P.A.R.S.A.					6077	
25-00247	5	2025 sewer service	129,836.30	5-01- -450-201	Budget		53	1
				PARSA				
43699	08/12/25	PEIX HELDER PEIXOTO					6077	
25-00740	1	Drone License Exam Fee	175.00	5-01- -190-276	Budget		84	1
				Training Aids & Program				

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									
43700	08/12/25	PINTO PINTO BROTHERS					6077		
25-00136	7	2025 DPW ROLL00FF CONTAINER	364.25	5-01- -155-273	Budget		37	1	
				Bldg.-Other Contracted Serv.					
25-00136	8	2025 bulk pickup	4,320.39	5-01- -155-381	Budget		38	1	
				Other Contracted Services					
25-00136	9	2025 bulk pickup	3,208.31	5-01- -155-273	Budget		39	1	
				Bldg.-Other Contracted Serv.					
			<u>7,892.95</u>						
43701	08/12/25	POLK Anthony Polk					6077		
25-00887	1	historic photo services	1,282.05	5-01- -280-273	Budget		163	1	
				Other Contracted Services					
43702	08/12/25	POTE2 STEVE POTE					6077		
25-00881	1	historic refund	29.81	5-01- -280-227	Budget		154	1	
				Office Supplies/Materials					
43703	08/12/25	PRED PREDATOR TREE SERVICE					6077		
25-00138	4	library tree removal	2,000.00	5-01- -205-273	Budget		40	1	
				Other Contractural Services					
25-00138	5	tree removal	2,400.00	5-01- -205-273	Budget		41	1	
				Other Contractural Services					
			<u>4,400.00</u>						
43704	08/12/25	PSEG PSE&G CO.					6077		
25-00874	1	Street Lighting	7,072.41	5-01- -283-263	Budget		144	1	
				Electricity					
25-00874	2	Building Electricity	8,854.13	5-01- -283-263	Budget		145	1	
				Electricity					
25-00874	3	Building Gas	28.58	5-01- -283-362	Budget		146	1	
				Heating/AC					
25-00874	4	Sewers	3.80	5-01- -225-263	Budget		147	1	
				Gas & Electric					
25-00882	1	Street Lighting	7,723.28	5-01- -283-263	Budget		155	1	
				Electricity					
25-00882	2	Street Lighting	3,286.72	5-01- -283-163	Budget		156	1	
				Electricity					
25-00882	3	Street Lighting	1,447.90	5-01- -283-362	Budget		157	1	
				Heating/AC					
25-00882	4	Street Lighting	627.16	5-01- -225-263	Budget		158	1	
				Gas & Electric					
			<u>29,043.98</u>						
43705	08/12/25	RAP READ AUTO PARTS					6077		
25-00129	5	2025 DPW REPAIRS & PARTS	292.92	5-01- -205-247	Budget		33	1	
				Vehicular Parts & Accessories					
43706	08/12/25	REMGINTO Remington & Vernick Engineers					6077		
25-00430	15	general engineering	15,125.00	5-01- -150-281	Budget		65	1	
				Prof. & Cons. Serv. Other					

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									
43707	08/12/25	RG Ruderman & Roth LLC					6077		
25-00041	8	labor attorney services	1,320.00	5-01- -145-211 Labor Attorney	Budget		15	1	
43708	08/12/25	ROMEOJOS ROMEO ENTERPRISES					6077		
25-00140	2	2025 DPW AMS OIL SUPPLIES	23.73	5-01- -205-252 Motor Oils & Lubricants	Budget		42	1	
43709	08/12/25	RUT RUTGERS UNIVERSITY					6077		
25-00830	1	Lange Registration Clerk Class	653.00	5-01- -120-276 Training Aids & Programs	Budget		115	1	
43710	08/12/25	SAVOSCHA Savo, Schalk, Corsini, Warner					6077		
25-00835	2	general meeting	148.00	5-01- -165-281 Prof. & Cons. Servs. Other	Budget		117	1	
43711	08/12/25	SOM05 SOMERSET C'TY TREASURER					6077		
25-00583	2	3rd quarter recycling	15,925.20	5-01- -465-283 Unclassified Expenses	Budget		73	1	
25-00583	3	2nd quarter recycling	15,511.50	5-01- -465-283 Unclassified Expenses	Budget		74	1	
			<u>31,436.70</u>						
43712	08/12/25	SPEENEY2 Doug Speeney					6077		
25-00871	1	environmental refunds	167.38	5-01- -275-227 Office Supplies & Materials	Budget		141	1	
43713	08/12/25	STAPL STAPLES BUSINESS ADVANTAGE					6077		
25-00609	2	OFFICE SUPPLIES	35.48	5-01- -250-227 Office Supplies & Materials	Budget		77	1	
25-00609	3	OFFICE SUPPLIES	587.62	5-01- -250-227 Office Supplies & Materials	Budget		78	1	
			<u>623.10</u>						
43714	08/12/25	TEAML TEAM LIFE, INC					6077		
25-00686	1	AED Unit at Mobus Field	2,390.00	4-01- -610-203 Office Equipment	Budget		79	1	
43715	08/12/25	THESIGN The Sign Center					6077		
25-00738	1	Lettering Cars 20 and 25	1,500.00	5-01- -190-223 Vehicular Equipment (Cars)	Budget		83	1	
43716	08/12/25	THORG THOR GUARD, INC.					6077		
25-00872	1	battery for defibrillator	164.41	5-01- -155-222 Equipment For Building	Budget		142	1	
43717	08/12/25	TIGRISAQ TIGRIS AQUATIC SERVICE, LLC					6077		
25-00234	2	pump repair	2,255.50	5-01- -155-273 Bldg.-Other Contracted Serv.	Budget		50	1	

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								
43717	08/12/25	TIGRIS AQUATIC SERVICE, LLC	Continued					
25-00234	3	pump repair	250.00	5-01- -155-273	Budget		51	1
				Bldg.-Other Contracted Serv.				
			<u>2,505.50</u>					
43718	08/12/25	TOSHI TOSHIBA BUSINESS SOLUTIONS					6077	
25-00435	29	printer costs	300.00	5-01- -120-228	Budget		66	1
				Photocopy Expense				
25-00435	30	xmedius fax service	44.84	5-01- -283-459	Budget		67	1
				Telephone				
			<u>344.84</u>					
43719	08/12/25	TOSHIBA Toshiba Financial Services					6077	
25-00250	28	copier lease	3,278.27	5-01- -120-228	Budget		54	1
				Photocopy Expense				
25-00250	29	copier lease	1,006.73	5-01- -120-228	Budget		55	1
				Photocopy Expense				
25-00250	30	copier lease	1,589.15	5-01- -120-228	Budget		56	1
				Photocopy Expense				
			<u>5,874.15</u>					
43720	08/12/25	TREA8 TREASURER-STATE OF NEW JERSEY					6077	
25-00793	1	UNDERGROUND STORAGE TANKS	50.00	5-01- -155-381	Budget		89	1
				Other Contracted Services				
43721	08/12/25	TTSI TIMETRACK SYSTEMS INC.					6077	
25-00036	9	time clock services	119.00	5-01- -130-281	Budget		11	1
				Prof. & Contr. Services-Other				
25-00036	10	time clock services	4.25	5-01- -130-281	Budget		12	1
				Prof. & Contr. Services-Other				
			<u>123.25</u>					
43722	08/12/25	UGIES UGI Energy Services LLC					6077	
25-00868	1	August payment	113.22	5-01- -283-362	Budget		136	1
				Heating/AC				
43723	08/12/25	VER VE RALPH & SONS					6077	
25-00562	1	SAFETY EQUIPMENT	2,600.79	5-01- -185-231	Budget		70	1
				Emergency & Safety Supplies				
43724	08/12/25	WAC WELDON ASPHALT COMPANY					6077	
25-00157	3	2025 DPW ASPHALT MATERIAL	241.80	5-01- -205-242	Budget		45	1
				Asphalt, Paving Materials				
43725	08/12/25	WAI WITMER PUBLIC SAFETY GROUP					6077	
25-00840	1	EMBROIDERED LOGO	256.42	5-01- -185-239	Budget		119	1
				Uniforms, Clothing Expense				
43726	08/12/25	WAR01 Costello's Ace Hardward					6077	
25-00154	7	2025 DPW SUPPLIES	939.90	5-01- -155-232	Budget		43	1
				General Supplies				

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								
43727	08/12/25	WAT02 WATCHUNG FIRE DEPARTMENT					6077	
25-00528	1	REIMBURSEMENT EAST END CLEANUP	61.84	5-01- -185-276	Budget		69	1
				Training Aids & Programs				
25-00841	1	REIMBURSEMENT- MEAL	168.23	5-01- -185-276	Budget		120	1
				Training Aids & Programs				
			230.07					
43728	08/12/25	WAT8 WATCHUNG RESCUE SQUAD					6077	
25-00865	1	2025 budget funding	36,500.00	5-01- -195-283	Budget		131	1
				Unclassified Expenses				
25-00865	2	2025 budget funding	25,000.00	5-01- -610-208	Budget		132	1
				Rescue Squad Equipment				
			61,500.00					
43729	08/12/25	WBBOE WATCHUNG BOROUGH BOARD OF ED					6077	
25-00001	10	September 2025 taxes	1,605,750.00	5-01- -901-999	Budget		3	1
				WAT BD OF ED TAXES PAYABLE				
43730	08/12/25	WHITE WHITEMARSH CORP					6077	
25-00048	2	gasboy keyfobs	306.00	5-01- -155-222	Budget		16	1
				Equipment For Building				
43731	08/12/25	WHRHS WATCHUNG HILLS REG.HIGH SCHOOL					6077	
25-00002	10	September 2025 levy payment	725,593.00	5-01- -902-999	Budget		4	1
				WHRHS TAXES PAYABLE				
43732	08/12/25	WPCLLC WARRENVILLE PLUMBING & CO.,LLC					6077	
25-00155	6	Phillips field repairs	1,500.00	5-01- -155-266	Budget		44	1
				Building Repair & Maintenance				
43733	08/12/25	WRIGHT ARTHUR WRIGHT					6077	
25-00791	1	REIMBURSEMENT - VILLAGE GREEN	105.24	5-01- -155-237	Budget		88	1
				Bldg. Supplies & Materials				
43734	08/12/25	WWJ GANNETT NY-NJ NEWSPAPERS					6077	
25-00815	1	BoA notices	41.91	5-01- -165-255	Budget		103	1
				Advertising & Promotional				
Checking Account Totals								
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
		Checks:	148	1	8,419,570.23	0.00		
		Direct Deposit:	0	0	0.00	0.00		
		Total:	148	1	8,419,570.23	0.00		
PNC DEV ESCROW Citizens Developer Escrow								
15736	08/12/25	BATEM DIFRANCESCO,BATEMAN,COLEY,					6082	
25-00410	37	legal services Bonnie Burn Rd	288.00	E-PB24-01	Project		1	1
				Bonnie Burn Rd PB19-01				
15737	08/12/25	BRIGHTVI Bright View Engineering, LLC					6082	
25-00834	1	raising canes reso prep	1,356.25	E-PB24-02	Project		6	1
				Raising Cane's				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
PNC DEV ESCROW Citizens Developer Escrow Continued							
15738	08/12/25	HEALEY Mark Healey					6082
25-00832	1	Raising Canes	450.00	E-PB24-02 Raising Cane's	Project		5 1
15739	08/12/25	LINNU FRANCIS P LINNUS ESQ					6082
25-00813	1	Bonnie Burn amended site plan	97.50	E-PB24-01 Bonnie Burn Rd PB19-01	Project		2 1
25-00831	1	emails Raising Canes	48.75	E-PB24-02 Raising Cane's	Project		3 1
25-00831	2	resolutions Raising Canes	848.25	E-PB24-02 Raising Cane's	Project		4 1
			<u>994.50</u>				
15740	08/12/25	SAVOSCHA Savo, Schalk, Corsini, Warner					6082
25-00835	1	Crown Cadillac revised plans	425.50	E-BA23-10 1584 US Route 22 BA25-04	Project		7 1
15741	08/12/25	WELDONMA Weldon Materials					6082
25-00880	1	escrow return	5,803.22	E-PB17-03 7601 Lots 4-18	Project		8 1
Checking Account Totals							
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
		Checks:	6	0	9,317.47	0.00	
		Direct Deposit:	0	0	0.00	0.00	
		Total:	<u>6</u>	<u>0</u>	<u>9,317.47</u>	<u>0.00</u>	
PNC OTHER ESC Citizens Savings Other Escrow							
195	07/31/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6075
25-00843	1	Watchung Boro PD Payroll	12,877.50	T-93- -100-5ED Extra Duty Solutions Funds	Budget		1 1
196	07/31/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6075
25-00846	1	Watchung Boro PD Payroll	17,340.00	T-93- -100-5ED Extra Duty Solutions Funds	Budget		2 1
25-00846	2	Watchung Boro PD Payroll	360.00	T-93- -100-502 Levin Management (Blue Star)	Budget		3 1
			<u>17,700.00</u>				
197	07/31/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6075
25-00849	1	Watchung Boro PD Payroll	14,662.50	T-93- -100-5ED Extra Duty Solutions Funds	Budget		4 1
25-00849	2	Watchung Boro PD Payroll	900.00	T-93- -100-502 Levin Management (Blue Star)	Budget		5 1
			<u>15,562.50</u>				
198	08/12/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6076
25-00852	1	Watchung Boro PD PD Payroll	9,520.00	T-93- -100-5ED Extra Duty Solutions Funds	Budget		1 1
15527	08/12/25	REEFCO Reefco Aquarium Service, LLC					6081
25-00024	9	library services	149.96	T-93- -100-110 Watchung Public Library Advisory Board	Budget		1 1

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								
15528	08/12/25	WAT03 WATCHUNG BOROUGH CURRENT FUND						6081
25-00844	1	Watchung Boro PD Fees	3,333.00	T-93- -100-5ED	Budget		2	1
				Extra Duty Solutions Funds				
25-00847	1	Watchung Boro PD Fees	4,488.00	T-93- -100-5ED	Budget		3	1
				Extra Duty Solutions Funds				
25-00847	2	Watchung Boro PD Fees	76.00	T-93- -100-502	Budget		4	1
				Levin Management (Blue Star)				
25-00850	1	Watchung Boro PD Fees	3,795.00	T-93- -100-5ED	Budget		5	1
				Extra Duty Solutions Funds				
25-00850	2	Watchung Boro PD Fees	190.00	T-93- -100-502	Budget		6	1
				Levin Management (Blue Star)				
25-00853	1	Watchung Boro PD Fees	2,464.00	T-93- -100-5ED	Budget		7	1
				Extra Duty Solutions Funds				
			14,346.00					
Checking Account Totals								
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
		Checks:	6	0	70,155.96	0.00		
		Direct Deposit:	0	0	0.00	0.00		
		Total:	6	0	70,155.96	0.00		
Report Totals								
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>		
		Checks:	165	1	8,532,132.66	0.00		
		Direct Deposit:	0	0	0.00	0.00		
		Total:	165	1	8,532,132.66	0.00		

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	4-01	21,055.91	0.00	0.00	21,055.91
Current Fund	5-01	8,398,514.32	0.00	0.00	8,398,514.32
Capital Fund	C-02	18,829.80	0.00	0.00	18,829.80
	D-11	1.20	0.00	0.00	1.20
	H-06	14,258.00	0.00	0.00	14,258.00
	T-93	70,155.96	0.00	0.00	70,155.96
Total of All Funds:		8,522,815.19	0.00	0.00	8,522,815.19

Project Description	Project No.	Project Total
1584 US Route 22 BA25-04	E-BA23-10	425.50
7601 Lots 4-18	E-PB17-03	5,803.22
Bonnie Burn Rd PB19-01	E-PB24-01	385.50
Raising Cane's	E-PB24-02	2,703.25
Total of All Projects:		<u>9,317.47</u>

**BOROUGH OF WATCHUNG
RESOLUTION: R16**

***AUTHORIZING THE BOROUGH TAX APPEAL ATTORNEY TO ENTER INTO
A STIPULATION OF SETTLEMENT RELATIVE TO THE TAX APPEALS
CAPTIONED BOROUGH OF WATCHUNG VS. UE HERITAGE SQUARE LLC,
TAX COURT OF NEW JERSEY, DOCKET NOS. 006718-2024 & 007759-2025 &
UE HERITAGE SQUARE LLC VS. BOROUGH OF WATCHUNG, TAX COURT
OF NEW JERSEY, DOCKET NO.: 000261-2025.***

WHEREAS, the Borough of Watchung filed appeals of the 2024 and 2025 tax year assessments against UE Heritage Square LLC (the “Taxpayer”), the owner of a commercial shopping complex located at 1630-1666 Route 22 East and Terrill Road, Block 6101, Lot 5 on the Borough of Watchung Tax Assessment Maps (the “Property”), in the Tax Court of New Jersey, Docket Nos. 006718-2024 & 007759-2025; and

WHEREAS, the Taxpayer filed an added assessment tax appeal of the 2024 added assessment placed upon the Property by the Borough’s Tax Assessor in connection with the completion of a Starbucks, which is pending in the Tax Court of New Jersey, Docket Nos. 000261-2025; and

WHEREAS, the Mayor and Council of the Borough of Watchung met and considered the aforesaid tax appeals and the recommendations of its Tax Assessor and Borough Tax Appeal Attorney; and

WHEREAS, on March 4, 2024, subsequent to the setting of the 2024 tax year assessment, the Tax Assessor received a deed of sale for the Property

WHEREAS, an acceptable settlement has been negotiated which results in the Borough’s tax appeal and the Taxpayer’s Added Assessment Tax Appeal for the 2024 tax year both being withdrawn and the assessment therefore remaining unchanged, and that for the tax appeal filed for the 2025 tax year, there will be an increase in the total tax assessment by the amount of \$6,617,000 from a total tax assessment in 2025 of \$24,383,000 to \$31,000,000, all

**BOROUGH OF WATCHUNG
RESOLUTION: R16**

as more particularly set forth in the Stipulation of Settlement for Docket Nos. 006718-2024, 000261-2025 (2024 added assessment), and 007759-2025;; and

WHEREAS, the settlement stipulates that the 2026 tax year assessment shall be set at \$32,500,000 and the 2027 tax year assessment shall be set at \$33,500,000; and

WHEREAS, the Taxpayer shall have a right to appeal the 2026 or 2027 tax year assessments only if the assessments are not set in accordance with this agreement or if the vacancy rate in that year has risen to 15% or greater, as more particularly set forth in the Stipulation of Settlement; and

WHEREAS, the Freeze Act is waived by the Taxpayer and shall not apply with respect to the adjustment made to the assessment in 2025 as the base year for 2026 and 2027; and

WHEREAS, the Borough Tax Assessor reviewed the market value of the property with other comparable properties; and

WHEREAS, the Borough will waive the payment of interest provided that Defendant pays such increase within sixty (60) days of receipt by Defendant of a tax bill from the municipality setting forth the amount of taxes due for the tax year 2025, as more specifically set forth in the Stipulation of Settlement; and

WHEREAS, the aforesaid reductions have no general application to other properties within the Borough of Watchung as a result of the aforesaid specific facts situation; and

WHEREAS, the Mayor and Council of the Borough of Watchung will make this settlement with the Taxpayer, without prejudice to its dealings with any other Borough of Watchung taxpayers' request for tax assessment reduction; and

**BOROUGH OF WATCHUNG
RESOLUTION: R16**

WHEREAS, the Mayor and Council of the Borough of Watchung have reviewed a copy of the proposed Settlement Agreement and Stipulations of Settlement in these matters; and

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

1. The Borough Tax Appeal Attorney is hereby authorized to execute the Stipulation of Settlement relative to the tax appeal of Borough of Watchung v. UE Heritage Square LLC, Docket Nos. 006718-2024 & 007758-2025, and UE Heritage Square LLC v. Borough of Watchung, Docket No.: 000261-2025 which provides for the withdrawal of the 2024 tax appeals and an in the total tax assessment in 2025 from \$24,383,000 to a total tax assessment of \$31,000,000; which further provides that the Borough of Watchung will waive the payment of interest if the taxes are paid within sixty (60) days of receipt by Defendant of a tax bill from the municipality setting forth the amount of taxes due for the tax year 2025; all pursuant to the terms, conditions and provisions more specifically described in the Stipulation of Settlement.
2. The form of Stipulation of Settlement has been reviewed by the Mayor and Council of the Borough of Watchung.
3. The settlement and recitals outlined above are incorporated herein and shall be without prejudice to the Borough of Watchung's dealings with any other taxpayer's request for tax assessment reductions.

Paul Fischer, Council Member

BOROUGH OF WATCHUNG
RESOLUTION: R16

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: FINANCE-MISC
C: TAX ASSESSOR,
TAX COLLECTOR,

(Attorney ID: 034072012)
**DIFRANCESCO, BATEMAN, KUNZMAN,
DAVIS, LEHRER & FLAUM, P.C.**
15 Mountain Boulevard
Warren, New Jersey 07059-6327
(908) 757-7800
Attorneys for Plaintiff, Borough of Watchung
Our File No.: WT23469 /KAM

BOROUGH OF WATCHUNG,
A Municipal Corporation of the
State of New Jersey,

Plaintiff,

vs.

UE HERITAGE SQUARE LLC,

Defendant.

TAX COURT OF NEW JERSEY

DOCKET NOS.: **006718-2024**
000261-2025
007759-2025

Civil Action

UE HERITAGE SQUARE LLC,

Plaintiff,

vs.

BOROUGH OF WATCHUNG,
A Municipal Corporation of the
State of New Jersey,

Defendant.

TAX COURT OF NEW JERSEY

DOCKET NO.: **000261-2025**
(2024 Added Assessment)

Civil Action

STIPULATION OF SETTLEMENT

1. It is hereby STIPULATED and AGREED that the assessment of the following property be adjusted and a judgment be entered as follows:

The parties agree that the Complaint and Answer & Counterclaim pending for Docket No. 006718-2024 are withdrawn, as are the pleadings with respect to the added-assessment appeal, Docket No. 000261-2025.

Block : 6101	Lot : 5		
Street Address : 1630-1666 Route 22			Tax Year : 2025
	Original Assessment	County Board Judgment	Requested Tax Court Judgment
LAND	\$ 11,615,000		\$ 11,615,000
IMPROVEMENTS	\$ 12,768,000	N/A	\$ 19,385,000
TOTAL	\$ 24,383,000		\$ 31,000,000

2. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis and information with respect to the valuation and assessment of the property as they deem necessary and appropriate for the purpose of enabling them to enter into the stipulation. The assessor of the taxing district has been consulted by the attorney for the taxing district with respect to this settlement and has concurred.

3. Based upon the foregoing, the undersigned represent to the court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.

4. The Freeze Act shall not apply.

5. The Plaintiff, Borough of Watchung agrees to waive interest on the increase in taxes due resulting from the within settlement for the 2025 tax year provided that Defendant pays such increase within sixty (60) days of receipt by Defendant of a tax bill from the municipality setting forth the amount of taxes due for the tax year 2025. In the event Defendant fails to pay taxes as set forth herein, then statutory interest shall run from the date of the original quarterly tax bills for the tax year at issue.

6. The parties acknowledge that the Tax Court may not have jurisdiction over the remainder of the terms of the settlement.

7. Assuming there is no material destruction or further improvements or development to the subject property, as of each relevant valuation date (or in the case of

material destruction, as of January 1, 2026 or January 1, 2027), the 2026 tax year assessment shall be set at \$32,500,000 and the 2027 tax year assessment shall be set at \$33,500,000.

8. Nothing in this agreement shall prohibit the Tax Assessor from imposing added, omitted, or omitted added assessments, if warranted. Defendant maintains their right to appeal such assessments if imposed.

9. For the 2026 and 2027 tax years, if the vacancy rate rises to 15% or greater as of October 1, 2025 or October 1, 2026, respectively, Defendant shall maintain their right to file a tax appeal for the year in which the vacancy rate has risen to 15% or greater.

10. If the vacancy rate remains below 15% as of October 1, 2025 and October 1, 2026, neither party shall have the right to appeal the 2026 or 2027 tax year assessments, so long as the assessments are set in accordance with this agreement. Otherwise, either party may file a tax appeal for the purposes of effectuating the 2026 or 2027 tax year assessments set forth herein. The Freeze Act would not apply to any resulting Judgment.

**DiFRANCESCO, BATEMAN, KUNZMAN,
DAVIS, LEHRER & FLAUM, P.C.**
Attorney for Plaintiff/Defendant
BOROUGH OF WATCHUNG

STAVITSKY & ASSOCIATES, LLC
Attorneys for Defendant/Plaintiff
UE HERITAGE SQUARE LLC

By: _____
KEVIN A. McDONALD, ESQ.

By: _____
JAMES T. RYAN, III, ESQ.

Dated: _____, 2025

Dated: _____, 2025

BOROUGH OF WATCHUNG
RESOLUTION: R19

WHEREAS, it is necessary to retain the Professional Services of an Independent Testing Laboratory as regulated by the NJ Department of Community Affairs; and

WHEREAS, the Borough solicited for materials, testing and other laboratory necessary for the construction of the library in Watchung and received a written cost proposal and this cost proposal was reviewed by the Administrator; and

WHEREAS, the Chief Financial Officer of the Borough of Watchung has certified that funds are available in the following account: 5-01-610-202

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 ANS Consultants, Inc. 4405 South Clinton Avenue, South Plainfield, NJ 07080-1213.

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 ANS Consultants, Inc. in an amount not to exceed \$15,000.00

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

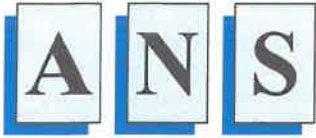
BE IT FURTHER RESOLVED that this contract was not awarded through a “fair and open process” pursuant to N.J.S.A. 19:44A-20.4 *et seq.* but has been awarded based on the merits and abilities of ANS Consultants, Inc. to provide these professional services described herein.

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: AUGUST 21, 2025
INDEX: AWARDS
C: B. HANCE



CONSULTANTS, INC.
4405 South Clinton Avenue
South Plainfield, NJ 07080

Tel: (800) 545-ATUL
(908) 754-8383
Fax: (908) 754-8633

NJ EDA Approved Testing Laboratory • MBE/DBE Certified • NJ DEP Certified
www.ANSConsultants.net

Soil, Concrete, Masonry, Rebar, Asphalt, Structural Steel, Precast, Piles, Caissons, Fire-proofing, Roofing, Soil Boring, Concrete/Rock Coring, UST Removal, Environmental Testing & Reports

August 19, 2025 (R)

Borough of Watchung
15 Mountain Boulevard
Watchung, NJ 07069

Attn.: Mr. James Damato

Re: Special Inspection
12 Sterling Road (Watchung Public Library)
Watchung, NJ 07069

Dear Mr. Damato,

ANS Consultants, Inc. is pleased to provide the following price proposal for your review and acceptance.

Concrete Inspection & Testing:

1. Concrete Inspection (Field):

Provide site inspector for quality control of concrete, assuring that concrete is mixed according to Specifications, perform slump test, air test, unit weight Test, prepare concrete test cylinders, including daily Report \$ 875.00/full day
Half day (Less than 4 hours) \$ 700.00/half day
Cancellation Charge \$ 450.00/ trip
Add, for rebar inspection..... \$ 100.00/trip

2. Concrete Test Cylinders:

a. Curing, capping, testing and reporting the Compressive Strength Test results at 7 and 28 Days \$ 25.00/each
b. (1) ANS Driver to Pick-up test cylinders \$ 250.00/trip
(2) ANS Inspector/Engineer who is already on site to pick-up test cylinders \$ 150.00/trip

Rebar Inspection:

ANS Engineer/Inspector to inspect reinforcing steel bars, Rebar mill certs installed size and spacing, and formwork Inspection including a report..... \$ 875.00/full day
Half day (Less than 4 hours) \$ 700.00/half day
Cancellation Charge \$ 450.00/ trip

Soil Inspection & Testing (Field Work):

- a. Technician for in situ density tests. (As per
ASTM D - 2922/D - 2167/D - 1556) \$ 875.00/full day
Half day (Less than 4 hours) \$ 700.00/half day
Cancellation Charge \$ 450.00/ trip
- b. Footing Bottom & Reinforcing Steel Inspection:

Provide inspector to examine the footing bottoms
& Reinforcing steel including checking of form work
and verification of correct bar size, splice length,
number of bars, etc. \$ 875.00/trip
Half day (Less than 4 hours) \$ 700.00/half day
Cancellation Charge \$ 450.00/trip

Soil Testing (laboratory Work):

1. Sieve Analysis of Coarse/Fine Agg. (ASTM C-136) \$ 125.00/each
2. Proctor Test (As per ASTM D - 1557) \$ 250.00/each
3. Atterberg Limits (As per ASTM D - 423/D - 424) \$ 250.00/each
4. (1) ANS Driver to Pick-up soil samples (As per ASTM D75) \$ 250.00/trip
(2) ANS Inspector/Engineer who is already
on site to collect soil sample(s) and deliver
to office \$ 100.00/trip

Masonry Inspection & Testing:

1. Field technician for visual inspection of masonry work,
including inspection of mortar and grout mixing, block
placement rebar / dur-o-wall placement and other
associated activities including supplying molds for the
2" X 2" X 2" mortar cube & fabrication of mortar cube
samples (as per ASTM C - 109) and grout samples
(as per ASTM C - 1019) \$ 875.00/full day
Half day (Less than 4 hours) \$ 700.00/half day
Cancellation Charge \$ 450.00/ trip
2. Lab. Testing of 2" X 2" X 2" mortar cube or grout
samples for compressive strength tests..... \$ 25.00/each
- ANS Driver to Pick-up samples \$ 250.00/trip
 - ANS Inspector/Engineer who is already
on site to collect sample(s) and deliver
to office \$ 150.00/trip

St. Steel Welding Inspection and Testing:

- Welding inspector to check plumb ness and alignment
utilizing a bazooka, torque testing of ASTM A-325 high
strength bolts, visually inspect welds & if need perform
magnetic particle tests, including a report..... \$ 875.00/full day

Half day (Less than 4 hours)	\$ 700.00/half day
Cancellation Charge	\$ 450.00/ trip
Add, for UT/PT/MT.....	\$ 100.00/trip

Visual Spray-on Fireproofing Inspection:

Welding inspector to check thickness of applied fire proofing material and collect density samples, including a report.....	\$ 875.00/full day
Half day (Less than 4 hours)	\$ 700.00/half day
Cancellation Charge	\$ 450.00/ trip
Add, for density samples.....	\$ 50.00/ each
Add, for adhesion and cohesion samples.....	\$ 125.00/ each

Asphalt Inspection & Testing:

Inspector to perform field density tests utilizing a nuclear density gauge, monitor temperature, pavement thickness and rolling operation, including a daily report	\$ 875.00/ full day
Half day (Less than 4 hours)	\$ 700.00/half day
Cancellation Charge	\$ 450.00/ trip

The above rates for testing and inspection services are subject to the following terms and conditions:

1. Inspections are charged on a per trip basis when the inspection is performed any time between the hours of 7:00am to 3:30pm, 8:00am to 4:30pm; overtime rates are applicable before and after the above-mentioned times and will be charged at the rate 1.5 times the corresponding rate, with weekends and holidays being charged at two (2) times the corresponding rate.
2. A cancellation rate will be charged when personnel are requested and subsequently not utilized or when five (5) hours advance notice of the cancellation is not provided. Client at a minimum of twenty-four (24) hours will request all services in advance.
3. Contract rates will be effective for the entire duration of the project from the date of the agreement.
4. Travel expenses: PE Sign & Seal reports are included in the unit rates.
5. Rates include one copy of each daily report mailed by US First Class mail.
6. End of the project sign of letter including one copy of all reports will be charged at \$ 275.00.
7. Payment terms: Net 30 days - A service charge of 2% per month will be charged on past due accounts. All accounts exceeding ninety (90) days will be canceled without notice. We accept Cash / Visa / Master Card / American Express.
8. All legal fees incurred to collect unpaid account will be paid for by the client. These fees include letters, telephone calls, and litigation or any other expense incurred as a result of the collection process.

Client: Borough of Watchung
Date: 08/19/2025

Project: Watchung, NJ

Page 4

Sincerely,
ANS CONSULTANTS, INC.



Atul N. Shah, PE, F. ASCE (908-754-8383)
President

Please, indicate your acceptance of the above by signing and returning one copy to:

ANS CONSULTANTS, INC.
4405 South Clinton Avenue
South Plainfield, NJ 07080 -1213

Approved by: _____

Title: _____

Date: _____

Email: jdamoto@watchungnj.gov

CC: Potter Architects, LLC
410 Colonial Avenue
Union, NJ 07083
Attn.: Mr. Thomas R. Potter
Phone: 908-686-2547
Email: TRPotter@Potterarchitects.com

File: ans.rt.08192025.01335. Borough of Watchung (R)

**BOROUGH OF WATCHUNG
RESOLUTION: R17**

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

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

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

1. The public shall be excluded from discussion of the closed session of August 21, 2025.
2. The general nature of the subject matter to be discussed:
 - Anticipated Litigation / Attorney-Client Privilege Matters regarding Special Litigation Counsel
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: MISC.
C:

**BOROUGH OF WATCHUNG
RESOLUTION: R18**

***AWARDING PROFESSIONAL SERVICES CONTRACT FOR
SPECIAL LITIGATION COUNSEL***

WHEREAS, the Borough of Watchung desires to hire a special litigation attorney to assist the Borough with certain legal matters; and

WHEREAS, the Borough of Watchung has appropriated funds for said services;

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

1. The Mayor and Borough Clerk are hereby authorized to enter into a Professional Services Contract with Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A., for legal services as Special Litigation Counsel for the next twelve (12) months. Said contract is attached hereto as Exhibit A.
2. The Contract is awarded without competitive bidding as a professional service under the Local Public Contracts Law, more specifically N.J.S.A. 40A:11-5, which permits such work to be performed without advertising for bids.

Paul Fischer, Council Member

Ronald Jubin, Ph. D., Mayor

ADOPTED: AUGUST 21, 2025
INDEX: AWARDS,
C: B.HANCE,

**PROFESSIONAL SERVICE CONTRACT FOR LEGAL SERVICES
SPECIAL LITIGATION COUNSEL**

This Agreement made this ____ day of _____, 2025, by and between the Borough of Watchung, in the County of Somerset, a municipal corporation of the State of New Jersey, hereinafter designated as "Contracting Unit" or "Borough," and STEVEN K. WARNER & MATTHEW R. FLYNN, ESQS., of the firm Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A., having its principal place of business at 56 East Main Street, Suite 301, Somerville, New Jersey 08876, hereinafter designated as the "Contractor."

THIS AGREEMENT WITNESSETH that, in consideration of the mutual covenants herein expressed, the Contracting Unit and the Contractor agree as follows:

1. Scope of Employment.

The Contractor is hereby retained by the Contracting Unit as **Special Litigation Counsel** to represent the Contracting Unit in its capacity to handle certain legal matters and/or litigation in which the Contracting Unit's appointed Borough Attorney has disclosed a conflict of interest, including, but not limited to: challenging the legal sufficiency of Green Brook Borough's Ordinance No. 2025-911 through an action in lieu of prerogative writs; challenging the legal sufficiency of Green Brook Borough's 4th Round Housing Element and Fair Share Plan; and/or representing and negotiating on behalf of the Borough to lessen the impact of a contemplated development on Hauser Lane (to include preparation for appearances, conferences, and/or therefore during the contract term and render said Contracting Unit such legal advice as is requested and all legal research required relative thereto). The Contractor shall also perform other services as requested by the Contracting Unit, to include, but not limited to: answering of phone and written inquiries of the Borough, Borough Council Members or its employees, and other Contracting Unit contractors; preparation of resolutions and representation of the Contracting Unit in any litigation in which it becomes involved and related work. This shall also include any reasonably related expenses incurred by the Contractor in order to perform the aforementioned scope of work.

2. Term.

This contract shall cover the period July 1, 2025 through June 30, 2026.

3. Consideration.

- a. For the services set forth in Paragraph 1 above, the consideration shall be at an hourly rate of \$205.00 for services of an Attorney at Law and \$75.00 per hour for a Paralegal.
- b. The consideration for services shall be paid as vouchers are submitted and approved by the Contracting Unit.

4. Assignment.

This contract shall not be assigned by the Contractor.

5. Special Provisions.

In the event the Contractor shall be unable to fulfill its duties as required hereunder because of illness, conflict of interest or any other valid reason, it may designate another attorney at law to serve temporarily or for any specific purpose hereunder, which designation shall be subject to approval by the Contracting Unit. The fees to be charged for legal services by said designated attorney shall in no event exceed the hourly rate provided herein.

6. Affirmative Action.

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

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, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the Contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity 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.

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, gender identity or expression, disability, nationality or sex.

7. Equal Opportunity for Individuals with Disabilities.

- a. The Contractor and the Contracting Unit do hereby agree that the provisions of Title II of the Americans with Disabilities Act of 1990 (the "Act") (42 U.S.C. §12101 et seq.), which Prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the Contracting Unit pursuant to this contract, the Contractor, agrees that the performance shall be in strict compliance with the Act. In the event that the Contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the Contractor shall defend the Contracting Unit in any action or administrative proceeding commenced pursuant to this Act. The Contractor

shall indemnify, protect, and save harmless the Contracting Unit, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The Contractor shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the Contracting Unit's grievance procedure, the Contractor agrees to abide by any decision of the Contracting Unit, which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the Contracting Unit or if the Contracting Unit incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the Contractor shall satisfy and discharge the same at its own expense.

- b. The Contracting Unit shall, as soon as practicable after a claim has been made against it, give written notice thereof to the Contractor along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the Contracting Unit or any of its agents, servants, and employees, the Contracting Unit shall expeditiously forward or have forwarded to the Contractor every demand, complaint, notice, summons, pleading, or other process received by the Contracting Unit or its representatives.
- c. It is expressly agreed and understood that any approval by the Contracting Unit of the services provided by the Contractor pursuant to this contract will not relieve the Contractor of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the Contracting Unit pursuant to this paragraph.
- d. It is further agreed and understood that the Contracting Unit assumes no obligation to indemnify or save harmless the Contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the Contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Contracting Unit's obligations assumed in this Agreement, nor shall they be construed to relieve the Contractor from any liability, nor preclude the Contracting Unit from taking any other actions available to it under any other provisions of this Agreement or otherwise at law.

8. Insurance.

The Contractor shall purchase and maintain, at its sole expense, the required insurance to provide protection from claims and liabilities which may arise out of or result from Contractor's performance of the work and Contractor's other obligations under the Contract, whether it is to be performed or furnished by the Contractor, or by any of Contractor's subcontractors or by anyone directly or indirectly hired by any of them to perform any work, or furnish any work or any supplies, or by anyone for who acts any of them may be liable.

The Contractor shall maintain insurance for at least the limits of liability as set forth below. The Contractor acknowledges that the limits and coverages as outlined below may be subject to change at the Borough's discretion, depending upon the Contractor's insurance program and scope of work to be performed.

- a. Commercial or Comprehensive General Liability with limits of not less than the following:
Combined Single Limits of Bodily Injury and Property Damage for
 - \$1,000,000.00 each occurrence (Bodily Injury & Property Damage),
 - \$1,000,000.00 Products/Completed Operations Aggregate,
 - \$1,000,000.00 Personal Injury & Advertising Limit
 - \$2,000,000.00 General Aggregate
- b. Business Automobile Liability Insurance covering non-owned, hired, and owned vehicles for a limit of liability of not less than \$1,000,000.00 each accident Combined Single Limit for Bodily Injury and Property Damage.
- c. Workers Compensation will cover all of the Contractor's employees directly or indirectly engaged in the performance of this Contract. The insurance shall comply with the statutory requirements of the State of New Jersey and provide Employers' Liability Insurance limits for not less than \$500,000/\$500,000/\$500,000.

Certificates of Insurance showing such coverages to be in force shall be filed with the Authority prior to commencement of services and shall contain a provision stating that they will not be canceled or not renewed without ten (10) days' notice to the Borough.

All deductible amounts shall be the responsibility of the Contractor. The insurance amount contained herein shall not be construed as a limitation of the liability of the Contractor or its subcontractors, agents, employees or representatives, which shall be determined in accordance with applicable law.

9. Acceptance of Employment.

Contractor hereby accepts the contract and agrees to utilize his best efforts in a timely fashion to provide the services requested. Contractor further represents that he has the education, training and experience to render the services requested in a quality manner.

10. Professional Service.

In order to ensure that the retention of the Professional by the Contracting Unit constitutes a professional service, as that term is defined under the New Jersey Local Public Contracts Law, Contractor represents:

- a. The services are being rendered and performed by a person authorized by law to practice a recognized profession,

- b. The practice is regulated by law, and
- c. The performance of the service requires knowledge of an advanced type in a field of learning acquired by a prolonged, formal course of specialized instruction and study as distinguished from general academic instruction of apprenticeship and training.

Contractor represents that his license and regulated profession are the practice of law. In the event Contractor is part of a corporation, said Contractor, through execution of this agreement, represents that the corporation is a lawful professional service corporation in accordance with N.J.S.A. 14A:17-1, et seq.

11. Conflict of Interest/Confidentiality.

Contractor represents that he is not employed or retained and will not be rendering services for an individual, company, municipality or other entity which would create a conflict of interest by virtue of the services Contractor is now rendering for the Contracting Unit under the terms of this agreement. Moreover, Contractor represents and acknowledges that all information, strategies, positions, etc., which he gains knowledge of by virtue of this employment is confidential in nature and will not be disseminated to any third party.

12. Termination of Agreement.

Either party may terminate this agreement upon thirty (30) days written notice to the other. If the agreement is terminated, the Contractor will be paid for all work performed up to the date of termination.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals or caused these presents to be signed by their proper corporate officers and their corporate seal to be hereto affixed this _____ day of _____, 2025.

ATTEST:

BOROUGH OF WATCHUNG

Edith G. Gil, Borough Clerk

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

ATTEST:

SAVO, SCHALK, CORSINI, WARNER,
GILLESPIE, O'GRODNICK & FISHER,

PA

By: _____
Steven K. Warner, Esq.