

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



15 Mountain Blvd
Watchung, NJ
07069

Ronald Jubin, Ph.D. Mayor

James J. Damato, Business Administrator
Joseph V. Sordillo, Esq., Borough Attorney
Edith G. Gil, Borough Clerk

Mayor & Council Meeting AGENDA

**October 6, 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 - Domestic Violence Awareness Month

REPORTS OF STANDING COMMITTEES

Administration & Finance

Police

Public Works / Buildings and Grounds

Public Affairs:

Environmental

Recreation

Historical

Board of Health

Green Team

Fire

Laws/Ordinances

REPORTS OF BOROUGH OFFICERS

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

October 6, 2025 - 7:30 PM

Engineer
Police Chief
Fire Chief
Fire Official
Rescue Squad
Emergency Management
Attorney
Finance
Clerk
Administrator
Youth Services
Planning Board
Municipal Alliance
Library Advisory Committee
Traffic and Beautification

PUBLIC PORTION / AGENDA ITEMS ONLY

Each speaker is limited to one 5-minute comment.

UNFINISHED BUSINESS

ORD #25/17: ORDINANCE AUTHORIZING THE BOROUGH OF WATCHUNG TO ENTER INTO A 50-YEAR GROUND LEASE AGREEMENT WITH THE CONNELL COMPANY FOR THE DEVELOPMENT AND OPERATION OF A NEW FIREHOUSE (BLOCK 7502/LOT 1)

NEW BUSINESS

REPORTS & CORRESPONDENCE

These items will be approved by a single motion unless a Member requests separate consideration

Acknowledging Receipt of the following Borough Reports:

Board of Adjustment Minutes

August 14, 2025

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

October 6, 2025 - 7:30 PM

Board of Health Minutes	May 21, 2025
Building Department Monthly Report	September 2025
Historical Committee Minutes	June 18, 2025
Mayor & Council Executive Session Mins	September 18, 2025
Planning Board Minutes	August 19, 2025
PARSA Minutes	June 5, 2025
	September 4, 2025
Recreation Commission Minutes	May 7, 2025
	June 4, 2025
	August 27, 2025

#15: Notice of Public Hearing on Redevelopment Plan 10/28/25, Twp of Scotch Plains

CONSENT

The items listed below are considered routine and moved under one motion.

R1: Authorizing the Issuance of a Raffle License #691 and #692 to The Fathers Club of Mount Saint Mary Academy

R2: Authorizing a Field and Facility Permit to Chai Center for Jewish Life for the Use of Best Lake on October 7th

R3: Authorizing a Grant Application for the Somerset County Trails Grant Program

NON-CONSENT

R4: Authorizing a Salary Adjustment for Harrison Werner

R5: Authorizing a Settlement Agreement on Estrella v. Damato, et al.

R6: Authorizing a Bill List

ORDINANCE ON FIRST READING

ORD 25/18: AN ORDINANCE AMENDING CHAPTER 17, STREETS & SIDEWALKS, OF THE BOROUGH CODE TO UPDATE THE BOROUGH'S REGULATIONS ON STREET OPENING PERMITS AND THE REPAVING REQUIREMENTS.

OR 25/19: AN ORDINANCE AMENDING THE BOROUGH'S CODE, CHAPTER 7, ENTITLED "TRAFFIC" TO ESTABLISH PARKING RESTRICTIONS ALONG A PORTION OF CARRAR DRIVE

PUBLIC PORTION - GENERAL DISCUSSION

Each speaker is limited to one 5-minute comment.

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

October 6, 2025 - 7:30 PM

EXECUTIVE SESSION

R7: Authorizing an Executive Session to discuss Personnel Matters / Contract Negotiations

Council may take official action on item(s) discussed upon return to open session.

ADJOURNMENT

The next meeting of the Mayor and Council is October 23, 2025.

BOROUGH OF WATCHUNG ENGINEERING & INSPECTION STATUS REPORT

SEPTEMBER 2025

MATTERS FOR GENERAL DISCUSSION & FOLLOW UP

1. PSE&G distributed a plan for the proposed next two weeks (10/6/2025 to 10/17/2025) of work on gas utilities in the Borough and surrounding area.
 - i. Nighttime work (8:00 PM to 6:00 AM) on **PI-714 Roads** 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 Day Work	10/6/2025	Stanie Brae Dr	Deer Rn	Anderson Rd	2" Gas Main
	10/7/2025	Stanie Brae Dr	Deer Rn	Anderson Rd	2" Gas Main
	10/8/2025	Stanie Brae Dr	Deer Rn	Anderson Rd	2" Gas Main
	10/9/2025	Deer Rn	Knollwood Dr	Stanie Brae Dr	4" Gas Main
	10/10/2025	Deer Rn	Knollwood Dr	Stanie Brae Dr	4" Gas Main
	10/13/2025	Deer Rn	Knollwood Dr	Stanie Brae Dr	4" Gas Main
	10/14/2025	Deer Rn	Knollwood Dr	Stanie Brae Dr	4" Gas Main
	10/15/2025	Deer Rn	Knollwood Dr	Knollwood Dr	4" Gas Main
	10/16/2025	Knollwood Dr	Deer Rn	Acorn Dr	2" Gas Main
	10/17/2025	Knollwood Dr	Deer Rn	Acorn Dr	2" Gas Main
Dino Andre	10/6/2025	Fawn Ln	Hillcrest Rd	Pine Ln	Services
	10/7/2025	Fawn Ln	Hillcrest Rd	Pine Ln	Services
	10/8/2025	Spencer Ln	Fawn Ln	Hillcrest Rd	Services
	10/9/2025	Spencer Ln	Hillcrest Rd	Guinard Dr	Services
	10/10/2025	Pine Ln	Fawn Ln	Dug Way	Services
	10/13/2025	Pine Ln	Fawn Ln	Dug Way	Services
	10/14/2025	Pine Ln	Fawn Ln	Dug Way	Services
	10/15/2025	Pine Ln	Fawn Ln	Dug Way	Services
	10/16/2025	Pine Ln	Fawn Ln	Dug Way	Services
	10/17/2025	Pine Ln	Fawn Ln	Dug Way	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 will perform 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.
 - vi. **Will Lane and Century Lane mill and pave works were cancelled due to the resident's request and it is going to be rescheduled to another time.**

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. The NJDOT approved the plans. The project was advertised for construction on 9/29 and the bid opening will be on 10/16 @ 10:00 AM at the Watchung Borough Hall.**

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. *The grant application was submitted to Somerset County on 8/25 and comments were received from the County. A revised concept plan and cost estimates to include the two phases of the projects was resubmitted to Somerset County's recreational grant program for reconsideration. The County requested the Borough to give a presentation on November 13th @ 5:30 PM in Engineering Department of the Somerset 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.)- **A 40ft wide drainage easement was flagged out from Hill Hollow through Templar Ln.**
- Looking for grant (Talked with IBank, FEMA, NJDEP and etc.)- Ongoing.
- Looking for Dam Removal grant through FY25 National Fish Passage Program (NFPP) [USFWS] – Due 12/31
-

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. Revised proposal was submitted 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 Wednesday 8/27. Bids were opened on 8/27 and the contractor was selected. Pre-construction meeting was held on 9/9 at the borough. We have received the submittals and those were reviewed and re-submitted to the contractor. The start date of construction is pending.**

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.

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 performed a survey and flagging of the building additions and the storm pipes and scour hole locations. The following tasks are ongoing:

- *Fabrication of steel structures*
- *Excavation*
- *Underpinning*
- *Footing and foundation*
- *Utility connection (gas,*
- *Carpentry (temporary shoring and framing)*
- *Duct work*
- *Sanitary drain connection*
- *Pour footing*
- *HVAC*
- *Concrete pouring (Pads,*

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. Bids were opened on 8/27 and the contractor was selected. Pre-construction meeting was held on 9/9 at the borough. We have received the submittals and those were reviewed and re-submitted to the contractor. The start date of construction is pending.**

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 was processed 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 was processed 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 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 retaining wall plan. Review letters were submitted to Bright View Engineering and the contractor.**

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. This work was completed.**

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 Rescue Squad

Council Report

September 2025

-
- We closed out the summer by installing new lockers for our crews! We have redecorated our building a lot this year and this was the last piece of the project, for now.
 - Our August membership drill was on lifting and moving in difficult situations. We took a field trip to Mobus Field where we practiced moving a member out of the bleachers. This was great practice for our probationary and cadet members to better practice navigating difficult situations.
 - We have begun Tree of Lights preparations. We are looking forward to a large event this year to celebrate our 75th anniversary!
 - Call statistics for the month are listed below.

August 2025 Calls

BLS CALLS	19
ALS CALLS	3
RMA	8
CANCELED	0
FIRE REHAB	0
STANDBY	0
CPR (Obvious death)	0

SCRAMBLE (Included in total number of calls) 2

Total Calls	30
Total Calls YTD	231

Top Responders-crew

Nicole with 11 calls

Matt K and Seth with 7 calls

Top Crew-shift: Sunday and Friday with 6 calls

Hospital Transports- Rec. Hosp

Overlook- 11

Morristown- 5

RWJ Somerset- 4

JFK- 1

**BOROUGH OF WATCHUNG
ORDINANCE 25/17**

***ORDINANCE AUTHORIZING THE BOROUGH OF WATCHUNG TO
ENTER INTO A 50-YEAR GROUND LEASE AGREEMENT WITH THE
CONNELL COMPANY FOR THE DEVELOPMENT AND OPERATION
OF A NEW FIREHOUSE (BLOCK 7502/LOT 1)***

WHEREAS, the Borough of Watchung is in need of a new firehouse for one of the Borough's volunteer fire departments; and

WHEREAS, The Connell Company ("Connell") owns a tract of land identified as Block 7502, Lot 1, located along Valley Road, at the intersection with Plainfield Avenue, which consists of approximately 0.56 acres (the "Property"); and

WHEREAS, the Borough and Connell negotiated a Ground Lease for the Borough's use and occupancy of the Property for the development and operation of a firehouse for one of the Borough's volunteer fire departments; and

WHEREAS, the term of the Ground Lease is for an initial term of fifty (50) years, with two (2) renewal terms of ten (10) years year, at a rental rate of Ten and 00/100 (\$10.00) dollars per year; and

WHEREAS, the form of Ground Lease, substantially in the form attached hereto, has been review and approved by various Borough officials and professionals; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.* ("LLBL"), specifically N.J.S.A. 40A:12-3 and -5, the Borough is authorized to acquire interests in real property, including through leaseholds, by way of ordinance; and

WHEREAS, the Mayor and Borough Council finds it in the best interest of the Borough to authorize the Borough to enter into the Ground Lease with Connell for the use and occupancy of the Property for the construction and operation of a new firehouse for one of the Borough's volunteer fire departments.

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

1. The Borough of Watchung is hereby authorized to enter into the Ground Lease with Connell for the use and occupancy of the Property for the construction and operation of a new firehouse for one of the Borough's volunteer fire departments.
2. The Mayor and Borough Clerk are hereby authorized to execute the Ground Lease, in substantially the form attached hereto.
3. The Borough Clerk, Administrator, Attorney and all other appropriate Borough officials are hereby authorized and directed to take all required actions to effectuate

**BOROUGH OF WATCHUNG
ORDINANCE 25/17**

the authorizations set forth in this Ordinance, and to comply with the terms and conditions of the Ground Lease.

4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.
5. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d); and (3) publication in accordance with the laws of the State of New Jersey.

INTRODUCED BY: DAHL
PASSED: SEPTEMBER 18, 2025
PUBLISHED: SEPTEMBER 25, 2025
ADOPTED:
C: CFO, FIRE

ATTEST:

BOROUGH OF WATCHUNG

Edith G. Gil, Borough Clerk

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

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
Regular Session Meeting
Thursday, August 14th, 2025 7:35pm

OFFICIAL MINUTES

Adopted on: 9/11/2025

Chairman Cronheim called the meeting to order and Mr. Fisher read the Open Meetings Act statement as required by law at 7:36pm followed by the Pledge of Allegiance to the flag.

ROLL CALL

Mr. Daniel Cronheim, Chairman -Present	Mr. DJ Hunsinger – Present
Mr. PJ Panzarella – Present	Mr. Alex Xie – Present
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 - Absent	Mr. Graeme Birrell - Present
Mr. John Van De Castle – Absent	Catherine Furlan, Board Clerk -Present

Mr. Fisher stated that the Borough Tax Assessor provided an incorrect list for the Whispering Woods Hearing and some neighbors were not notified. He suggested the Case No. BA244-05; Rozario Paul would not be heard. Mr. Hehl confirmed with his client and they agreed to re-notice for the next meeting date, September 11th, 2025 to avoid any further issues.

Mr. Hunsinger called for a motion to accept the Regular Session Minutes from July 10th, 2025, seconded by Mr. Taraschi.

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

Mr. Hunsinger called for a motion to accept the Executive Session Minutes from July 10th, 2025, seconded by Mr. Taraschi.

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

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

TEMPORARY SIGNAGE REQUEST:

Honey Grow, 1701 Route 22 (Blue Star Shopping Center)

"Coming Soon" sign: October 15 - October 31

Now Open" banner: October 31 - November 15

[Click Here](#) to review documents

Mr. Fisher stepped down for the temporary signage request since he was conflicted. Board discussed the temporary signage for Honey Grow, a new restaurant in Blue Star Shopping Center. Mr. Hunsinger made a motion to approve the temporary signage and was seconded by Mr. Terrezza.

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

TEMPORARY SIGNAGE REQUEST:

Burlington Coat Factory, 1701 Route 22 (Blue Star Shopping Center)

Now Open signage April 10th, 2026-May 10th, 2026 for 30-day period

[Click Here](#) to review documents

Mr. Hunsinger made a motion to approve the temporary signage and was seconded by Mr. Birrell.

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

CASE NO.: BA 25-04; Crown Cadillac
1584 US Route 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).

	Motion to Grant the Application						Resolution of Memorialization					
	Date: July 10, 2025						Date: August 14, 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
Taraschi			X					X	X			
Terrezza III	X	X	X						X			
Panzarella						X					X	
Birrell			X						X			

Van de Castle (Alt1)			X									X
Xie (Alt 2)						X					X	

RESOLUTION BA25-R18 (1-year extension request)

PUSHPAM and SANA PATEL

Application No. BA22-06

55 Jared Court, Watchung

Block: 6802 - Lot: 14

[Click Here](#) for Plans

The subject property is located on the southern edge of the cul-de-sac of Jared Court. It is Lot 14, Block 6802 and is in the R-R zone district and contains approximately 60,003 SF of land. There is a 2-story single family dwelling with typical site improvements including a paver drive, garage, swimming pool and deck.

The applicant is requesting approval for the recently constructed walkway, pool deck extension, pergola, steps and permeable turf. The applicant proposes to install a drywell. The applicant has also obtained a permit to construct a six-foot perimeter fence, which has not been constructed at this time. Applicant is asking for a second, one-year extension as he has had some difficulty acquiring the drywell.

Mr. Hunsinger made a motion to approve the second one-year extension, seconded by Mr. Terrezza.

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

Mr. Fisher said there was no need for an Executive Session.

The Board adjourned at 7:50pm. On motion by Mr. Hunsinger and seconded by Mr. Taraschi, followed by unanimous voice vote. The next meeting is Thursday, September 11th, 2025, at 7:30pm.

ADJOURN

Respectfully Submitted,



Catherine Furlan
Board Clerk



Borough of Watchung Board of Health

MINUTES

May 21, 2025 – 6:30 PM

Call to Order

The meeting was called to order at 6:35 pm.

PRESIDENT'S STATEMENT

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

OATH OF OFFICE – Emma Jubin, Regular Member

Oath was administered by Mayor Ronald Jubin.

ROLL CALL

Present: Bruce Ruck-President, Diane Logan-Vice President, Robert Riedinger, Marybeth Lijo, Emma Jubin and Kimberly Brown

Absent: Charlene Vergilio and Francesca Escaleira

Also present: Kevin Sumner, Health Officer from Middle-Brook Regional Health Commission.

CONSENT AGENDA

A motion to approve the Minutes of the March 19, 2025 meeting was made by Diane Logan and seconded by Kimberly Brown. All were in favor with the following exceptions:

Abstain due to absence from March 19th meeting: Robert Riedinger

Absent: Francesca Escaleira

MIDDLE-BROOK REGIONAL HEALTH COMMISSION REPORT

Kevin Sumner gave a brief summary of the Commission's approval of financial reports and the impact of federal cuts to the overall operation of the commission, along with updates that were given on infectious diseases, health education sessions and promotions online and social media platforms created and posted by Amilia Dominguez the Commission's Health Educator.

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

MIDDLE-BROOK REGIONAL HEALTH COMMISSION - STAFF REPORTS

March and April – Bruce Ruck questioned 131 Cedar Road – what is being done to resolve this chronic property. Kevin Sumner stated that there are two other properties on Tuttle and Lakeview he further informed that summonses are issued and court orders are given to property owners. Bruce Ruck requested an update at the next meeting.

Kevin Sumner announced a Well Water Testing event in collaboration with Raritan Headwaters, Township of Warren, Mayors Wellness Campaign and the Borough of Watchung. (Flyer attached.)

Testing to be held in Warren Municipal Building, June 9-13, from 9am to 3pm and in Watchung Borough Hall, June 9, 11 & 13 from 10am to 2pm.

MIDDLE-BROOK REGIONAL HEALTH COMMISSION - STAFF REPORTS (continued)

Kevin Sumner also distributed the 2024 Commission's Local Health Report to every member present (attached hereto).

Discussion was held regarding a listing of properties with wells to get this well testing information to those who do not have social media, email or social media. Robert Riedinger stated that if American Water can provide a list of Watchung Residents they service and if the Borough can provide the tax list he can then manually cross check to determine the properties with wells.

Robert Riedinger asked if Middle-Brook has provided the schools with information regarding Poison Prevention Week. Kevin Sumner informed that Middle-Brook is working with several alliances to get this information to schools.

ANIMAL CONTROL SOLUTIONS MONTHLY REPORTS

March and April – No questions or comments on reports.

Bruce Ruck wanted to know if a dog escapes and the Animal Control Solutions is called, who foots the bill. Kevin Sumner stated that if there is an owner on file the owner has to pay to retrieve the dog and any additional fines incurred. If there is no owner on file the borough will pay for Animal Control Solution's services.

OLD BUSINESS

Child care facilities operating without a license (Bruce Ruck's inquiry from last meeting)
Kevin Sumner stated that there are no unregulated child care facilities in Watchung.

Vector Animal Control – cat bite – Kevin Sumner informed that the victim may have been feeding the cat and by ordinance the cat belongs to the care taker. Cats need to be registered and provide rabies shots records.

Status of enforcement of illegal sales of Cannabis infused products – Bruce Ruck informed that the State Bill has been signed but enforcement is on hold due to various law suits by certain entities that are against the bill.

NEW BUSINESS

Bruce Ruck mentioned that because Bonnie Burn Road is congested during rush hours. He questioned how EMS can respond if there is a case where someone has a heart attach or a child is choking. Bruce Ruck wants to know if traffic was taken under consideration in the planning process for the new housing complex. Bruce Ruck asked Damaris Gray to inquire with the Zoning Board and provide information at the next meeting.

ADJOURNMENT

A motion to adjourn the meeting at 7:26pm was made by Kimberly Brown and seconded by Diane Logan. All were in favor with the following exceptions:
Absent: Charlene Vergilio and Francesca Escalera

The next scheduled Board of Health meeting will be held on September 17, 2025, at 6:30pm in-person at Borough Hall, 15 Mountain Boulevard, Watchung, New Jersey.

Respectfully submitted,

Dámaris Quiñones-Gray

Secretary, Board of Health

Accepted: 9/17/2025

**Watchung Historical Committee
Minutes of the June 18th, 2025 Meeting**

In Attendance: Don Monetti, Karen Jubin, Stephen Pote, liaison Mayor Ron Jubin, and Chris Vander Fliet, Michael DeParto, Emily White, and Maureen Greenbaum.

Absent: Tim Logan and Frank Lazzano

The Meeting was called to order at 7:05 PM.

CHAIRPERSON'S REPORT

Journey Through the Past 2025 October 11th and October 12th

Watchung will again participate in Journey Through the Past. In past years Watchung has received many positive comments about the museum. Insurance for the event was already secured from the town. Vander Fliet has requested volunteers/members participation at the two-day event.

Memorial Day Ceremony Review

In Bob Mayer's honor, a tree was planted and dedicated at the Memorial Day Ceremony. Thomas Schaefer's Eagle Project was unveiled. There was a significant number of visitors at the Texier House Museum at this event, with much participation from the Scouts of Troop 32 and Historical Members.

Interview with Bruce Ryno

Sue Tucker, Don Monetti, Bruce Ryno, and Chris Vander Fliet completed a long interview with Bruce Ryno on select historic homes and families of Watchung and the surrounding area. Bruce was a schoolteacher. Seth Alexander was kind enough to open his studio to us to use the space and professionally record the interview (audio).

Wilson Memorial Flea Market

A table was staffed by Maureen Greenbaum and Mike DeParto at the Wilson Memorial Flea Market held on June 7th. A single shirt was sold.

Maureen G. (Continued work on Website)

There continue to be further updates made to the Website, largely the work of Maureen. Maureen is again asking for contributions from others.

Karen Jubin (Eaton Magazine, Costumes from Legend of Watchung)

Karen ordered the Newsweek Magazine that showcased Congressman Eaton (also displayed downstairs in the Parlin Display case). She worked with Sue Tucker and Chris Vander Fliet to showcase articles from that magazine in the display case. She also moved costumes originally displayed in cases onto manikins in the Eaton Room.

Reflections of Watchung

Chris Vander Fliet is working to finish the film project Reflections of Watchung, a multi-year and very challenging project. Maureen Greenbaum believes that these videos should be YouTube shorts and not long videos as originally designed. Short or long, these video pieces can be timestamped for easy retrieval.

Watchung 100th Anniversary T-shirts

The 100th Anniversary T-shirts were provided to the DPW workers of Watchung.

VICE CHAIRPERSON'S REPORT

Tim Logan - Tim Logan briefly reported with Emily White on the restoration of the Brook Hill Sign. There was a brief discussion on the location of where it should be installed at the Texier House.

LIAISON REPORT – Mayor Jubin

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

Texier House – Routine cleaning at least every two months should take place. Ron is supportive of meeting to discuss adequacy of current security levels at Texier House. Steve Pote is arranging that meeting, where he will attend along with Mayor Jubin, Administrator D'Amato, and Police Chief Anderle.

It was concluded that the date of Watchung's incorporation was May 23, 1926. There was discussion about possibly doing something in January 2026 to kick off the year with something regarding Watchung's 100th year.

Steve suggested that the Historical Committee and the Mayor/Council focus on what is priority during this year of celebration for Watchung. There are a lot of potential great things that can be done; but valued resources and timeline need to be focused, and specific goals need to be identified.

OTHER PROJECTS/NEW BUSINESS

Website Updates

Maureen Greenbaum continues to update and work on the website. The amount of information is impressive, and she continues to add pages and information every week. Thank you, Maureen!

Flashback Quiz/5'x5' Scenes/Timeline Quiz

Maureen Greenbaum proposed the idea of creating a 100th/250th Anniversary timeline at the Texier House Museum where visitors could pin a historical event to the correct date in history and if they get it correct, they can win a prize. She also proposed print outs of large photos that depict Watchung from years ago or a historical event and have cut outs of faces where people can photograph themselves with their faces showing.

Scanning Day

Two dates over the summer are proposed for scanning/archiving days. July 10th and August 9th. More details to follow on these dates and availability for our members.

Watchung 100th Anniversary Banner

Mike DeParto will be coordinating with the town and ordering a banner that will be hung on the Texier House Museum. He passed around a draft design of this banner to the committee for review.

Historical Committee Shirts for the 100th Anniversary

Mike DeParto will be working over the summer on ordering 100th Anniversary shirts for all committee members to wear next year (2026). These shirts will be in the style of the mayor and council shirts, but in a burgundy color and have each of the members names on them. A form was passed around for everyone to fill out their shirt size and name as they would like it displayed on the shirt.

Brook Hill Sign– Emily White has led the refurbishing of the Brook Hill Sign; it is much improved over what had been abandoned in front of Brook Hill.

Sue Tucker Recognition – Discussion to move recognition letter to Mayor and Council. Chris Vander Fliet will distribute the letter originally written by Maureen Greenbaum to Ron Jubin and Council. It was suggested that we recognize Sue for all her assistance and knowledge relating to Watchung, including the Boy Scouts, Watchung real estate/buildings.

Photography of Texier House for 2025

Vander Fliet will review the list of items and artifacts in the Texier House Museum and determine the items which were “secondary” in importance and determine the need for Russ to return to the Texier House Museum for a second round of photography for future digitization.

100-Year timeline - Historical Committee members should continue to add events which occurred during the 1926-2026 period.

SCHEDULE FOR TEXIER HOUSE OPENINGS

August 3rd

September 7th

September 21st

The Meeting was adjourned at 8:38 PM

Submitted by Steve Pote (Secretary)

Next Meeting: September 17th at 7PM

Attachments:

- 1. No Attachments**

**BOROUGH OF WATCHUNG
PLANNING BOARD MINUTES
REGULAR MEETING
August 19th, 2025 | 7:30 PM
15 Mountain Blvd., Watchung, NJ 07069
Adopted On: 9.16.2025**

CALL TO ORDER: Madam Chair called the Regular Meeting to order at 7:28 pm. and read the opening statement indicating the meeting was being held in compliance with N.J.S.A.10:4-6 of the Open Public Meetings Act, the Municipal Land Use Law requirements, and the recording of the minutes as required by law and proper notice had been published in the Echoes Sentinel and Courier News. The Chair led the group in saluting the American flag and the Pledge of Allegiance.

ROLL CALL:

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

Madam Chair opened the meeting, noting a quorum was present and asked for waiving of the minutes to be read and for a motion to accept the Regular Meeting Minutes from June 17th, 2025. There was no meeting in July. On motion by Mr. Pote and seconded by Mr. Speeney. Followed by a unanimous voice vote, all were in favor, not voting; Karen Pennett.

Madam Chair announced that PB25-01; American Recycling Technologies would be adjourned until next month, September 16th, 2025 at 7:30pm. Mr. Linnus announced that no further notice would be required for the applicant as the announcement sufficed.

Ms. Spingler called the next applicant.

PB24-02; RAISING CANE’S (Final Site Plan Approval)

Proposed Fast-Food Restaurant with Drive-Thru
Blue Star Shopping Center
Block 6404, Lots 2.01, 2.02, 2.03, & 2.04

The Applicant is seeking Final Site Plan approvals to replace the existing +/-8,616 sf Hibachi Grill & Supreme Buffet pad site fronting on Route 22 with a 4,320-sf Raising Cane's restaurant with a 2-lane drive thru.

Click Access Plans [Click Here](#)

Applicant's council Mr. O'Grodnick From Savo, Schalk law firm approached the podium and provided background on the case for Final Major Site Plan approval and the variances sought. Max Gagneron from Levin/Blue Star was present for questioning. Mr. Linnus, Board Attorney said the board had jurisdiction as he reviewed the notices and found them sufficient. Mr. Streker the Civil Engineer from Bohler Engineering approached the podium and was sworn in. He addressed the changes that were requested from the Board. The first revision was the drainage swale on the south side of the site. Environmental Commission requested a rain garden and 174 additional trees were added. The second revision addressed the 2-tree deficient. More plantings were added on the south west side of the site. More planting on the eastern and southern side from Exhibit A-3 (previously marked) were requested, but the underground utilities limited planting capabilities. Mr. Streker went on to discuss where plants can be placed and where plantings cannot occur.

Other miscellaneous details added to the plans were signage for the outdoor seating area and trash receptacles. Mr. Streker reviewed ADA parking and outstanding approvals. NJDOT approvals should be received within 60 days. Madam Chair asked about item #24 from BVE report regarding revised lightening plans. Mr. Streker said no photometrics have changed. Madam chair also inquired about item #25 for revised traffic impact study. Mr. Guarantano from Bright View Engineering said all items have been addressed. Madam Chair said about item number #26 for hours of operation? Mr. Streker said they would do that. Mr. Guarantano said the board may consider for the EV parking requirement will require a lot of power. It is still not clear if PSEG can provide this power. Mr. Guarantano said prior to any TCO or CO the applicant should install all make-ready parking spaces or provide a letter from PSEG saying they can or cannot provide power. If the applicant cannot install the make-ready spaces, they would be required to come back to the board for relief. Mr. Streker said that is acceptable and Mr. O'Grodnick also mentioned Shoprite would also be coming back before the board. He also mentioned Levin would likely come back and address the EV parking requirement for the site, but this was acceptable to the applicant.

Ms. Pennet asked about the outdoor dining area and if any shrubs would be between the drive thru lanes and outdoor seating? Yes, a green strip would be a buffer between the outdoor dining and drive thru lanes. Mr. Healey said his comments were all addressed. Mr. Healey also brought up the status of the Leven agreement with the Police Department and the honeymoon period. Mr. O'Grodnick said the chief and Levin agreed to 90 days. He went on to discuss the patrols and safety mechanisms in place currently like the flock cameras and license plate readers.

Madam Chair opened it to the public for comment, hearing none, the public portion was closed. Mr. O'Grodnick provided closing statements about Raising Cane's, one of the fastest growing fast-food restaurants.

Roll Call

Chair asked for a motion for Final Approval of **Application PB25-02** and for Mr. Linnus to draft a resolution in the affirmative with conditions. Conditions added were; no TCO or CO granted until applicant fulfills make-ready parking spaces or a letter from PSEG saying they can or cannot provide power for EV spaces. Second condition added was; more trees to be planted were possible. Third condition, 90 days of security and patrols for honeymoon period. **Mr. Linnus said the first action is to approve the final with conditions and the second action would be to memorialize the action.** On motion by Mr. Speeney seconded by Mayor Jubin, 8 ayes and 0 nays.

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

Chair asked for a motion to memorialize with a resolution drafted by Mr. Linnus in the affirmative. On motion by Ms. Springler and seconded by Mr. Pote, 8 ayes and 0 nays.

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

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

The meeting adjourned at 7:59pm. The next Regular Meeting will be Tuesday, September 16th at 7:30pm.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan
Board Clerk



RECREATION COMMISSION

Minutes

May 7, 2025 - 7:30 pm

CALL TO ORDER

The meeting was called to order at 7:35pm by Suz Stiles (both Chairman Michael Onuska and Vice-Chairman Bill Jacques were absent), who determined that this meeting was called in accordance with the provisions of N.J.S.A. 10:4-6 et seq. Notice of this meeting was given by way of annual notice to the official newspapers, and posted at Borough Hall.

SALUTE TO THE FLAG

ROLL CALL:

Michael Onuska, Chair Person (); Bill Jacques, Vice Chair Person (); John Pennet, (); Mary Ann Weber (✓); Suzanne Stiles (✓); Curt Dahl, Council Liaison (✓); Pierce Jubin (); Robert Weck (✓); Dámaris Gray, Coordinator (✓)

CONSENT AGENDA: Approval of the March 5, 2025 Meeting Minutes

A motion to approve the March 5, 2025, meeting minutes was made by Mary Ann Weber and seconded by Robert Weck, all present were in favor.

COORDINATOR'S REPORT: Update on 2025 Events through June (provided at meeting)

- Field & Facilities Request – Watchung Rescue Squad will be conducting Training Drill for the State's Emergency Medical Services Helicopter Response
- Easter Egg Hunt outcome – A brief summary of the successful change of location which will be implemented again in the future in regards to inclement weather.
- Community Picnic – Donations for this event is very low compared to previous years. Commissioners present volunteered to participate in operating this event.
- Summer Camp – Registration has opened up to surrounding towns and week 4 is almost completely full. There are still some spaces in the other weeks.
- Block Party – Inflatables and entertainment are confirmed. The BAND LOST IN PLACE is also confirmed. So far, only three food trucks have committed.

CORRESPONDENCE: (Attached hereto)

Pierce Jubin – resignation

Discussion was held regarding the advertising and appointment process for his replacement.

VOUCHERS SUBMITTED FOR MAYOR/COUNCIL APPROVAL:

Angelo Scarano Inc. (Portable Toilets for 2025)	\$2,250.00
---	------------

Easter Egg Hunt:

Entertainment with Sophistication (Disc Jockey)	\$350.00
Damaris Gray (Re-imbursement for banner)	\$19.71
Amazon – (Prizes)	\$59.34

Community Picnic:

Any Excuse For A Party (Deposit for Inflatables/DJ)	\$1,447.50
---	------------

Summer Camp:

Turtle Back Zoo (Deposit)	\$776.93
Fred Dealaman Bus Service (Friday Trips)	\$2,420.00
Taylor Rental (tent delivery)	\$630.00
Big Blue Swim School	\$3,000.00
Fred Dealaman Bus Service (Round trip to Big Blue Swim School)	\$2,760.00

Block Party:

Party Perfect Rentals (Balance after credit from Winter Wonderland cancelation)	\$220.00
---	----------

REPORTS OF CHAIR PERSONS:

No reports were given for the following:

Recreation Basketball	Girls Traveling Basketball
Boys Traveling Basketball	Men's Basketball
Somerset County Activities	Volleyball
Special Events	Tennis

OLD BUSINESS:

No discussion was held on the following.

- Tennis & Pickleball Courts - Posting signs at the for Reservation Sign Up (Residents Only) – Completed
- Lighting around Watchung Lake – DPW status

NEW BUSINESS:

Nothing to report.

ADJOURNMENT:

A motion to adjourn the meeting was made by Mary Ann Weber and seconded by John Pennett. The meeting was adjourned at 7:49. The next meeting is scheduled to be held Wednesday, September 3, 2025, 7:30pm at Borough Hall, at 15 Mountain Boulevard.

Respectfully submitted by,

Dámaris Quñones-Gray

Recreation Coordinator/Recording Secretary

Accepted: 8/27/2025



RECREATION COMMISSION

Minutes

June 4, 2025 - 7:30 pm

CALL TO ORDER

Due to the absence of a quorum, this meeting was not conducted. Nonetheless, Michael Onuska, the Chairperson, along with Suz Stiles and Curt Dahl, engaged in an unofficial discussion regarding the items on the scheduled agenda.

Respectfully submitted by,

Dámaris Quñones-Gray

Recreation Coordinator/Recording Secretary

Accepted: 8/27/2025



RECREATION COMMISSION MINUTES

August 27, 2025 - 7:30 pm

CALL TO ORDER

The meeting was called to order at 7:34pm by Michael Onuska who determined that this meeting was called in accordance with the provisions of N.J.S.A. 10:4-6 et seq. Notice of this meeting was given by way of annual notice to the official newspapers, and posted at Borough Hall.

SALUTE TO THE FLAG

ROLL CALL:

Michael Onuska, Chair Person (✓); Bill Jacques, Vice Chair Person (✓); John Pennet, (✓); Mary Ann Weber (✓); Suzanne Stiles (✓); Curt Dahl, Council Liaison (); Robert Weck (V); Dámaris Gray, Coordinator (✓)

CONSENT AGENDA:

A motion to approve the May 7, 2025, meeting minutes was made by Mary Ann Weber and seconded by Suz Stiles, all present were in favor.

COORDINATOR'S REPORT: Update on 2025 Events through June (provided at meeting)

- Community Picnic – Recap
Event was canceled due to inclement weather.
- Mayor's Regatta – Recap
Former Mayor Al Ellis was the official race starter and received a key to the Borough.
The Rescue Squad won the race by defeating the Police, Fire and PTO representatives
- Block Party – Recap
Four food trucks, two inflatables, one mechanical shark, a trackless train, Lost in Place band and DJ Jeanmarie were the entertainment. Low attendance due to summer vacations. Discussion was held regarding fundraising for Camp Endeavor.
- Summer Camp – Recap
Challenges ranging from rain and flooding to extreme heat, caused the campers to utilized the Exempt Hall and enjoy bowling on several occasions. Despite these hurdles, it was a successful season. Damaris Gray discussed plans to open registration in January for the 2026 Camp Season.
- Movie Night – Preparations have been made and PBA has confirmed that they will be giving out ice cream instead of providing the Scream Trucks.

- Fishing Derby - Matt Buglovsky – Mr. B's Fishing Camp has confirmed to assist in running the contest and supplying bait. We will give out trophies for various categories and provide snacks.
- Harvest Festival - "Lost In Place" is booked to perform from 2 PM to 4 PM, along with DJ Jeanmarie who is confirmed from 1pm-4pm. Damaris Gray is currently working on finalizing the inflatables, entertainment, sending invitations to members of Boards, Commissions, Police, Fire, EMS, OEM, School District, PTO and WEF to compete in the annual Chili Contest and securing donations. She also suggested to have the 2026 Harvest Festival on Saturday, October 31st.

VOUCHERS SUBMITTED FOR MAYOR/COUNCIL APPROVAL:

(see attached list – 6 pages)

OLD BUSINESS:

- Additional Items to add to Capital Improvement wish list, Mike Onuska requested that this list be updated by deleting completed projects.

NEW BUSINESS:

- PTO collaboration for various 2026 events – Damaris Gray provided a list of PTO proposed events:
 - 4pm to 6pm, September 5th – Back to School Food Trucks
 - 5pm, September 13 to 10am, September 14 – Camp Out Night
 - Time TBD, December 7 – Movie Night
 - Time TBD, Casino Night Gala

ADJOURNMENT:

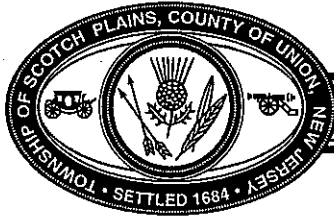
A motion to adjourn the meeting was made by Mary Ann Weber and seconded by Suz Stiles. The meeting was adjourned at 8:35pm. The next meeting is scheduled to be held Wednesday, October 1, 2025, 7:30pm at Borough Hall, at 15 Mountain Boulevard.

Respectfully submitted by,

Damaris Quiñones-Gray

Recreation Coordinator/Recording Secretary

Accepted: 10/1/2025



TOWNSHIP OF SCOTCH PLAINS, NEW JERSEY

MEMORANDUM

Office of the Municipal Clerk

BOZENA LACINA, RMC
MUNICIPAL CLERK

EMAIL:
BLACINA@SCOTCHPLAINS.NJ.COM

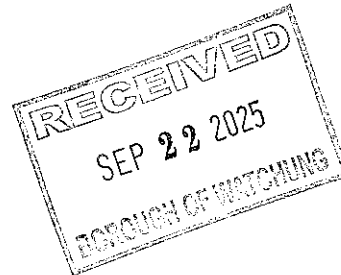
430 PARK AVENUE
SCOTCH PLAINS, NJ 07076
(908) 322-6700 X211 (OFFICE)
(908) 322-1663 (FAX)

DATE: September 17, 2025

TO: City of Plainfield
Borough of Watchung
Township of Edison
Borough of Mountainside
Borough of Fanwood
Township of Clark
Township of Berkley Heights
Town of Westfield
Borough of South Plainfield
Union County Planning Board
Middlesex County Planning Board
Somerset County Planning Board

FROM: Bonnie Lacina, RMC

SUBJECT: Ordinance No. 2025-26



ORD 2025-26 Ordinance amending Redevelopment Plan Known as 2406 & 2416 Plainfield Avenue Consisting of Block 3401, Lot 1.01 and Block 3401, Lot 1.02, as shown on the Tax Map of the Township of Scotch Plains in Accordance with N.J.S.A. 40A:12A-7, and Supplementing and Amending Chapter XXIII entitled "Zoning" by the Amendment of Subsection 23-3.2 Entitled "Zoning Map" and by the Amendment and Renaming of Subsection 23-9.8 entitled "Redevelopment Plan For 2406, 2416, & 2450 Plainfield Avenue (Block 3401, Lots 1.01 and 1.02 and Block 6502, Lot 1.01)

Pursuant to N.J.S.A 40:55D-15, the above Proposed Ordinances were passed on first reading by the Township Council at their Regular Meeting of September 16, 2025.

The Public Hearing/Final Adoption has been scheduled to take place on **October 28, 2025** beginning at **7:00 p.m.** This meeting will take place at the Township of Scotch Plains Municipal Building, Council Chamber, 430 Park Avenue, Scotch Plains, NJ 07076.

TOWNSHIP OF SCOTCH PLAINS

ORDINANCE NO. 2025-26

**ORDINANCE AMENDING REDEVELOPMENT PLAN KNOWN AS 2406 & 2416
PLAINFIELD AVENUE CONSISTING OF BLOCK 3401, LOT 1.01 AND BLOCK 3401,
LOT 1.02, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF SCOTCH PLAINS
IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND
AMENDING CHAPTER XXIII ENTITLED “ZONING” BY THE AMENDMENT
OF SUBSECTION 23-3.2 ENTITLED “ZONING MAP” AND BY THE AMENDMENT AND
RENAMING OF SUBSECTION 23-9.8 ENTITLED “REDEVELOPMENT PLAN FOR 2406,
2416, & 2450 PLAINFIELD AVENUE (BLOCK 3401, LOTS 1.01 AND 1.02 AND BLOCK 6502,
LOT 1.01)**

WHEREAS, the Township of Scotch Plains (“Township”) is committed to providing superior emergency services and creating a vibrant downtown for its residents and visitors; and

WHEREAS, pursuant to Ordinance No. 2023-13 adopted on August 8, 2023, the Township Council adopted a redevelopment plan entitled “Redevelopment Plan for 2406 & 2416 Plainfield Avenue, Block 3401, Lots 1.01 and 1.02” dated July 2023 (“Redevelopment Plan”), which Redevelopment Plan was prepared by Michael Mistretta, P.P. of Harbor Consultants, Inc. (“Township Planner”); and

WHEREAS, on May 7, 2024, the Township Council adopted Resolution 2024-92, directing the Scotch Plains Township Planning Board to conduct a Preliminary Investigation to determine whether the property located at 2450 Plainfield Avenue and identified as Block 6502, Lot 1.01 qualifies for designation as a Condemnation Redevelopment Area; and

WHEREAS, on July 21, 2025, the Planning Board heard and discussed the “Preliminary Investigation Report for 2450 Plainfield Avenue as a Condemnation Area in Need of Redevelopment” prepared by Harbor Consultants dated June 2025 at a properly noticed public hearing, where the public and other interested persons were given the opportunity to be heard; at the conclusion of the public hearing the Planning Board determined that 2450 Plainfield Avenue qualifies as a “Condemnation Area in Need of Redevelopment” and endorsed the Preliminary Investigation Report for 2450 Plainfield Avenue and recommended further action by the Township Council; and

WHEREAS, on August 19, 2025, the Township Council adopted Resolution No. 2025-219 designating 2450 Plainfield Avenue (Block 6502, Lot 1.01) as shown on the Tax Map of the Township of Scotch Plains as a Condemnation Area in Need of Redevelopment and authorized and directed the Township Planner to prepare an amended Redevelopment Plan for 2406 & 2416 Plainfield Avenue to include 2450 Plainfield Avenue, Block 6502, Lot 1.01 and to present same to the Township Council for its consideration; and

WHEREAS, the Township received a letter from the New Jersey Department of Community Affairs (DCA) dated September 5, 2025, which states “The DCA received the above

referenced resolution on August 25, 2025. The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A 40:A:12-A6b(5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA”; and

WHEREAS, the Township Planner prepared an amended Redevelopment Plan entitled, “Redevelopment Plan for 2406, 2416, & 2450 Plainfield Avenue (Block 3401, Lots 1.01 and 1.02 and Block 6502, Lot 1.01), dated September 2025 (“Amended Plan”) which is attached hereto as Exhibit A; and

WHEREAS, the Township Council reviewed the Amended Plan and now desires to adopt said Amended Plan; and

WHEREAS, the Township Council further desires to amend Chapter XXIII entitled “Zoning” to include the land use, bulk requirements, and design standards contained in the Amended Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Scotch Plains, County of Union, State of New Jersey, as follows:

Section 1. The Township hereby approves and establishes the Amended Plan, which is attached hereto as Exhibit A, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. The Amended Plan shall replace the original Redevelopment Plan and shall supersede all provisions of the Zoning and Development Regulations of the Township of Scotch Plains regulating development in the area addressed by said original Redevelopment Plan, unless otherwise noted in said Amended Plan.

Section 3. Final adoption of said Amended Plan by the Township Council shall be considered an amendment of the Township of Scotch Plains Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township shall be amended to include the boundaries described in the Amended Plan and the provisions therein.

Section 4. All of the provisions of said Amended Plan shall supersede the applicable development regulations of the Township’s ordinances, as and where indicated, for the properties subject to said Amended Plan. In the event of any inconsistencies between the provisions of said Amended Plan and any prior ordinance of the Township of Scotch Plains, the provisions of said Amended Plan shall govern.

Section 5. Chapter XXIII entitled “Zoning” of *The Revised General Ordinances of the Township of Scotch Plains*, is hereby supplemented and amended to include the land use, bulk requirements, and design standards contained in said Amended Plan for lands known as Block 3401, Lot 1.01, Block 3401, Lot 1.02, and Block 6502, Lot 1.01.

Section 6. A copy of this Ordinance and said Amended Plan shall be forwarded, after introduction, to the Scotch Plains Planning Board for a Master Plan consistency review in accordance with N.J.S.A 40A:12A-7e.

Section 7. 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 8. The within Ordinance shall take effect in the time and manner provided by law.

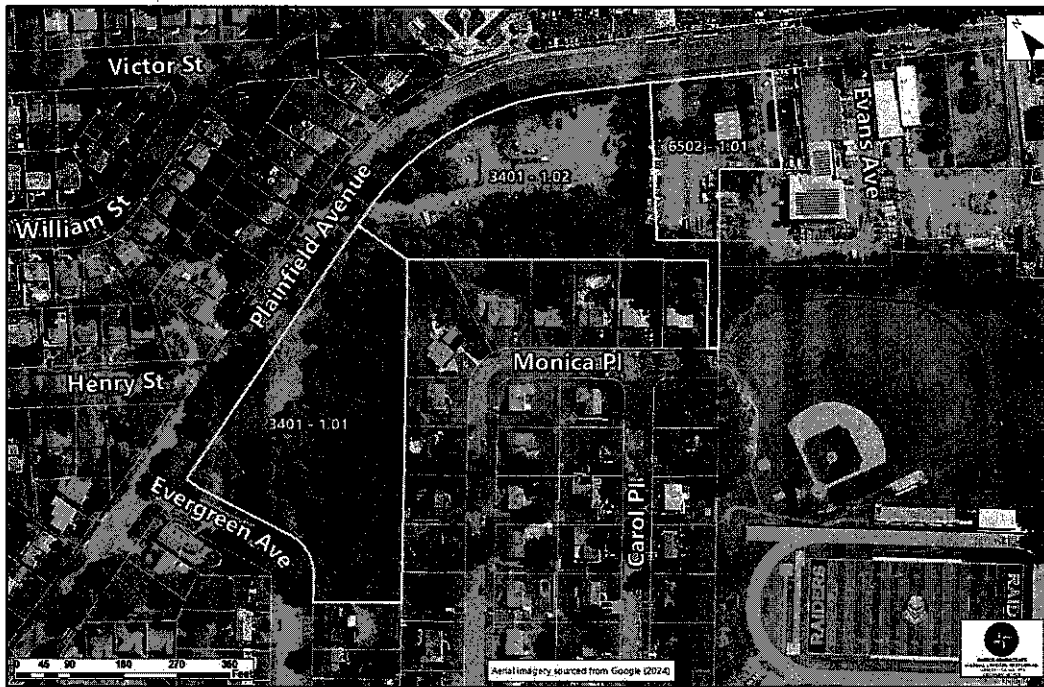
INTRODUCED the 16 day of September 2025.

ADOPTED the ____ day of ____ 2025.

FINAL PUBLICATION the ____ day of 2025

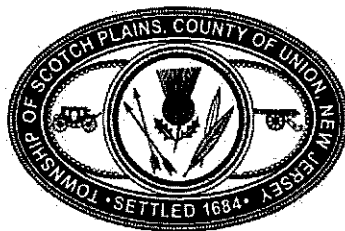
Exhibit A

REDEVELOPMENT PLAN FOR 2406, 2416 & 2450 PLAINFIELD AVENUE



Block 3401, Lots 1.01 and 1.02 and Block 6502, Lot 1.01

Township of Scotch Plains
Union County, New Jersey



September 2025

PREPARED BY

HARBOR CONSULTANTS

Michael Mistretta, PP, LLA
Gabe Bailer, PP, AICP

320 North Avenue East
Cranford, NJ 07016
Phone: 908-276-2715



MAYOR AND COUNCIL

Joshua G. Losardo, Mayor
Matthew S. Adams, Deputy Mayor
Elizabeth Stamler, Councilmember
Ellen Zimmerman, Councilmember
Roshan "Roc" White, Councilmember

Michael Baker, Esq., Redevelopment Attorney
Bozena Lacina, Township Clerk
Margaret Heisey, Township Manager
Thomas Strowe, Director of Redevelopment

PLANNING BOARD

Jeffrey Strauss, Chair
Michael Plotnick, Vice Chair
James Checchio, Secretary
Ryan Teicher
Frank Conley
Janine Connolly
Joshua G. Losardo, Mayor
Robert LaCosta, Zoning Officer
Roshan "Roc" White, Councilmember
Michael Yablonowitz, Alternate #1
Jason Villaverde, Alternate #2

Robert Pansulla, Esq., Planning Board Attorney
Kimberly Smith, Land Use Administrator
Victor Vinegra, PE, Planning Board Engineer

TABLE OF CONTENTS

SECTION 1. INTRODUCTION

- 1.1 Statutory Basis for the Redevelopment Plan
- 1.2 Description of the Redevelopment Plan Area
- 1.3 Neighborhood
- 1.4 Photographs of Existing Conditions

SECTION 2. THE PUBLIC PURPOSE

- 2.1 Adoption of a Redevelopment Plan
- 2.2 Redevelopment Goals and Objectives
- 2.3 Relationship to the Master Plan
- 2.4 Relationship to the Township Land Use Procedures Ordinance

SECTION 3. THE REDEVELOPMENT PLAN

- 3.1 Land Use Plan
- 3.2 Development Requirements
- 3.3 Provisions Related to Plainfield Avenue
- 3.4 Provisions Related to Affordable Housing
- 3.5 Electric Vehicle Parking
- 3.6 Green Building and Sustainability
- 3.7 Redevelopment Actions

SECTION 4. RELATIONSHIP TO LAND USE AND ZONING ORDINANCE

SECTION 5. RELATIONSHIP TO OTHER PLANS

- 5.1 Plans of Adjacent Municipalities
- 5.2 Union County Master Plan
- 5.2 Union County Master Plan

SECTION 6. GENERAL PROVISIONS

- 6.1 Role of the Township of Scotch Plains
- 6.2 Approvals Process
- 6.3 Variances and Design Waivers
- 6.4 Easements
- 6.5 Site Plan Review
- 6.6 Miscellaneous Provisions

SECTION 7. EXHIBITS

SECTION 8. APPENDIX

EXHIBITS

1. Concept Site Plan for Scotch Plains Public Safety Building, prepared by Netta Architects, dated April 16, 2024.
2. Conceptual Site Plan for 2406 and 2416 Plainfield Avenue, prepared by Netta Architects, dated June 15, 2023.
3. Building Elevations for 2406 and 2416 Plainfield Avenue, prepared by Netta Architects, dated June 16, 2023.
4. Conceptual First Floor Plan for 2406 and 2416 Plainfield Avenue, prepared by Netta Architects, dated June 15, 2023.
5. Conceptual Second Floor Plan for 2406 and 2416 Plainfield Avenue, prepared by Netta Architects, dated June 15, 2023.
6. Conceptual Renderings for 2406 and 2416 Plainfield Avenue, prepared by Netta Architects, dated July 2023.

APPENDICES

- A. Township Council Resolution No. 2017-98, authorizing the Township's Planning Board to conduct a Condemnation Area in Need of Redevelopment Study to determine if a Study Area of 63 properties within the downtown core of Scotch Plains meets the criteria of an Area in Need of Redevelopment as set forth in N.J.S.A. 40A:12A-5, adopted on May 16, 2017.
- B. Township Planning Board Resolution No. 18-05, approving the report entitled "Preliminary Investigation Report for the Tier 1, Phase 1 Redevelopment Study Area in Downtown Scotch Plains as a Condemnation Area in Need of Redevelopment," adopted on March 19, 2018.
- C. Township Council Resolution No. 2018-71, approving the recommendation from the Planning Board that 45 properties in the Study Area meet the redevelopment criteria as set forth in N.J.S.A. 40A:12A-5 and outlined in the "Preliminary Investigation Report for the Tier 1, Phase 1 Redevelopment Study Area in Downtown Scotch Plains as a Condemnation Area in Need of Redevelopment," and for a Redevelopment Plan to be prepared for the Study Area located in the core area of Downtown Scotch Plains, adopted on March 20, 2018.
- D. Township Council Resolution 2018-159, endorsing the "Redevelopment Plan for the Tier 1, Phase 1 Section of the Scotch Plains Downtown," dated September 25, 2018.
- E. Township Council Resolution No. 2020-63, directing the Scotch Plains Planning Board to undertake a Preliminary Investigation to determine "whether the real property located at Plainfield Avenue, more commonly known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02 on the Township of Scotch Plains Tax Map inclusive of any and all streets, paper streets, private drives, and right of ways (the 'Study Area')" meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et seq., adopted on February 25, 2020.
- F. Township Planning Board Interoffice Memorandum, dated March 12, 2020, endorsing the Council Resolution No. 2020-63 and directing the Planning Board Planner to conduct an investigation and prepare a study.

- G. Township Planning Board Resolution endorsing the "Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains" and determining that the Plan was consistent with the Township's Master Plan, dated October 25, 2021.
- H. Ordinance 2021-26, adopting and establishing a "Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains," adopted by Township Council on November 8, 2021.
- I. Township Planning Board Resolution, dated June 13, 2022, approving the Preliminary Investigation Report for 2406 and 2416 Plainfield Avenue as a Non-Condemnation Area in Need of Redevelopment.
- J. Township Council Resolution 2022-109, designating 2406 Plainfield Avenue (Block 3401, Lot 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) as a Non-Condemnation Area in Need of Redevelopment and authorizing the Planning Board Planner to prepare a Redevelopment Plan for these properties, adopted on June 21, 2022.
- K. Letter from the New Jersey Department of Community Affairs (DCA), dated August 16, 2022, stating that the existing 2406 Plainfield Avenue and 2416 Plainfield Avenue Non-Condemnation Area in Need of Redevelopment is situated where development and redevelopment are encouraged pursuant to State law or regulation, and accordingly, pursuant to N.J.S.A. 40A:12A-6b(5)(c), the Redevelopment Area determination took effect after transmission to the Commissioner of DCA.
- L. Township Planning Board Resolution, dated July 24, 2023, endorsing and recommending the Township Council's approval of the Redevelopment Plan for 2406 and 2416 Plainfield Avenue consisting of Block 3401, Lots 1.01 and 1.02.
- M. Ordinance No. 2023-13, authorizing the Redevelopment Plan for 2406 and 2416 Plainfield Avenue consisting of Block 3401, Lots 1.01 and 1.02, adopted by Township Council on August 8, 2023.
- N. Township Council Resolution No. 2024-92, directing the Scotch Plains Township Planning Board to conduct a Preliminary Investigation to determine whether the property located at 2450 Plainfield Avenue and identified as Block 6502, Lot 1.01 qualifies for designation as a Condemnation Redevelopment Area, adopted by Township Council on May 7, 2024.
- O. Scotch Plains Township Council Resolution No. 2025-201, dated July 15, 2025, authorizing the execution of a Memorandum of Understanding with the Scotch Plains Rescue Squad.
- P. Township Planning Board Resolution, dated July 21, 2025, approving and endorsing the Preliminary Investigation Report for 2450 Plainfield Avenue as a Condemnation Area in Need of Redevelopment and recommending further action by the Township Council.
- Q. Township Council Resolution No. 2025-219, adopted on August 19, 2025, designating 2450 Plainfield Avenue (Block 6502, Lot 1.01) as a Condemnation Area in Need of Redevelopment and authorizing the Planning Board to prepare a Redevelopment Plan for said property.
- R. Letter from the New Jersey Department of Community Affairs (DCA), dated September 5, 2025, stating that the 2450 Plainfield Avenue (Block 6502, Lot 1.01) Condemnation Area in Need of Redevelopment is situated where development and redevelopment are encouraged pursuant to State law or regulation, and accordingly, pursuant to N.J.S.A. 40A:12A-6b(5)(c), the Redevelopment Area determination took effect after transmission to the Commissioner of DCA.

FIGURES

- Figure 1: Aerial Map of Redevelopment Plan Area
Figure 2: Tax Map of the Redevelopment Plan Area
Figure 3: Boundary & Topographic Survey for Block 3401, Lots 1.01 and 1.02
Figure 3: FEMA Flood Hazard Map of the Redevelopment Plan Area
Figure 5: Topographic Map of the Redevelopment Plan Area
Figure 6: Zoning Map of the Redevelopment Plan Area
Figure 7: Zoning Map of the Redevelopment Plan Area Prior to Approval of the 2406 and 2416 Redevelopment Plan Area
Figure 8: The New Jersey State Development and Redevelopment Plan Map of the Redevelopment Plan Area

IMAGES

- Images 1-4: Photographs of the Redevelopment Plan Area

TABLES

- Table 1: Property Data for the Redevelopment Plan Area
Table 2: Schedule of Area and Bulk Requirements of the 2406 and 2416 Redevelopment Plan Area
Table 3: Schedule of Area and Bulk Requirements of M-1 Industrial Zone
Table 4: Schedule of Area and Bulk Requirements of the 2406, 2416 and 2450 Plainfield Avenue Redevelopment Plan Area

Project Number: 2025014.007

The original of this report was signed and
sealed in accordance with N.J.S.A. 45:14A-12.

A handwritten signature in black ink, appearing to read "Mistretta", followed by a period.

Michael Mistretta, PP #00575900

SECTION 1. INTRODUCTION

The Township of Scotch Plains has made a long-standing commitment to creating a vibrant downtown area for its residents and visitors. Scotch Plains has demonstrated this commitment through a history of focus on the redevelopment of the downtown area in a series of Master Plan documents dating back to 1976, and through the preparation of numerous planning studies dating back to 1984. These preexisting concerns about how to redevelop the downtown coupled with complying with the Township's affordable housing obligations for the Third Round and Fourth Round have culminated in preliminary investigation reports and redevelopment plans for properties throughout the downtown area, as well as the surrounding areas of the Township. This Redevelopment Plan therefore is another component of the ongoing efforts to redevelop the Township's downtown and address the Township's affordable housing obligations.

The Township has been conducting needs studies and assessments of emergency services to plan for the relocation and design of a new emergency services facility at 2406 and 2416 Plainfield Avenue (Block 3401, Lots 1.01 and 1.02) since 2018. The existing emergency services facilities in the Township (Police, Fire Headquarters (HQ) / Emergency Management Services (EMS), Office of Emergency Management (OEM), and the Rescue Squad are outdated and in need of a centralized, modern facility designed to serve the Township for the next century. The relocation of emergency services to 2406 and 2416 Plainfield Avenue was originally outlined in the "Redevelopment Plan for the Tier 1, Phase 1 Section of the Scotch Plains Downtown" endorsed by the Township Council through Resolution 2018-159, dated September 25, 2018. The Township later endorsed the relocation of these services through the introduction of Ordinance 2021-26 to establish a "Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains," which was endorsed by the Planning Board on October 25, 2021 and adopted by the Township Council on November 8, 2021.

In order to effectuate the provision of the Tier 1, Phase 1 Redevelopment Plan for Downtown Scotch Plains to relocate the Township's emergency services facility to 2406 and 2416 Plainfield Avenue, which is needed to achieve the full build-out of Tier I, Phase I Redevelopment Plan, the Township authorized the Planning Board to conduct a Preliminary Investigation Report to determine if the properties located at 2406 and 2416 Plainfield Avenue (Block 3401, Lots 1.01 and 1.02) satisfy the redevelopment criteria. On May 23, 2022, the Township Planning Board approved the Preliminary Investigation Report entitled "Preliminary Investigation for the 2406 and 2416 Plainfield Avenue Study Area as a Non-Condensation Area in Need of Redevelopment," which determined that the two properties located on Block 3401, Lots 1.01 and 1.02 meet the area in need of redevelopment criteria. The Planning Board memorialized this approval on June 13, 2022. On June 21, 2022, the Township Council adopted Resolution 2022-109 designating 2406 Plainfield Avenue (Block 3401, Lot 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) as a Non-Condensation Area in Need of Redevelopment and authorized and directed the Township Planner to prepare a Redevelopment Plan for the Study Area pursuant to the requirements of N.J.S.A. 40A:12A-7.

A Redevelopment Plan for 2406 and 2416 Plainfield Avenue, consisting of Block 3401, Lots 1.01 and 1.02, was prepared, and introduced by the Township Council on July 11, 2023 and on July 24, 2023, the Township Planning Board passed a resolution recommending the Township Council's approval of the Redevelopment Plan. On August 8, 2023, the Township Council approved Ordinance No. 2023-13, authorizing the Redevelopment Plan for 2406 and 2416 Plainfield Avenue consisting of Block 3401, Lots 1.01 and 1.02.

To advance the redevelopment efforts of Downtown Scotch Plains, create new opportunities for affordable housing, and develop a new modern Emergency Services Building in a more suitable, centralized location outside a Federal Emergency Management Agency (FEMA) flood hazard area, the Township of Scotch Plains subsequently evaluated the designation of the property adjacent to the existing 2406 and 2416 Plainfield Avenue Non-Condemnation Area in Need of Redevelopment, identified as 2450 Plainfield Avenue (Block 6502, Lot 1.01), as an Area in Need of Redevelopment. The expansion of the 2406 and 2416 Plainfield Avenue Redevelopment Area to include the 2450 Plainfield Avenue property for the new relocated emergency services building was deemed necessary to improve flexibility and site design and access, as well as decrease residential disturbance.

On May 7, 2024, the Scotch Plains Township Council adopted Resolution No. 2024-92, directing the Scotch Plains Township Planning Board to conduct a Preliminary Investigation to determine whether the Study Area known as Block 6502, Lot 1.01 qualifies for designation as a Condemnation Redevelopment Area, and on May 21, 2024, the Planning Board authorized the Planning Board Planner, Harbor Consultants, Inc., to prepare a Preliminary Investigation Report for the subject property. The Planning Board Planner then prepared a Redevelopment Study for 2450 Plainfield Avenue as a Condemnation Area in Need of Redevelopment, dated June 2025, and on July 21, 2025, the Planning Board adopted a resolution recommending adoption of the Redevelopment Study by Township Council. On August 19, 2025, the Township Council adopted Resolution No. 2025-219, designating 2450 Plainfield Avenue (Block 6502, Lot 1.01) as a Condemnation Area in Need of Redevelopment and authorizing the Township Planner to prepare a Redevelopment Plan for said property. This Redevelopment Plan has therefore been prepared to address the entirety of the Redevelopment Area planned for the relocation of the Township's emergency services facility, which encompasses the properties located at 2406, 2416, and 2450 Plainfield Avenue.

1.1 STATUTORY BASIS FOR THE REDEVELOPMENT PLAN

On May 16, 2017, the Township Council adopted Resolution No. 2017-98, authorizing the Township's Planning Board to conduct a Condemnation Area in Need of Redevelopment Study to determine if a Study Area of 63 properties within the downtown core of Scotch Plains meets the criteria of an Area in Need of Redevelopment as set forth in N.J.S.A. 40A:12A-5.

On March 19, 2018, the Township Planning Board adopted Resolution No. 18-05, approving the report entitled "Preliminary Investigation Report for the Tier 1, Phase 1 Redevelopment Study Area in Downtown Scotch Plains as a Condemnation Area in Need of Redevelopment."

On March 20, 2018, The Township Council adopted Resolution No. 2018-71, approving the recommendation from the Planning Board that 45 properties in the Study Area meet the redevelopment criteria as set forth in N.J.S.A. 40A:12A-5 and outlined in the "Preliminary Investigation Report for the Tier 1, Phase 1 Redevelopment Study Area in Downtown Scotch Plains as a Condemnation Area in Need of Redevelopment," and for a Redevelopment Plan to be prepared for the Study Area located in the core area of Downtown Scotch Plains.

On September 25, 2018, the Township Council, through Resolution 2018-159, endorsed the "Redevelopment Plan for the Tier 1, Phase 1 Section of the Scotch Plains Downtown." This resolution originally recommended the relocation of the Township's emergency services to 2406 and 2416 Plainfield Avenue.

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

On February 25, 2020, the Township Council adopted Resolution No. 2020-63, directing the Scotch Plains Planning Board to undertake a Preliminary Investigation to determine “whether the real property located at Plainfield Avenue, more commonly known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02 on the Township of Scotch Plains Tax Map inclusive of any and all streets, paper streets, private drives, and right of ways (the ‘Study Area’)” meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et seq.

On March 9, 2020, the Scotch Plains Planning Board voted unanimously to endorse the Council Resolution No. 2020-63 and directed the Planning Board Planner to conduct an investigation and prepare a study.

On September 21, 2021, the Township Council introduced Ordinance 2021-26 to establish a “Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains” which included conceptual exhibits and initial details regarding the relocation of the Township’s emergency services to 2406 and 2416 Plainfield Avenue.

On October 25, 2021, the Planning Board endorsed the “Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains” and determined that the Plan was consistent with the Township’s Master Plan.

On November 8, 2021, the Township Council adopted Ordinance 2021-26 adopting and establishing a “Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains.”

On May 23, 2022, the Township Planning Board approved the Preliminary Investigation Report for 2406 and 2416 Plainfield Avenue as a Non-Condemnation Area in Need of Redevelopment, prepared by Harbor Consultants, dated April 2022. The Planning Board memorialized this approval on June 13, 2022.

On June 21, 2022, the Township Council adopted Resolution 2022-109 designating 2406 Plainfield Avenue (Block 3401, Lot 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) as a Non-Condemnation Area in Need of Redevelopment and authorized the Township Planner to prepare a Redevelopment Plan for these properties.

On August 16, 2022, the Township received a letter from the New Jersey Department of Community Affairs (DCA). The letter states that the existing 2406 Plainfield Avenue and 2416 Plainfield Avenue Non-Condemnation Area in Need of Redevelopment is situated where development and redevelopment are encouraged pursuant to State law or regulation, and accordingly, pursuant to N.J.S.A. 40A:12A-6b(5)(c), the Redevelopment Area determination took effect after transmission to the Commissioner of DCA.

On July 11, 2023, the Township Council introduced Ordinance No. 2023-13 to establish a Redevelopment Plan for 2406 and 2416 Plainfield Avenue consisting of Block 3401, Lots 1.01 and 1.02.

On July 24, 2023, the Township Planning Board endorsed and recommended the Township Council’s approval of the Redevelopment Plan for 2406 and 2416 Plainfield Avenue consisting of Block 3401, Lots 1.01 and 1.02.

On August 8, 2023, the Township Council approved Ordinance No. 2023-13, authorizing the Redevelopment Plan for 2406 and 2416 Plainfield Avenue consisting of Block 3401, Lots 1.01 and 1.02.

On June 13 2023, after reviewing prospective developers' submissions for a Request for Qualifications (RFQ) for the development of Downtown Scotch Plains, the Township Council conditionally designated Woodmont Properties, LLC as the designated redeveloper for the properties identified in the Tier 1, Phase 1 Redevelopment Plan. A conditional redeveloper agreement between the Township and Woodmont Properties was further memorialized on March 11, 2025.

On May 7, 2024, the Scotch Plains Township Council adopted Resolution No. 2024-92, directing the Scotch Plains Township Planning Board to conduct a Preliminary Investigation to determine whether the property located at 2450 Plainfield Avenue and identified as Block 6502, Lot 1.01 qualifies for designation as a Condemnation Redevelopment Area.

On July 15, 2025, the Scotch Plains Township Council adopted Resolution No. 2025-201, authorizing the execution of a Memorandum of Understanding with the Scotch Plains Rescue Squad, which details the terms for the relocation of the Rescue Squad to new Public Safety Complex on Plainfield Avenue.

On July 21, 2025, the Planning Board approved and endorsed the Preliminary Investigation Report for 2450 Plainfield Avenue as a Condemnation Area in Need of Redevelopment and recommended further action by the Township Council.

On August 19, 2025 the Township Council adopted Resolution No. 2025-219, designating 2450 Plainfield Avenue (Block 6502, Lot 1.01) as a Condemnation Area in Need of Redevelopment and authorizing the Planning Board to prepare a Redevelopment Plan for said property.

On September 5, 2025, the Township received a letter from the New Jersey Department of Community Affairs (DCA), stating that the 2450 Plainfield Avenue (Block 6502, Lot 1.01) Condemnation Area in Need of Redevelopment is situated where development and redevelopment are encouraged pursuant to State law or regulation, and accordingly, pursuant to N.J.S.A. 40A:12A-6b(5)(c), the Redevelopment Area determination took effect after transmission to the Commissioner of DCA.

This Redevelopment Plan has therefore been prepared to address the entirety of the Redevelopment Area planned for the relocation of the Township's emergency services facility, which encompasses the properties located at 2406, 2416, and 2450 Plainfield Avenue.

1.2 DESCRIPTION OF THE REDEVELOPMENT PLAN AREA

The Redevelopment Plan Area consists of three (3) parcels located at 2406 Plainfield Avenue (Block 3401, Lot 1.01), 2416 Plainfield Avenue (Block 3401, Lot 1.02), and 2450 Plainfield Avenue (Block 6502, Lot 1.01). These three contiguous properties have a combined area of approximately 6.919 +/- acres, with Block 3401, Lot 1.01 having an area of approximately 3.178 acres; Block 3401, Lot 1.02 having an area of approximately 2.704 acres; and Block 6502, Lot 1.01 having an area of approximately 1.0375 acres. The Redevelopment Plan Area is centrally located in the Township

and is bounded to the northeast by Plainfield Avenue, to the northwest by Westfield Avenue, and to the southwest by Evergreen Avenue. The properties are located at the corner of the two right-of-ways where Plainfield Avenue traveling west becomes Westfield Avenue.

2406 Plainfield Avenue (Block 3401, Lot 1.01) is a large, partially forested Township-owned property that was previously used as a landfill. A Township-owned right-of-way to construct a continuation of Evergreen Avenue across Block 3401, Lot 1.01 previously extended across the property. The right-of-way was vacated by the Township in 1955. There are two (2) small pockets of isolated freshwater wetland areas on the western portion of the property. The property contains an asphalt walkway extending from Evergreen Avenue to Plainfield Avenue, which terminates at a crosswalk across Westfield Avenue to Henry Street. A 24-inch municipal storm sewer pipe bisects the property, extending from Monica Place to Evergreen Avenue. The New Jersey Bell Telephone Company holds an easement on the property containing a walk way which extends 56 feet from the Westfield Avenue property line and leading to a 25 foot x 20 foot shed established in 1991. There are underground cables leading to the shed, and the shed contains a New Jersey Bell switching station. Aside from the two walkways and the New Jersey Bell shed, the property is vacant. As shown in Figure 5, the topography of Block 3401, Lot 1.01 consists of a high point of elevation of 214 feet along the property's boundary with Block 3401, Lot 1.02 in the northeastern corner and gently slopes towards a low point of elevation of 178 feet at the western portion of the property along Evergreen Avenue and the property line with Block 3401, Lot 2.

2416 Plainfield Avenue (Block 3401, Lot 1.02) is presently used by the Township of Scotch Plains Department of Public Works as a Solid Waste Leaf Transfer facility, which includes leaf debris and equipment storage, and is known locally as the DPW Yard. It appears a portion of the site has historically been used for storage of Township materials but has otherwise remained vacant over time. Currently, there are two gated asphalt driveways along Plainfield Avenue/Westfield Avenue which provide vehicular access to the interior of the site. The property contains several concrete storage bins. The Township of Scotch Plains maintains a year to year agreement with the Town of Westfield to allow the Town of Westfield to discard leaves at this property. Block 3401, Lot 1.02 is located at a higher elevation than Block 3401, Lot 1.01, following the upward slope of Westfield Avenue. The highest point on the property is 228 feet near the southern rear lot line, with the lowest elevation sloping down to an elevation of approximately 204 feet. The lot generally has a higher elevation close to the lot lines, with the center of the parcel and the lot lines sloping down and having a lower elevation. Steep slopes are found along the property frontage with Plainfield Avenue, as well as along the southern property line bordering the properties fronting Monica Place.

2450 Plainfield Avenue (Block 6501, Lot 1.01) is currently occupied by Rhino Linings, a manufacturing and warehouse facility specializing in spray-on coatings for truck bed liners, marine applications, and trailer floors. The property includes a single-story building, with the rear section featuring a higher roof clearance than the rest of the structure. There is a paved parking area on the west side of the property, whereas the rear of the property is unpaved and used for the storage of vehicles and materials. The warehouse is accessible through a 12-foot-wide, 16-foot-high drive-in door, while the machine shop features a separate 10-foot-wide, 12-foot-high drive-in door. Originally built in the 1950s, the building was later expanded to include the warehouse. Additionally, the property is equipped with three-phase electrical service. Access to the property is provided via a curb cut on Plainfield Avenue. The site features a parking lot on the west side with approximately 12 spaces. A driveway leads to the rear of the property, which is separated from the parking area by a fence. Similarly to Block 3401, Lot 1.02, steep slopes exist at the rear property line nearing the properties fronting Monica Place.

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan
 Township of Scotch Plains, Union County, New Jersey



Figure 1 – Aerial Map of Properties within the Redevelopment Plan Area

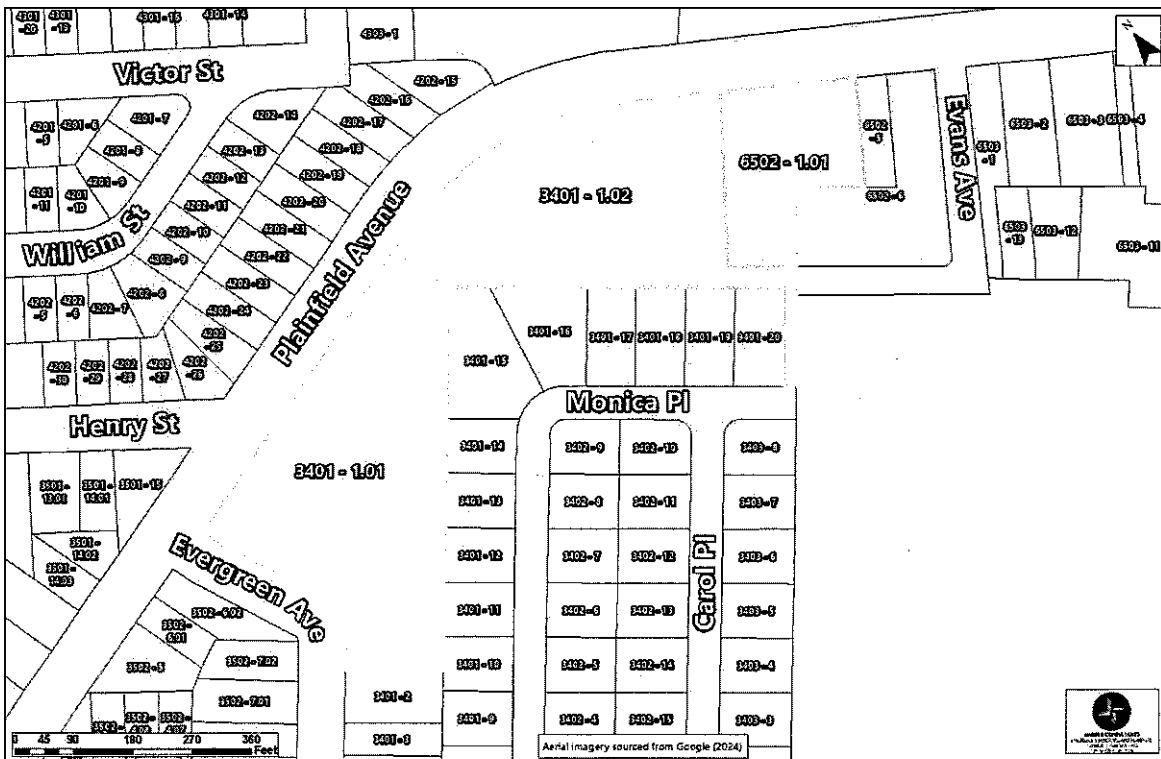


Figure 2 – Tax Map of Properties within the Redevelopment Plan Area

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan
Township of Scotch Plains, Union County, New Jersey

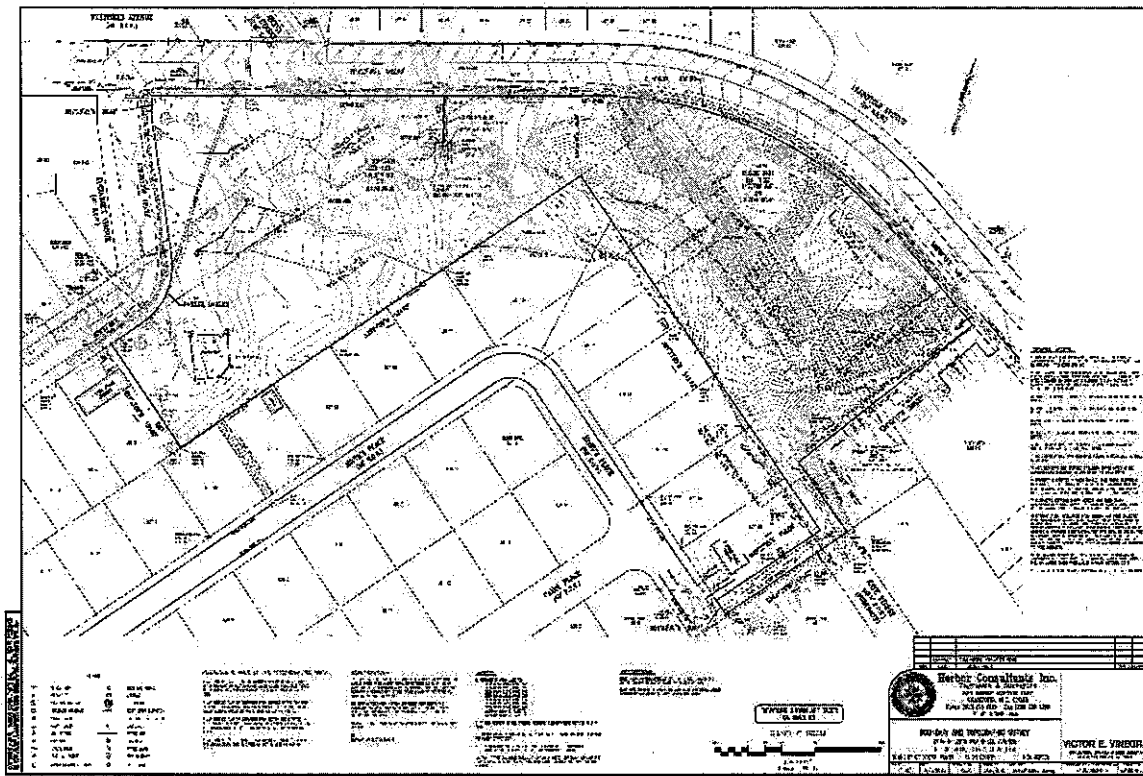


Figure 3 – Boundary & Topographic Plan of Block 3401, Lots 1.01 and 1.02 within the Redevelopment Plan Area

Table 1 describes the ownership status and lot area of the parcels based on Township tax data.

Table 1: Property Tax Data 2406, 2416 and 2450 Plainfield Avenue Redevelopment Plan Area			
Owner	Street Address	Block and Lot	Existing Lot Area (acres)
Township of Scotch Plains	2406 Plainfield Avenue	Block 3401, Lot 1.01	3.178 +/- Acres
Township of Scotch Plains	2416 Plainfield Avenue	Block 3401, Lot 1.02	2.704 +/- Acres
PAXICO LLC	2450 Plainfield Avenue	Block 6502, Lot 1.01	1.037 +/- Acres
Total Area			6.919 +/- Acres

Township of Scotch Plains, Union County, New Jersey

Figure 4 – Flood Hazard Map of Properties within the Redevelopment Plan Area

Figure 5 below shows the elevation changes throughout the Redevelopment Plan Area in two-foot intervals per United States Geological Survey (USGS) data. Elevation is variable throughout the Redevelopment Plan Area, with the steepest elevation changes occurring along the northern property line of Block 3401, Lot 1.02 fronting Plainfield Avenue/Westfield Avenue, as well as along the southern property lines of Block 3401, Lot 1.02 and Block 6502, Lot 1.01.

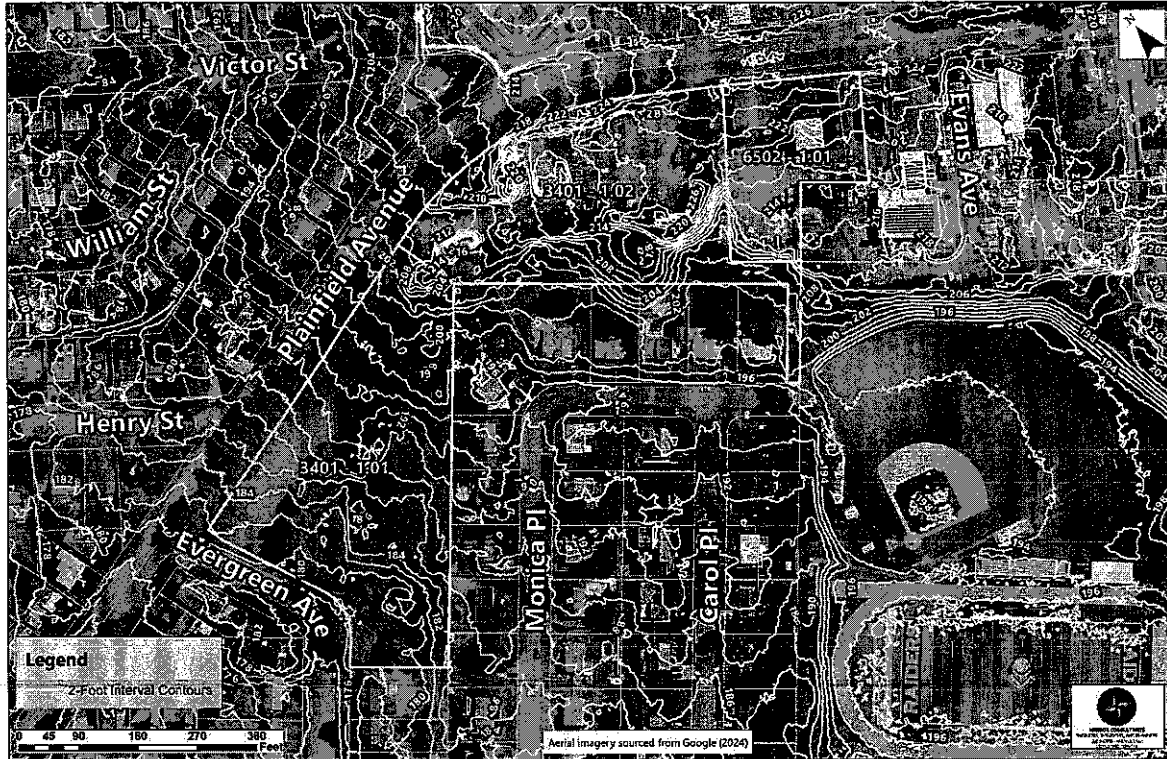


Figure 5 – Topographic Map of the Properties within the Redevelopment Plan Area

1.3 NEIGHBORHOOD

The Redevelopment Plan Area is located along Plainfield Avenue and Westfield Avenue, both of which are Union County roads. Surrounding the subject properties are a variety of uses. Single family homes are located across Plainfield Avenue/Westfield Avenue, including along Henry Street, to the west of the Redevelopment Area. The Township-owned Memorial Park, the northern portion of the Shady Rest Golf and Country Club, and the Township Department of Public Works building are located across Plainfield Avenue to the north of the Redevelopment Plan Area. To the east of the Redevelopment Plan Area are commercial, manufacturing and light industrial uses along Plainfield Avenue. To the south of the Redevelopment Plan Area are single family homes located along Evergreen Avenue, Monica Place, and Carol Place, as well as the athletic fields pertaining to Scotch Plains-Fanwood High School.

1.4 PHOTOGRAPHS OF EXISTING CONDITIONS

The following photographs illustrate the existing land uses of the properties in the Redevelopment Plan Area. The photographs contained within this subsection were taken from site visits conducted on March 6, 2025 and June 19, 2025.



Image 1 – View of vacant grassy area and New Jersey Bell Telephone Company shed located at Block 3401, Lot 1.01



Image 2 – Solid Waste Leaf Transfer facility operated by the Township DPW located at Block 3401, Lot 1.02



Image 3 – One-story manufacturing and warehouse facility building located at Block 6501, Lot 1.01

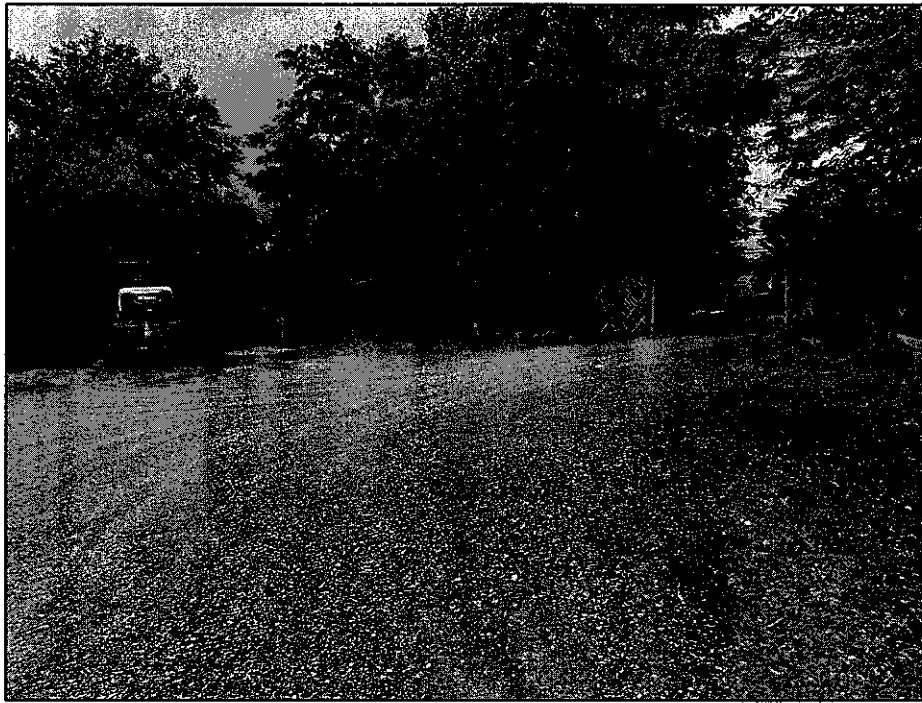


Image 4 – Unpaved parking and storage area at the rear of Block 6502, Lot 1.01

SECTION 2. THE PUBLIC PURPOSE

2.1 ADOPTION OF A REDEVELOPMENT PLAN

The requirements for the adoption of a redevelopment plan are outlined in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7, as detailed below:

a. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or both, according to criteria set forth in section 5 or section 14 of P.L. 1992, c. 79 (C40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

- (1) Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
- (2) Proposed land uses and building requirements in the project area.
- (3) Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and

sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.

(4) An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

(5) Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities; (b) the master plan of the County in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c. 398 (C.52:18A-196 et al.).

(6) As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.

(7) A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

(8) Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

b. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

c. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the

redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

d. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

e. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

f. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

2.2 REDEVELOPMENT GOALS AND OBJECTIVES

The Goals and Objectives of this Redevelopment Plan are as follows:

- Redevelop unimproved vacant land and underutilized properties characterized by faulty arrangement, design, and obsolete layout in the Township of Scotch Plains, which have been found to be an area in need of redevelopment and satisfy certain criteria of the Local Redevelopment and Housing Law that reinvigorates the site and the surrounding neighborhood;
- Assemble underutilized tracts of land in need of redevelopment to relocate emergency services from outdated facilities currently located in a Federal Emergency Management (FEMA) flood hazard area and construct a modern facility in a more suitable, efficient location that will ensure the continuity of emergency services, mitigate disruptions caused by

potential flooding, and protect the safety and welfare of Township residents, while creating opportunities for development within Downtown Scotch Plains;

- Provide emergency services in one centralized location to create better efficiency and communication between emergency services departments;
- Permit continued on-site operations of the DPW Yard inclusive of, but not limited to, solid waste leaf/vegetative transfer operations and associated equipment storage.
- Continue municipal court operations in Scotch Plains with considerations for adequate space to potentially host other municipalities with future shared (court) service agreements.
- Provide adequate landscaped buffers from adjacent residential uses to mitigate potential visual, light, and noise disturbances from the emergency services activities on site;
- Provide adequate parking spaces and appropriate site design for emergency vehicle storage, circulation, and ingress/egress on site;
- Investigate the impact of the new development on traffic conditions on surrounding right-of-ways, specifically Plainfield Avenue/Westfield Avenue.
- Allow emergency services to operate through the transition and during the construction of the new facility to the maximum extent practicable;
- Advance the redevelopment of Downtown Scotch Plains as outlined and envisioned within the Tier 1 Phase 1 Redevelopment Plan;
- Spur economic development and investment for Downtown Scotch Plains;
- Promote smart growth development by redeveloping underutilized properties within the Township's downtown area, which possesses existing infrastructure, commercial uses such as retail and restaurant uses, and access to public transportation options;
- Enable the development of realistic affordable housing opportunities within the Township's Downtown to address the Township's affordable housing obligations per its Fourth Round Housing Element and Fair Share Plan;
- To the greatest extent possible, preserve any portion of the Redevelopment Plan Area located in Block 3401, Lot 1.01 within the Township's Conservation Zone that is not used for buildings or impervious coverage as permanent green/open space through programs such as Green Acres or by deed restriction;
- Create a set of design standards for the Redevelopment Plan properties that will provide consistent streetscape and architectural design as well as safe pedestrian design to redevelop vacant and underutilized properties to provide necessary emergency services;
- Provide a stormwater management system for the new emergency services building that meets the recently adopted and enhanced NJDEP Best Management Practices for stormwater management. These requirements, which are consistent with the Township's Stormwater Control Ordinance, shall be designed to ensure that the proposed development will have no adverse effects on the subject properties, the surrounding properties, or the community at large;
- Incorporate green building and site design that would further the goals and objectives of S2607, which amended Section 19 of P.L. 1975, c.291 (C.40:55D-28), requiring the land use plan element of municipal master plans to include climate change-related hazard vulnerability assessment;
- Incorporate strategies to mitigate risk from climate change-related hazard vulnerability, including, but not limited to, consideration of environmental effects and extreme weather, incorporating green infrastructure, incorporating permeable pavements, incorporating rain gardens, providing backup generators, and providing stormwater management for any impervious areas; and

- Eliminate conditions which are detrimental to the growth, health, safety, and welfare of the surrounding community.

2.3 RELATIONSHIP TO THE MASTER PLAN

1. Township of Scotch Plains 2001 Master Plan

The 2001 Master Plan made a specific note that “a number of major themes, however, distinguish this plan from previous township Master Plans”, including “The potential for redevelopment is explored and policies addressing new land uses are established.”¹ In executing redevelopment, the 2001 Master Plan further elaborates that “the development of remaining or underdeveloped parcels should be undertaken in a manner that will preserve natural resources and protect sensitive environmental areas such as wetlands, steep slopes, and stream corridors.”¹ This Redevelopment Plan reinforces this goal of the 2001 Master Plan by preserving any portion of Block 3401, Lot 1.01 within the Township’s Conservation Zone that is not used for buildings or impervious coverage as permanent green/open space through programs such as Green Acres or by deed restriction.

Additionally, the 2001 Master Plan notes “the provision, maintenance and upgrading of municipal services.”² Such efforts of this Redevelopment Plan follow the Master Plan’s objective by creating a new facility for Township Police, Fire HQ / EMS, OEM and the Rescue Squad.

2. 2007 Master Plan Reexamination Report adopted February 26, 2007

The 2007 Master Plan Reexamination Report identified which major planning issues and goals of the 2001 Master Plan remained valid, including that “Since most of the vacant land in the Township has been developed the planning focus in the community is shifting toward infill sites or areas with potential for redevelopment.”³ The 2007 Reexamination Report directly echoes the goals and objectives related to redevelopment listed in the 2001 Master Plan while elaborating on “infill development,” noting that:

“The challenge related to the infill residential developments comes with the fact that the current infill developments fit like a missing puzzle piece within a larger developed puzzle of an existing, residential neighborhood. The infill developments pose a balancing complexity of protecting and enhancing the character of the existing neighborhood, creating an appropriate infill development concept, while not strangling the redevelopment process, nor denying the rights of the developer with the ramification of over-regulation.”⁴

As noted previously, and in accordance with the goal of the 2007 Master Plan Reexamination Report and 2001 Master Plan to focus planning on areas with the potential for redevelopment, this Redevelopment Plan is essential to executing the full build-out of the redevelopment of Downtown Scotch Plains.

¹ Township of Scotch Plains 2001 Master Plan, prepared by Kimball & Kimball, June 18, 2001, p. 1.

¹ Township of Scotch Plains 2001 Master Plan, prepared by Kimball & Kimball, June 18, 2001.

² Township of Scotch Plains 2001 Master Plan, prepared by Kimball & Kimball, June 18, 2001.

³ Township of Scotch Plains 2007 Master Plan Reexamination Report, prepared by Mary M. Moody, February 26, 2007, p. 3.

⁴ Township of Scotch Plains 2007 Master Plan Reexamination Report, prepared by Mary M. Moody, February 26, 2007, p. 9.

3. 2016 Master Plan Reexamination Report adopted December 12, 2016

The 2016 Master Plan Reexamination Report identified additional major planning issues that occurred since the previous Master Plan and Master Plan Reexamination Reports. The 2016 Reexamination Report notes that steps had been taken in furthering the goal that “since most of the vacant land in the Township has been developed, the planning focus in the community is shifting toward infill sites or areas with potential for redevelopment.”⁵ This was realized through projects such as the approval of the redevelopment plan for the Bowcraft Amusement Center, which planned to replace a longstanding commercial use with 200 homes, inclusive of a 35-unit affordable housing set-aside to be used towards the Township’s Third Round affordable housing obligation. The project was fully constructed in 2023. By supporting the centralization and relocation of the Township’s Fire HQ / EMS, Police, OEM, and volunteer Rescue Squad, this Redevelopment Plan contributes to the redevelopment of Downtown Scotch Plains and is consistent with the goal of the 2016 Master Plan Reexamination Report to focus planning efforts on sites with redevelopment potential.

The 2016 Master Plan Reexamination Report maintained the validity of the goal to continue implementation of the Central Business District Revitalization Plan, which was a goal originally provided within the 2001 Master Plan. This Redevelopment Plan for 2406, 2416 and 2450 Plainfield Avenue furthers the revitalization of the Central Business District by inherently supporting the redevelopment of Downtown Scotch Plains. Furthermore, the 2016 Report outlines the opportunity to provide for and encourage redevelopment for specific uses in designated areas. Such redevelopment opportunities should represent high quality development that can be achieved in a manner that may improve environmental quality, lessen flooding, avoid traffic congestion and promote proper circulation.

4. 2018 Master Plan Reexamination Report adopted August 27, 2018

The Township prepared a Master Plan Reexamination Report in 2018 to address the changes to the Township’s affordable housing obligation and to comply with the April 20, 2018 Court Order on the Fairness Hearing and Fair Share Housing Center Settlement Agreement and the Township’s 2018 Housing Element & Fair Share Plan (HEFSP). The 2018 Master Plan Reexamination Report reiterated the findings of the two prior Reexamination Reports that the 2001 Master Plan goals remain valid. One of the mechanisms in the 2018 HEFSP to address the Township’s Third Round unmet need was to adopt an overlay zone covering the Township’s downtown area. Due to the overall size of the downtown area, the downtown overlay zones were broken down into three phases and subsequently six tiers.

The subject properties for this Redevelopment Plan are vital for the advancement and ultimate completion of the Tier I, Phase 1 Redevelopment Plan for Downtown Scotch Plains. The existing Police, Fire HQ / EMS, OEM, and the Rescue Squad are all located on properties within the Tier I, Phase I Redevelopment Plan and have been identified for redevelopment. These essential emergency services are outdated and need to be relocated to achieve the full build-out of the Tier I, Phase I Redevelopment Plan and to provide a centralized, modern facility to serve the community for the next century. This Redevelopment Plan achieves these objectives by providing a new location and ultimately a new facility for these essential services.

⁵ Township of Scotch Plains 2016 Master Plan Reexamination Report, prepared by Joseph E. Doyle, December 12, 2016.

5. Third Round Housing Element and Fair Share Plan adopted September 27, 2018

On July 2, 2015, the Township of Scotch Plains filed a declaratory judgement action seeking to declare its Housing Element and Fair Share Plan as being constitutionally compliant and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period. The Township reached an agreement with various intervenors and/or interested parties as to the Township's Affordable Housing Obligation. On January 15, 2018, a Settlement Agreement was signed by and between, the Township of Scotch Plains, Fair Share Housing Center, Lamberts Mill Village, Amberg, ATA Developers, and SP Reserve.

The Court in the Declaratory Judgement Action scheduled a hearing on February 16, 2018 to determine whether the Township's Summary of Plan satisfied the Township's obligation to provide a realistic opportunity to fulfill its Rehabilitation, Prior Round, and Third Round "fair share" of the regional need affordable housing to low- and moderate-income households.

The Township of Scotch Plains signed a Settlement Agreement with Fair Share Housing Center on April 20, 2018. The Court Order reiterated that "the Summary of the Plan for the Township of Scotch Plains...is fair to and adequately protects the interests of lower-income persons on whose behalf the affordable units proposed by the settlement are to be built." The Settlement Agreement became the basis for the Township's 2018 Housing Element and Fair Share Plan, which detailed that 204 affordable units would be credited towards the Township's Third Round unmet need obligation through the implementation of Downtown Overlay Areas. These Downtown Overlay Areas consist of over 57 acres within the Township's Downtowns where the Township committed to permitting increased tiered residential densities (12 du/ac, 15 du/ac, and 20 du/ac) with a mandatory 20% affordable housing set-aside.

On January 11, 2019, Scotch Plains received a Conditional Declaratory Judgement of Compliance and Repose (JOR), memorializing the findings of the Township's compliance hearing which occurred on December 12, 2018. Per Condition I of the Conditional JOR, "The Township will continue to study the properties designated as part of 'Phase II Redevelopment in Downtown Revitalization,' and as depicted on Exhibit B of the Settlement Agreement towards the Township's Third Round unmet need. The Township shall either adopt redevelopment plans for any properties that meet the criteria for 'an area in need of redevelopment' or, if infeasible due to time constraints, adopt Overlay Ordinances pursuant to the agreed upon densities applied to each Tier in lieu of Redevelopment designation. The Township shall adopt redevelopment plans by ordinance or adopt an overlay ordinance or ordinances, putting in place the zoning mechanisms for the agreed upon densities by June 30, 2020." The Township received a Final Judgment of Compliance and Repose on November 30, 2020, which approved the Township's 2018 Housing Element and Fair Share Plan and confirmed that all conditions of the 2019 Conditional JOR had been met. The Township adopted Ordinance No. 2020-11 on August 18, 2020, which established Downtown Affordable Housing Overlay Zone – Tier 1, Downtown Affordable Housing Overlay Zone – Tier 2, and Downtown Affordable Housing Overlay Zone – Tier 3.

6. Fourth Round Housing Element and Fair Share Plan adopted June 24, 2025

On March 20, 2024, Governor Murphy signed amendments to the Fair Housing Act known as affordable housing bill A4/S50 ("FHA Amendments") into law. The FHA Amendments established new guidelines for determining and regulating the affordable housing obligations of New Jersey municipalities for the Fourth Round and subsequent 10-year rounds as mandated by the Mount

Laurel Doctrine. The Township consequently prepared a Fourth Round Housing Element & Fair Share Plan (HEFSP) to address the Township's Fourth Round affordable housing obligations in accordance with the FHA Amendments, and the Fourth Round HEFSP was adopted by Township Council on June 24, 2025 via Resolution No. 2025-184.

Per the Township's Fourth Round HEFSP, 53 units from the Tier 1, Phase 1 Redevelopment Plan development are credited towards satisfaction of the Township's Fourth Round Realistic Development Potential (RDP). The Tier 1, Phase 1 Redevelopment Plan was adopted by the Township Council via Ordinance No. 2021-26 on November 8, 2021 and envisions a mixed-use district consisting of 350 total residential units with a 15% affordable housing set-aside. The Tier 1, Phase 1 Redevelopment Plan was prepared in response to the Township's Downtown revitalization goals and in tandem with the Township's Downtown Affordable Housing Overlay Zones adopted as part of its Third Round affordable housing compliance. In order to move forward with the full build-out of the Tier 1, Phase 1 Redevelopment Plan Area, it is necessary to relocate the Township's existing emergency services located on properties within the Tier 1, Phase 1 Redevelopment Plan Area. The 2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan therefore delivers a strategy and site for the relocation of the Township's emergency services, while also upgrading and centralizing the provision of these emergency services. Additionally, the relocation of existing emergency services from properties within the Tier I Phase I Redevelopment Plan Area to 2406, 2416 and 2450 Plainfield Avenue will spur the redevelopment and revitalization of Downtown Scotch Plains, promote smart growth principles, and advance the construction of affordable housing units in compliance with the Township's Fourth Round HEFSP.

2.4 RELATIONSHIP TO THE TOWNSHIP LAND USE PROCEDURES ORDINANCE

2406 Plainfield Avenue (Block 3401, Lot 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) are located within the 2406 and 2416 Plainfield Avenue Redevelopment Plan Area, which supersedes the land use regulations of the underlying zoning. The 2406 and 2416 Plainfield Avenue Redevelopment Plan was approved by the Township Council per Ordinance No. 2023-13 on August 8, 2023. The underlying zoning of 2406 Plainfield Avenue (Block 3401, Lot 1.01) is the Conservation (C) Zone, and the underlying zoning of 2416 Plainfield Avenue (Block 3401, Lot 1.02) is the Public (P) Zone. 2450 Plainfield Avenue (Block 6502, Lot 1.01) is located in the M-1 Industrial Zone.

Township of Scotch Plains, Union County, New Jersey



Figure 6 – Current Zone Map of the Redevelopment Plan Area



Figure 7: Previous Zone Map of the Redevelopment Plan Area, Prior to the Adoption of the 2406 and 2416 Plainfield Avenue Redevelopment Plan

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

Section 23-9.8 of the Scotch Plains Township Zoning Ordinance provides the land use regulations for the 2406 and 2416 Plainfield Avenue Redevelopment Plan Area. The permitted uses in the 2406 and 2416 Plainfield Avenue Redevelopment Plan Area are as follows:

1. Permitted Principal Uses

- a. Public buildings and facilities for emergency services (Police, Fire OEM, & Rescue Squad / EMS), educational or other public administrative services or offices, and public buildings and uses which are deemed appropriate and necessary by the Township Council of the Township.
- b. Public parks and playgrounds.
- c. Conservation and Open Space.

2. Permitted Accessory Uses

- a. Common outdoor public or private spaces, plazas, courtyards, terraces and active or passive recreation facilities.
- b. Drop off / package delivery area, lockers, and storage for mail delivery packages recycling and refuse storage areas;
- c. Gardens, hardscape patio areas, landscape features;
- d. Green building techniques, green roofs, and rain gardens;
- e. Solar canopy array or roof mounted systems;
- f. Stormwater management/flood storage systems consistent with the recently adopted and enhanced NJDEP Best Management Practices for stormwater management;
- g. Signage;
- h. Generators;
- i. Parking;
- j. Retaining Walls;
- k. Communications Tower;
- l. Utility (New Jersey Bell) Shed;
- m. Any accessory use or structure customary and incidental to the permitted principal use subject to and as approved by the Planning Board.

The area and bulk requirements of the 2406 and 2416 Plainfield Avenue Redevelopment Plan Area are listed in the table below:

Table 2: Schedule of Area & Bulk Requirements 2406 Plainfield Avenue and 2416 Plainfield Avenue	
Description	Requirement
Min. Lot Area	5.0 acres
Min. Lot Width	500 feet
Min. Lot Depth	200 feet
Max. Building Height (Feet)	45 feet
Max. Architectural Height Extension	15%
Max. Building Height (Stories)	2 stories
Max. Building Coverage (%)	25%
Max. Impervious Lot Coverage (%)	60%

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

Min. Open Space	40%
Principal Building Setbacks	
Min. Front Yard Setback	0 feet
Min. Side Yard Setback	20 feet
Min. Rear Yard Setback	30 feet
Accessory Building Requirements	
Min. Front Yard Setback	10 feet
Min. Side Yard Setback	20 feet
Min. Rear Yard Setback	20 feet
Max. Building Height (feet)	20 feet
Communications Tower	
Max. Height	150 feet
Min. Front Yard Setback	50 feet
Min. Rear Yard Setback	50 feet
Min. Side Yard Setback	5 feet
Off-Street Parking Requirements	
Description	Requirement
Max. Number of Parking Spaces	130 parking spaces¹⁻²
Min. Loading/Unloading Spaces	One (1) off-street loading/unloading space shall be provided. This designated loading space shall count towards the parking requirements.
Electric Vehicle Parking	Section 3.5 of this plan.
¹ In addition to the on-site parking, overflow parking may be provided on the Scotch Plains Department of Public Works property across the street identified as 2545 Plainfield Avenue, Block 6401, Lot 1 or the Memorial Park parking lot identified as 2345 Plainfield Avenue, Block 4303, Lot 12. ² The plans prepared by Netta Architects are conceptual in nature. The number of parking spaces may decrease or increase during the time of the site plan preparation.	

Section 23-3.17 of the Scotch Plains Township Zoning Ordinance provides the land use regulations for the Public (P) Zone. Per Section 23-3.17.a of the Township Zoning Ordinance, the Public (P) Zone includes "the areas of public facilities, which are of a permanent nature, including all administrative, educational, service, and recreational lands in the Township of Scotch Plains." While there are no bulk standards or other enumerated uses permitted in this Zone, Section 23-3.17.b. of the Township Zoning Ordinance states, "In the event a property located in the P Zone either owned directly or under the jurisdictional authority of the municipality or the SPFBOE becomes vacant and is no longer used for its intended use, the restrictions on the property shall be the same as the criteria of the R-1 Zone as outlined in Subsection 23-3.5. schedule of lot, block and building regulations. It is the intent of this subsection for the Township to use any property in question for the highest and best use. The Planning Board shall make a recommendation to the Mayor and Council should a zone change be required for the highest and best use on the property for all of the residents within the Township of Scotch Plains."

Under Section 23-3.5.a.3. of the Scotch Plains Township Zoning Ordinance for the R-1 Residence Zone, "Municipal parks and playgrounds, buildings and uses which are deemed appropriate and necessary by the township council of the township" are listed as a permitted primary use.

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

Section 23-3.17A of the Scotch Plains Township Zoning Ordinance provides the land use regulations for the Conservation (C) Zone. This Section provides that the Conservation Zone (C) "is established to provide for the designation and recognition of certain parcels of land that, by reason of their natural condition or environmental features, are best left in their natural state as permanent open space for the enjoyment and benefit of all citizens. All lots so designated shall either be owned or under the control of the Township of Scotch Plains, or an authorized agency thereof, and shall be left in their natural condition and shall remain undeveloped. Nothing herein shall prevent the Township or an authorized agency thereof, from periodically inspecting any lot so designated, nor performing any necessary maintenance related to public safety, including but not limited to, the clearing of any drainage way, easements, or the removal of debris or any part of said property for the use of public purpose in order to create or correct health or safety hazards and/or create and/or construct for the public good, safety, and welfare". The Conservation (C) Zone does not have established bulk standards established within the Township Zoning Ordinance.

Section 23-3.14 of the Scotch Plains Township Zoning Ordinance provides the land use regulations for the M-1 Industrial Zone. The permitted uses of the M-1 Industrial Zone are as follows:

a. Permitted primary uses.

1. Office buildings for executive, engineering, and administrative purposes.
2. Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto, provided no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to the laboratory research, design or experimentation conducted on the premises.
3. Any light manufacturing, processing, packaging or assembly use, research laboratory, or other similar industrial uses which can demonstrate the capability to maintain the following performance standards at all times in their operation.

- a) Any noise produced on the premises shall not be in excess of the standards listed below when measured at any property line of the lot on which the use is located.

Frequency	Band Hz	Sound Pressure Level Decibels re 0.0002 dyne/cm ²
20	75	69
75	150	54
150	300	47
300	600	41
600	1,200	37
1,200	2,400	34
2,400	4,800	31
4,800	10,000	28

- b) If the noise is not smooth and continuous but is of an impulsive or periodic character, the decibel levels indicated above shall be reduced by 5%.

- c) Any smoke emitted from any source on the premises shall not be of a density greater than that density described as No. 1 on the Ringlemann Chart, as published by the United States Bureau of Mines.
 - d) No fly ash, dust fumes, vapors, gases or other forms of air pollution which can cause any damage to health, to animals or vegetation, or damage or soil to other forms of property shall be permitted.
 - e) There shall be no emissions of odors in such quantities as to be offensive at lot boundary lines.
 - f) No activity shall be maintained on the premises which will produce heat or glare beyond any property line.
 - g) No machinery or operation shall be permitted which shall cause perceptible vibration discernible to the human sense of feeling at the property lines of the lot on which the site is located.
 - h) No activity shall be maintained on the premises which may result in or cause hazard of fire, explosion, radiation, disease or other physical hazard to persons, plant growth, buildings or other property.
- 4. Contractors' storage buildings and storage yards and other such outdoor storage of equipment and vehicles, provided that no such area is within the existing or required front yard area, whichever is smaller, and is screened by fencing or landscaping from public view from a public street or from an adjacent residential zone, or as the approving authority requires. Any building constructed or used on the premises shall meet all applicable bulk requirements of this chapter.
 - 5. Municipal parks, playgrounds, buildings and uses deemed appropriate and necessary by the Township Council
- b. Permitted secondary uses.
- 1. Signs, in accordance with Subsection 23-3.4b.
 - 2. Private garage and storage buildings which are necessary to store any vehicles, equipment or materials on the premises.
 - 3. Off-street parking space for the use of employees and visitors.
- c. Conditional uses (subject to the conditions of § 23-5).
- 1. Public utility uses.
 - 2. Motor vehicle service establishments.
- d. Other provisions and requirements.

1. One off-street parking space shall be provided for each visitor and each employee on the maximum work shift, provided that at no time shall the use result in parking on a public street for any reason. The onus and burden of proof for establishing and always providing adequate amount of required off-street parking area shall be upon the original applicant for the building permit, or any subsequent owner of the premises.
2. Parking areas may be located in any of the required yard areas other than the front yard, provided they are not less than 20 feet from the boundary of a residential zone or street line.
3. Each use located in this zone shall provide truck loading and unloading space on the same lot and in other than the required front yard so as to permit the transfer of goods in other than a public street.
4. Each use established in this zone shall set aside 10% of the tract for seeding and landscaping, and use this area for no other purpose.
5. Wherever a use in this zone is on a lot which abuts a residence zone, a ten-foot-wide buffer area shall be provided adjacent to the residence zone boundary. Such buffer area shall be suitably planted and maintained with landscape materials of such species and sizes, in a manner approved by the approving authority, as will preclude any detrimental effect upon the adjacent residence zone.
6. All industrial activities or processes shall take place within an enclosed building. Incidental storage of materials and equipment out of doors shall be shielded from any adjacent public streets or residential areas by fencing, landscaping or other appropriate measures and shall not be within the existing or required yard areas facing the street or streets; except that crushing of waste material may be conducted on site with portable crushing equipment. Crushing shall not be considered a primary use of the property and shall be considered as a secondary use to a permitted use in the M-1 Zone; by way of example, a contractors storage yard; between the hours of 7:00 a.m. and 4:00 p.m. Monday through Friday only. No weekend activity shall be permitted. Crushing of material needs to be kept wet down during the operation. Proper permits must be received from the DEP and annual record submissions must be provided to the Township of Scotch Plains for the purpose of gaining recycling credits.
7. The following uses or activities are specifically prohibited in this zone:
 - a) Auction markets.
 - b) Automobile wrecking yards, junkyards, or disassembly yards, or the sorting or baling of scrap metal, paper, rags or other scrap material.
 - c) Gas (illuminating or heating) storage, except for consumption on premises.
 - d) Incineration, reduction, storage or dumping of slaughterhouse refuse, rancid fats, garbage, trash, refuse, junk, dead animals or offal, except by the municipality or its agents.

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

- e) Outdoor sales of new or used motor vehicles or trailer coaches.
- f) Petroleum or its derivatives except when stored in underground tanks and not in excess of 40,000 gallons of fuel oil or 20,000 gallons of gasoline or kerosene.
- g) Residential dwelling units.

Per Section 23-3.4A of the Township Zoning Ordinance, the bulk requirements of the M-1 Industrial Zone are as follows:

Table 3: Schedule of Area & Bulk Requirements M-1 Industrial Zone	
Description	Requirements
Minimum Lot Area	7,500 SF
Minimum Lot Width	75 feet
Minimum Front Yard	10 feet
Minimum Setback from Side Street – Corner Lot	10 feet
Minimum Side Yard	None
Total – Both Side Yards	15 feet ¹
Minimum Rear Yard	35 feet
Maximum Building Coverage	35%
Maximum Lot Coverage	N/A
Maximum Number of Stories	2 ½
Maximum Building Height	35 feet
¹ Fifteen feet may be reduced to eight feet if access is provided to the rear yard with the eight-foot wide side yard next to an adjacent lot whose eight-foot side yard is adjacent thereto and provided both lots are restricted by deed to provide egress for parking by means of a common driveway through the adjacent two eight-foot side yards.	

SECTION 3. THE REDEVELOPMENT PLAN

3.1 LAND USE PLAN

This Redevelopment Plan envisions the redevelopment of the properties identified as 2406 Plainfield Avenue (Block 3401, Lot 1.01), 2416 Plainfield Avenue (Block 3401, Lot 1.02), and 2450 Plainfield Avenue (Block 6502, Lot 1.01) to construct a new emergency services building for Police, Fire HQ / EMS, Office of Emergency Management (OEM), and the Rescue Squad with associated parking. Improvements on any or all of the properties within the Redevelopment Plan Area shall be subject to the permitted uses, development requirements, and bulk requirements within this Redevelopment Plan. Any proposed use on one or more of the properties within the Redevelopment Plan Area which is not permitted as enumerated within this Redevelopment Plan to facilitate the construction of a new emergency services building and public safety complex or other permitted public uses shall be subject to the development requirements and bulk requirements of the underlying zoning. If determined to be necessary during the design or the construction phase, the emergency services building is permitted to have a basement. A portion of the Redevelopment Plan

Area will be permitted to continue to operate as a Department of Public Works (DPW) Yard inclusive of, but not limited to, solid waste leaf/vegetative transfer facility operations and associated equipment storage.

3.1.A Permitted Uses in the Redevelopment Plan Area

1. Permitted Principal Uses

- a. Public buildings and facilities for emergency services (Police, Fire HQ / EMS, OEM, & Rescue Squad), educational or other public administrative services or offices (including, but not limited to, the municipal court), and public buildings and uses which are deemed appropriate and necessary by the Township Council of the Township (including, but not limited to, DPW services such as for solid waste leaf/vegetative transfer facility operations and associated equipment storage);
- b. Public uses;
- c. Public parks and playgrounds;
- d. Conservation and Open Space;

2. Permitted Accessory Uses

- a. Public uses;
- b. DPW Yard, inclusive of but not limited to, a solid waste leaf/vegetative transfer facility operations and associated equipment storage;
- c. Common outdoor public or private spaces, plazas, courtyards, terraces and active or passive recreation facilities;
- d. Drop off/package delivery area, lockers, and storage for mail and packages;
- e. Mechanical equipment, maintenance, recycling, and refuse enclosures;
- f. Emergency access driveways and emergency vehicle storage/loading bays;
- g. Parking;
- h. EV charging stations;
- i. Streetscape improvements;
- j. Pedestrian walking paths;
- k. Gardens, hardscape patio areas, landscape features;
- l. Green building design/techniques and green roofs;
- m. Solar canopy array or roof mounted systems;
- n. Stormwater management/flood storage systems consistent with the recently adopted and enhanced NJDEP Best Management Practices for stormwater management;
- o. Signage;
- p. Generators;
- q. Retaining walls;
- r. Communications tower;
- s. Utilities, above ground and below ground, including but not limited to, the New Jersey Bell Shed;
- t. Any accessory use or structure customary and incidental to the permitted principal use subject to and as approved by the Planning Board.

2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan

Township of Scotch Plains, Union County, New Jersey

3.1.B Building, Area, And Yard Requirements

Table 4: Schedule of Area & Bulk Requirements 2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan	
Description	Requirement
Min. Lot Area	5.0 acres
Min. Lot Width	500 feet
Min. Lot Depth	150 feet
Max. Building Height (Feet)	55 feet
Max. Architectural Height Extension	15%
Max. Building Height (Stories)	3 stories
Max. Building Coverage (%)	60%
Max. Impervious Lot Coverage (%)	70%
Min. Open Space	10%
Principal Building Setbacks	
Min. Front Yard Setback	10 feet
Min. Side Yard Setback	10 feet
Min. Rear Yard Setback	30 feet
Accessory Use and/or Structure Requirements	
Min. Front Yard Setback (DPW Yard)	10 feet
Min. Side Yard Setback (DPW Yard)	10 feet
Min. Rear Yard Setback (DPW Yard)	20 feet
Max. Building Height (feet) (DPW Yard)	20 feet
All setback, height, and bulk requirements for New Jersey Bell Shed	Same as existing as-built field conditions
Communications Tower	
Max. Height	150 feet
Min. Front Yard Setback	20 feet
Min. Rear Yard Setback	50 feet
Min. Side Yard Setback	5 feet
Off-Street Parking Requirements	
Description	Requirement
Max. Number of Parking Spaces	130 parking spaces ^{1 - 2}
Min. Loading/Unloading Spaces	One (1) off-street loading/unloading space shall be provided subject to Planning Board approval. This designated loading space shall count towards the parking requirements.
Electric Vehicle Parking	Section 3.5 of this Plan.
On-Site Parking Area Min. Front Yard Setback	5 feet
On-Site Parking Area Min. Side Yard Setback	5 feet
On-Site Parking Area Min. Rear Yard Setback	10 feet
¹ In addition to the on-site parking, overflow parking may be provided on the Scotch Plains Department of Public Works property across the street identified as 2545 Plainfield Avenue, Block 6401, Lot 1 or the Memorial Park parking lot identified as 2345 Plainfield Avenue, Block 4303, Lot 12.	
² The plans prepared by Netta Architects are conceptual in nature. The maximum permitted number of parking spaces may decrease or increase during the time of site plan preparation.	

3.1.C Phasing

The Redevelopment Plan envisions the construction of the development in one phase. The phasing of the development is tied to phasing of the Tier 1, Phase 1 Redevelopment Plan and any associated Redevelopment Agreement(s).

3.1.D Signage

1. A signage package shall be submitted in the site plan application and is subject to revisions and approval by the Planning Board. All signs are subject to review by the Zoning Officer when not included as part of a major site plan application.
2. Signs shall be consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture, and depth. Signs should not be dominant but should be proportionate in order to complement the building and surroundings.
3. A total maximum sign area of 10% of the front facade of the principal building shall be permitted.
4. One (1) monument sign shall be permitted in the Redevelopment Plan Area. The monument sign shall be set back 10 feet from any property line, shall not exceed 6 feet in height, and shall not exceed 24 square feet per side. The monument sign is to be landscaped and have up lighting. Monument signs are not permitted to be internally illuminated. A memorial sign or plaque shall be exempt from the sign requirements and shall be permitted in the Redevelopment Plan Area subject to review and approval by the Township.
5. No electrical wiring associated with a sign shall be visible to public view.
6. Signs may be lit from gooseneck fixtures, backlit halo, or up-lights or via other lighting mechanisms approved by the Planning Board. Internally lit signs and sign boxes are prohibited.
7. During construction, one (1) temporary sign per building indicating the name of the project or development, general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed ten (10) square feet.
8. Signage for employee parking and visitor parking shall be provided on the site.
9. The following signs and devices shall not be permitted within the Redevelopment Plan Area:
 - a. Internally or externally illuminated box signs;
 - b. Roof signs, billboards, sign boards;
 - c. Pole signs;
 - d. Free-standing signs;
 - e. Fluorescent and/or glowing paint for any signage or building within the Redevelopment Plan Area; and
 - f. Waterfall style awnings, metal awnings, or plastic awnings.

3.2 DEVELOPMENT REQUIREMENTS

3.2.A Parking and Traffic Circulation Standards

1. The minimum number of off-street parking spaces and loading/unloading spaces within the Redevelopment Plan Area shall be provided as described in Table 4 of this Redevelopment Plan.
2. The Concept Plans referenced in this Redevelopment Plan are illustrative only and subject to refinement at the time of the preparation of civil (site plan) drawings prepared by a professional engineer and an evaluation of the civil drawings based on a Traffic Report as described under Section 3.2.A.2 of this Redevelopment Plan.
3. A Traffic Report shall be prepared by a qualified licensed Professional Engineer. The Traffic Report shall evaluate and provide recommendations for roadway improvements along Plainfield Avenue, the sight distances at all driveways, emergency vehicle turning movements both on site and along Plainfield Avenue, pedestrian safety and circulation along Plainfield Avenue, and traffic calming measures and pedestrian crossings across Plainfield Avenue to the Public Works facility and Memorial Park, in addition to the typical traffic counts.
4. Any required employee parking may be provided off-site at the municipally-owned Scotch Plains Public Works property across the street identified as 2545 Plainfield Avenue (Block 6401, Lot 1) or the municipally-owned Memorial Park parking lot identified as 2345 Plainfield Avenue (Block 4303, Lot 12).
5. A Traffic Circulation Plan shall be provided depicting the routes and turning radius of emergency vehicles (ambulances, EMS trucks, and fire trucks) throughout the site, as well as any proposed curb cuts and points of ingress/egress in the Redevelopment Plan Area. No truck circulation routes shall interfere with any permitted on-street parking spaces or driveways.
6. At a minimum, an ambulance or first aid vehicle shall be able to access all exits of the building on the site. The development shall be constructed to the National Fire Protection Association (NFPA) 13 Codes and Standards.
7. Parking stall dimensions and the provision of accessible parking spaces shall conform to the Township Municipal Code and all applicable ADA requirements. Subject to Planning Board approval, employee parking spaces, exclusive of ADA spaces, may be designated as compact parking spaces measuring 8.5' x 16'.
8. "Make-Ready" spaces and electric vehicle supply/service equipment shall be provided in consistency with Section 3.5 of this Redevelopment Plan.
9. All parking spaces, loading/unloading spaces, fire lanes, and circulation routes shall be striped and signed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All such striping and signage shall be depicted on the Traffic Circulation Plan.
10. All driveways, internal roadways, site improvements, and parking spaces located on the property shall be owned and maintained by the municipality.

11. Parking areas shall be well lit to create a safe environment for users.

3.2.B Project Design Standards and Conditions

1. The development shall be constructed to the National Fire Protection Association (NFPA) 13 Codes and Standards.
2. The use of green building technologies is strongly encouraged to be incorporated into the project design. Green building (also known as green construction or sustainable building) is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition.
3. Upon the demolition of any existing building or structure, in whole or in part, the site shall be properly graded and stabilized unless new construction is to commence on the same site within thirty (30) days.
4. All mechanical equipment, generators, HVAC equipment, and similar equipment shall be acoustically buffered so that any noise generated by the equipment shall be within the applicable sound standards as defined by the State of New Jersey.
5. All mechanical equipment shall be screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment.
- ~~6. The Redeveloper will provide all required environmental analysis and permits with the applicable state and federal agencies.~~
7. If any environmental hazards or conditions exist on the Redevelopment Area, the Redeveloper is responsible for obtaining all necessary permits and approvals from the New Jersey Department of Environmental Protection, Land Use Regulation, and from a Licensed Site Remediation Professional ("LSRP"). This includes a Remedial Action Order ("RAO") if applicable, prior to the start of any construction activities.
8. Adequate facilities shall be provided for the handling of garbage, recycling, and other refuse by providing and maintaining an enclosed and screened area within the building footprint. Within this area, all garbage, recycling, bulk storage and refuse containers shall be stored subject to Planning Board approval. No garbage, recycling, or other refuse dumpsters shall be placed outside the building to the maximum extent practicable. If any garbage, recycling, or other refuse dumpsters are determined to be necessary to be placed outside the building, they shall be screened from view.
9. A comprehensive landscape plan, which includes any streetscape plans, pedestrian crossings and stormwater management improvements described in this Redevelopment Plan, shall be prepared by a Licensed Landscape Architect. All areas of the site not covered by buildings, pavement, walkways and other permissible impervious surfaces shall contain landscape plantings, except areas zoned or set aside for conservation, flood hazard areas, riparian

corridors, wetlands or other similar areas which may be required by NJDEP to be left in their natural state. The use of native species is required.

10. The project shall be designed in accordance with the Federal American Disabilities Act (ADA).
11. As noted in this Redevelopment Plan, the Redevelopment Plan Area is located within a flood zone X regulated by the New Jersey Department of Environmental Protection (NJDEP). In order to promote sound environmental sustainability and resiliency planning consistent with the climate change-related hazard vulnerability assessment of a land use plan element, if required to comply with NJDEP Flood Hazard Area Control Act Regulations, the difference in elevation between the flood hazard area elevation as defined under N.J.A.C. 7:13 and the finished first floor building elevation shall not be included within the calculation of the building height provided that this increase in height does not exceed three feet. Any increase in building height under this section shall not be used for any increase in the building height of any architectural height extension.

3.2.C Lighting Requirements

1. Lighting for a given project shall sufficiently illuminate all areas to prevent dark corners. All lighting sources must be shielded to prevent and eliminate any glare. Luminaries shall provide adequate lighting as energy efficiently as possible (e.g., solar powered L.E.D. to coordinate the lighting with the time of day). The Redevelopment Plan shall require high efficiency lighting technologies such as L.E.D. for site lighting fixtures, as well as consider implementation of solar electric generation for pedestrian scale lighting systems and/or project signs. All new developments shall require the submission of an Isolux lighting plan for review. The sufficiency and type of lighting shall be subject to Planning Board approval.
2. The area of illumination shall have an average illumination of at least 0.5 footcandles, but no more than 1.5 footcandles. Lighting standards for public right-of-way and roadway intersections shall comply with all local, county, and state laws. For mid-block pedestrian crossings, higher illuminations pursuant to the NJDOT Design Manual and/or the Illuminating Engineering Society of North America (IESNA) should be consulted for appropriate lighting levels.

3.2.D Building and Architectural Design Standards and Programming

1. To facilitate the inclusion of 2450 Plainfield Avenue (Block 6502, Lot 1.01) in a cohesive and effective redevelopment strategy grounded in smart growth principles, and to build upon the existing concept plan, building elevations, and renderings prepared by Netta Architects for 2406 Plainfield Avenue (Block 3401, Lots 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) (see Exhibits 2-6), a revised concept site plan was developed by Netta Architects (see Exhibit 1). The updated plan envisions all proposed improvements, including the new Emergency Services Building, to be located on 2416 Plainfield Avenue (Block 3401, Lot 1.02) and 2450 Plainfield Avenue (Block 6502, Lot 1.01), thereby preserving the undeveloped, Conservation-zoned portion of 2406 Plainfield Avenue (Block 3401, Lot 1.01) to the greatest extent possible. Duly noted, the updated concept provided in Exhibit 1 of this Redevelopment Plan is for illustrative purposes only; the concept plan has not been approved or finalized by the Township and is subject to further revisions.

2. Exhibit 1 prepared by Netta Architects contained within this Redevelopment Plan provides a conceptual site plan for the Redevelopment Plan Area with the inclusion of 2450 Plainfield Avenue (Block 6502, Lot 1.01). Exhibits 2-6 of this Redevelopment Plan reflect the vision of the architectural design of the building elevations and use of building materials for the redevelopment project prior to the inclusion of 2450 Plainfield Avenue (Block 6502, Lot 1.01). While the site layout of the redevelopment project has been revised to include 2450 Plainfield Avenue (Block 6502, Lot 1.01) in the Redevelopment Plan Area, thereby creating a more cohesive site and limiting improvements on the existing open space located on 2406 Plainfield Avenue (Block 3401, Lot 1.01) to the greatest extent possible, the architectural style, aesthetic, building materials, and construction standards of the redesigned site should remain substantially consistent with the original redevelopment project depicted in Exhibits 2-6. Red brick and hardie plank siding are to be the prominent building materials. The building elevations shall be typical for all four sides of the buildings to be constructed within the Redevelopment Plan Area. The use of vinyl siding and EFIS are prohibited.
 3. It is understood that Exhibit 1 is conceptual in nature and is subject to further refinement during the architectural and civil engineering design phase (site plan) of the redevelopment project. The architectural elevations shall be further reviewed for approval by the Planning Board at the time of site plan application.
 4. In order to create an aesthetically desirable overall effect, a variety of building materials and colors shall be utilized in the construction of this project. All color and material selection shall be approved by the Planning Board as part of the site plan approval process.
 5. All new buildings and structures shall take into consideration the relationship to other existing buildings, in terms of light, air, usable open space, height, and massing.
 6. Roofs should be designed to reduce the apparent exterior mass of a building, add visual and architectural interest, and be appropriate for the architectural style of the building. Dormers or other architectural features are encouraged to be used to minimize the mass of the building. Overhanging eaves, sloped roofs with a minimum pitch of five over twelve (5 /12), and multiple roof elements, are highly encouraged.
 7. Primary public entryways and/or lobbies are to be prominent, well-lit, and separate from service or vehicular entrances.
 8. The building may contain a basement.
- 3.2.E Facades and Walls
1. The principal building can have decorative facades, including windows, grilles, awnings, and other decorative features providing visual interest.
 2. Retaining walls shall be constructed of decorative block wall systems designed by an engineer based on site conditions.
- 3.2.F Open Space, Amenities And Landscape Buffer Requirements
1. To the greatest extent possible, any portion of the Redevelopment Plan Area that is not used for buildings, parking or other impervious coverage will be used for landscaped areas

and/or green space to be maintained by the municipality. These areas will be designed in accordance with Section 21 of the Scotch Plains Township Municipal Code.

2. To the greatest extent possible, any portion of the Redevelopment Plan Area located in Block 3401, Lot 1.01 within the Township's Conservation Zone that is not used for buildings, or impervious coverage will remain as permanent green/open space through programs such as Green Acres and protected as permanent open space by deed restrictions.
3. The use of pervious hardscapes and rain gardens to limit stormwater runoff is highly encouraged subject to Planning Board approval.
4. The Redeveloper shall be responsible for the replacement of any landscape material that dies or is damaged. The replacement shall be made no later than the next appropriate planting season for such material.

3.2.G Utilities

1. All new electric, telephone, television, cable, gas, and other utility service lines servicing the buildings shall be installed underground, to the extent such underground service is commercially reasonable, available, and permitted by the applicable utility companies, and in all events shall be installed in accordance with the prevailing standards and practices of the respective utility or other companies providing such services.
2. All utility connection permits, and road opening permits shall be obtained from the respective utility authority prior to the start of construction. All municipal roadways damaged by the construction related to the development of the Redevelopment Plan Area shall be restored and/or repaved as directed by the Township of Scotch Plains Engineer.
3. The Project shall provide a stormwater management design for the development that meets the NJDEP Best Management Practices for stormwater management. The design shall be consistent with the Township's Stormwater Control Ordinance and be designed to ensure that the proposed development will have no adverse effects on the subject property, the surrounding properties, or the community at large. The stormwater/flood management systems that may include, but are not limited to, flood storage, stormwater detention basins, basin overflow areas, culverts etc., shall be designed and constructed to the appropriate standards.
4. The Redeveloper shall be responsible for the construction of all on-site and off-site improvements, in accordance with Section 42 of the Municipal Land Use Law, determined to be required by engineering studies and investigations, subject to review and approval by the Planning Board and/or Township Engineer. The Redeveloper shall identify any existing Township-owned utility lines which are located on the property and, if determined to be necessary by the Township Engineer, reconstruct and/or realign any existing Township owned utility lines at the Redeveloper's sole cost to the reasonable satisfaction of the Township Engineer. Any existing or proposed utility lines that are owned or maintained by the Township shall be provided with a utility easement to be dedicated to the Township.

3.2.H Mechanical Screening

1. All ground level or at grade heating/air conditioning units or other mechanical equipment shall be screened by means of solid fencing and supplemented with evergreen plantings with such planting species resistant to urban environments.
2. All rooftop mechanical equipment shall be screened from street view from all outward directions and elevations to minimize the negative aesthetic impact upon the view from the street level. Said screening shall be constructed in a manner that is consistent with the architecture of the building and best practices. In all cases, creative placement of said equipment is required to eliminate the need for screening. The screening shall not impair the functioning of the equipment.
3. All mechanical equipment, generators, HVAC equipment and similar equipment shall be acoustically buffered such that any noise generated by the equipment shall be within the applicable residential sound standards as defined by N.J.A.C. 7:29.
4. Wherever possible, ventilation required equipment should be vented through the roof of the building. All such equipment ventilated through the roof shall be screened in compliance with this Redevelopment Plan. The necessary incorporation of ventilation grillwork within the facade system shall be limited to no more than 20% of the possible glazing area. Such grillwork shall be architecturally incorporated within the facade design to compliment and add to the overall aesthetic effect of the facade. Exposed ventilation pipes and risers are prohibited.

3.3 PROVISIONS RELATED TO PLAINFIELD AVENUE

3.3.A Streetscape and Landscaping Improvements

It is envisioned that streetscape and landscaping improvements are to be added along the street frontage of Plainfield Avenue within the Redevelopment Plan Area.

1. A Streetscape and Landscaping Improvements Plan shall be submitted for review and approval by the Scotch Plains Planning Board. The Streetscape Improvement Plan shall be prepared by a Licensed Landscape Architect and shall include detailed construction drawings for all on-site landscaping, common areas, and all street frontage improvements. This Streetscape Improvement Plan shall include, but is not limited to, street trees, curbing, lighting, walkways, benches, trash/recycling receptacles, signage and other street furniture as directed by the Scotch Plains Planning Board.
2. Sidewalks should be provided along the entire length of the property frontage along Plainfield Avenue and shall be properly sized for the safe, convenient, and ADA compliant movement of pedestrians.
3. Street Planting – Street trees shall be balled and burlapped, regularly spaced along Plainfield Avenue, and minimum three (3) inch caliper. Trees may also be planted in groupings with no minimum spacing distance required. All landscaped areas are to be curbed. Tree grates are not permitted. Street trees shall be consistent with the requirements outlined in Section 22-6.6 of the Scotch Plains Township Ordinance. The species of all street trees shall be approved by the Township DPW.

4. The project may provide site furnishings that serve the anticipated occupants or users of the building and related exterior spaces. These furnishings may include, but are not limited to, benches, trash and recycling receptacles, bicycle racks, kiosks, sculptural elements, water features, bollards, decorative fences, seat walls, and pedestrian scale lighting.
5. Only indigenous plant species are permitted. Exotic and invasive plant species are prohibited.

3.4 PROVISIONS RELATED TO AFFORDABLE HOUSING

The redevelopment of the properties pertaining to the 2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan Area will facilitate the relocation and centralization of the Township's existing emergency services (Police, Fire HQ / EMS, Office of Emergency Management (OEM), and the Rescue Squad) into a more efficient and suitable site outside a FEMA Flood Hazard Area, therefore freeing up land within the Township's Downtown and allowing the full build-out of the Tier 1, Phase 1 Redevelopment Plan for Downtown Scotch Plains. The Tier 1, Phase 1 Redevelopment Plan is an essential component of the transformation of Downtown Scotch Plains into a vibrant, walkable mixed-use corridor, which will also provide affordable housing towards the Township's Fourth Round prospective need obligation per the Township's Fourth Round Housing Element and Fair Share Plan. The execution of the 2406, 2416, and 2450 Plainfield Avenue Redevelopment Plan therefore will indirectly contribute to the provision of affordable housing consistent with the Township's Fourth Round Housing Element and Fair Share Plan.

3.5 ELECTRIC VEHICLE PARKING

To further encourage the use of green building and sustainable techniques, the Department of Community Affairs published the Model Statewide Municipal Electric Vehicle (EV) Ordinance to comply with P.L. 2021, c. 171, which Governor Phil Murphy signed into law on July 9, 2021. The Model Statewide EV Ordinance, which is substantiated by N.J.S.A. 40:55D-66.20 et seq., outlines the requirements for "Make-Ready" parking spaces and the designation of electric vehicle infrastructure as a permitted accessory use and permitted accessory structure. As per Township Ordinance No. 2023-4 amended by Ordinance No. 2025-17, the Township of Scotch Plains amended its zoning ordinance for the regulation of the installation of Electric Vehicle Supply/Service Equipment (EVSE) and "Make-Ready" Parking Spaces. This Redevelopment Plan shall follow the requirements pursuant to Township Ordinance No. 2023-4, later amended by Township Ordinance No. 2025-17, which is provided under Section 23-7A of the Township of Scotch Plains Municipal Code.

3.6 GREEN BUILDING AND SUSTAINABILITY

The use of green building technologies is strongly encouraged to be incorporated into all aspects of the project design. Green building (also known as green construction or sustainable building) is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. Development in the Redevelopment Plan Area is encouraged to incorporate where feasible building technologies and practices which promote sustainability and LEED initiatives of U.S. Green Buildings Committee. Green building design offers the advantages of reduced energy and operating costs while at the same time using less materials. Building design should consider incorporating the following:

1. Solar panels, green roofs, storm water recharging systems and solar powered lighting are some methods that could be used to increase resource efficiency.
2. Implement green roof planting on flat roofing of multi-story buildings or light color for roof surfaces.
3. The use of high efficiency fixtures can reduce energy consumption.
4. Specify building products with recycled content and that are manufactured regionally.
5. Specify ENERGY STAR appliances to help reduce energy consumption.

Senate Bill number 2607, which amended Section 19 of P.L. 1975 c.291 (C.40:55D-28), requires that a land use plan element include a consideration for “environmental effects and extreme weather-related events associated with climate change.... And contain measures to mitigate reasonably anticipated natural hazards...and provide strategies and design standards that may be implemented to reduced or avoid risks associated with natural hazards.” While Scotch Plains has not updated its Land Use Plan to reflect these standards at this time, the design of this development will take into consideration the climate change resiliency measures of this project.

3.7 REDEVELOPMENT ACTIONS

3.7.A Demolition

The redevelopment will involve the demolition and removal of the existing uses and structures located within the limits of disturbance and as further described in the Preliminary Investigation Report. As a part of the demolition, all remains from the foundations of prior structures shall be removed. Any encroachments shall be removed from the site, inclusive of any foundations or concrete pads. It is the responsibility of the Redeveloper to remove all debris, including crushed concrete and garbage from the site, regardless of whether the debris was on the site prior to the start date of the project. The reuse of crushed concrete or other materials may be acceptable and shall be addressed as part of the site plan approval.

3.7.B New Construction

The Redevelopment Plan involves the new construction of one (1) building which will be the location of the Township’s emergency services (Fire HQ / EMS, Police, OEM, and Rescue Squad). Additionally, streetscape improvements shall be provided along the Plainfield Avenue frontage as further described in this Redevelopment Plan.

3.7.C Properties to Be Acquired

This Redevelopment Plan will not involve the taking of any private or publicly-owned property.

3.7.D Relocation

Any of the existing Township DPW services on the properties identified in this Redevelopment Plan Area, including, but not limited to, the storage of municipal vehicles, equipment, or leaves, may be relocated/redesigned within the Redevelopment Plan Area as directed by the Township. It is the intent of this Redevelopment Plan that the existing Jersey Bell Telephone Company shed and utilities are to remain undisturbed within the Redevelopment Plan Area. If deemed necessary by the Township, utility company or subject to an approving authority, then the shed and utilities may be relocated or removed from the property.

SECTION 4. RELATIONSHIP TO LAND USE AND ZONING ORDINANCE

All of the provisions of this Redevelopment Plan shall supersede the applicable zoning and development regulations of the Township's ordinances, as and where indicated, for the Redevelopment Plan Area. Final adoption of this Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Scotch Plains Zoning Map. In the event of any inconsistencies between the provisions of this Redevelopment Plan and any prior ordinance of the Township of Scotch Plains, the provisions hereof shall be determined to govern.

SECTION 5. RELATIONSHIP TO OTHER PLANS

5.1 PLANS OF ADJACENT MUNICIPALITIES

A. Township of Berkeley Heights

The Township of Berkeley Heights is in Union County and shares a border with Scotch Plains along the Watchung Reservation. It is not anticipated that construction in the Redevelopment Area will impact Berkeley Heights due to the distance between the Redevelopment Plan Area and the Township.

B. Township of Clark

The Township of Clark shares a border with Scotch Plains to the southern and eastern portion of the municipality. Clark is located near a low-density residential area of Scotch Plains and any activity in the Redevelopment Plan Area is not expected to have an impact on the Township of Clark.

C. Township of Edison

The Township of Edison is located in Middlesex County and shares a border along the southernmost edge of Scotch Plains. Edison is far removed from the Redevelopment Plan Area and does not share any direct connecting roadways. Therefore, it is unlikely the Redevelopment Plan Area will impact the Township of Edison.

D. Borough of Fanwood

The Borough of Fanwood is located south of the Township of Scotch Plains. It is not anticipated that construction in the Redevelopment Plan Area will significantly impact the Borough of Fanwood due to the non-residential use of the development permitted within the Redevelopment Plan Area.

E. Borough of Mountainside

The Borough of Mountainside is located to the northeast of Scotch Plains, sharing a small border above Westfield. The most prominent connection between Scotch Plains and Mountainside is Route 22, which is not connected to the Redevelopment Plan Area. It is unlikely that activity in the Redevelopment Plan Area will have a significant impact on Mountainside, if at all.

F. City of Plainfield

The City of Plainfield is located southwest of the Township of Scotch Plains and is traversed by East Second Street, which turns into Westfield Avenue moving into the Township of Scotch Plains. It is not anticipated that construction in the Redevelopment Plan Area will significantly impact the Borough

of Fanwood due to the non-residential use of the development permitted within the Redevelopment Plan Area.

G. Borough of South Plainfield

The Borough of South Plainfield is located at the southernmost portion of the Scotch Plains municipal border. Since this Redevelopment Plan Area is in the northwestern portion of Scotch Plains, it is unlikely the Borough of South Plainfield will be impacted by construction in the Redevelopment Plan Area.

H. Borough of Watchung

The Borough of Watchung is located west of the Redevelopment Plan Area across Route 22. Route 22 spans across the border of the two municipalities and will likely absorb any traffic associated with the Redevelopment Plan Area.

I. Town of Westfield

The Town of Westfield is in Union County and shares the majority of Scotch Plains' eastern municipal border. It is not anticipated that construction in the Redevelopment Plan Area will significantly impact the Town of Westfield due to the non-residential use of the development permitted within the Redevelopment Plan Area.

5.2 UNION COUNTY MASTER PLAN

Pursuant to the 1998 Union County Master Plan, "The Union County Master Plan has a variety of planning goals and objectives designed to address major issues and influences that impact Union County's housing, land use, transportation/circulation and economic development. The County goals and objectives recognize the interrelationships of related policies of municipalities, regional agencies and the State regarding the future development of Union County."⁶

The Union County Master Plan sets guidelines for the municipalities of Union County and aims to spur economic growth through commercial, residential, and transportation development. The Union County Master Plan promotes development and redevelopment consistent with surrounding areas while revitalizing "older suburban areas through...commercial adaptive reuse...upgrading of community infrastructure and upgrading transportation and transit facilities."⁷

This Redevelopment Plan is consistent with the Union County Master Plan in that it aims to redevelop vacant and underutilized properties into an upgraded and centralized site for the Township's emergency services facilities, while also supporting the overall redevelopment goals of the Township's Downtown.

5.3 NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

In 2001, the New Jersey State Planning Commission adopted The New Jersey State Development and Redevelopment Plan ("SDRP"). A Final Draft of the State Development and Redevelopment Plan was reissued in 2010. The State Planning Act contains three key provisions that mandate the approaches the SDRP must use in achieving State Planning Goals. The SDRP must encourage development, redevelopment and economic growth in locations that are well situated with respect

⁶ Union County Master Plan: June 1998, 1-2

⁷ Union County Master Plan: June 1998, 1-3 – 1-4.

to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities; reduce sprawl; and promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds (N.J.S.A. 52:18A-196. et seq.).

The general SDRP strategy is to achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment, and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.

The New Jersey State Plan Policy Map integrates the two critical spatial concepts of the State Plan—Planning Areas, and Center and Environs—and provides the framework for implementing the Goals and Statewide Policies. Each Planning Area has specific intentions and Policy Objectives that guide the application of the Statewide Policies. The Policy Objectives ensure that the Planning Areas guide the development of Centers and protect the Environs. Applying the Statewide Policies through the State Plan Policy Map will achieve the goals of the State Planning Act.

According to the SDRP, the Redevelopment Plan Area is located in the Metropolitan Planning Area, PA1. The intention of the PA1 is to “provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.”⁸ As the name implies, the communities in this Planning Area often have strong ties to, or are influenced by, major metropolitan centers—the New York/Newark/Jersey City metropolitan region in the northeastern counties. The investment in passenger rail service in the Metropolitan Planning Area is represented by over 130 stations on eleven (11) heavy rail lines, two (2) rapid transit lines, two (2) light rail lines, and one (1) subway line.

Over the years, both the public and private sectors have made enormous investments in building and maintaining a wide range of facilities and services to support these communities. The massive public investment is reflected in thousands of miles of streets, trade schools and colleges, libraries, theaters, office buildings, parks and plazas, transit terminals and airports. Most of these communities are fully developed, or almost fully developed, with little vacant land available for new development. Much of the change in land uses, therefore, will take the form of redevelopment. These communities have many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that generally are beyond or approaching their reasonable life expectancy; the need to rehabilitate housing to meet ever changing market standards; the recognition that redevelopment is, or will be in the not-too-distant future, the predominant form of growth; and a growing realization of the need to regionalize an increasing number of services and systems in light of growing fiscal restraints. In addition, the wide and often affordable choice of housing in proximity to New York and Philadelphia has attracted significant immigration, resulting in noticeable changes in demographic characteristics over time.

On December 4, 2024, the State Planning Commission approved an updated Preliminary SDRP. Per the Preliminary SDRP, the Township remains in Metropolitan Planning Area (PA1). The Preliminary SDRP provides that the intent of the Metropolitan Planning Area is to “provide for much of the state’s future growth in compact development and redevelopment; revitalize cities, towns

⁸ State Development and Redevelopment Plan, New Jersey State Planning Commission, adopted March 1, 2001, page 190.

and neighborhoods, and in particular overburdened neighborhoods; address existing legacy issues such as air pollution, urban heat islands, lead contamination, Brownfields, urban highways, and combined sewer systems; prevent displacement and gentrification; promote growth that occurs in Centers, other appropriate areas that are pedestrian friendly, and in compact transit-oriented forms; rebalance urbanization with natural systems; promote increased biodiversity and habitat restoration; stabilize and enhance older inner ring suburbs; redesign and revitalize auto oriented areas; protect and enhance the character of existing stable communities.” Given that the final updated SDRP is not expected to be adopted until late Fall 2025, the consistency of this Redevelopment Plan with the SDRP is evaluated based on the 2001 SDRP.

Redevelopment has been used as a primary tool for housing development in Scotch Plains over the last decade, which is reflected in the inclusionary projects completed and/or approved during the Third Round and is a core objective of the existing SDRP and Preliminary SDRP for PA1. During the Third Round period, affordable residential units were completed through the implementation of inclusionary redevelopment projects stimulated by the Township’s Third Round HEFSP. These redevelopment efforts have brought an influx of residential development to the Township’s urban core and improved walkability and infrastructure, which is consistent with providing “future growth in compact development and redevelopment” as envisioned by the SDRP. The Township is continuing to promote redevelopment as a tool for the provision of affordable housing units as part of its compliance with its Fourth Round affordable housing obligations, most notably by continuing its redevelopment efforts of Downtown Scotch Plains. This Redevelopment Plan will relocate and centralize the Township’s existing emergency services facilities (Police, Fire HQ / EMS, Office of Emergency Management (OEM), and the Rescue Squad) into a more efficient and suitable site outside a FEMA Flood Hazard Area, therefore allowing the full build-out of the Tier 1, Phase 1 Redevelopment Plan for Downtown Scotch Plains. The Tier 1, Phase 1 Redevelopment Plan is an essential component of the transformation of Downtown Scotch Plains into a vibrant, walkable mixed-use corridor, which will also provide affordable housing towards the Township’s Fourth Round prospective need obligation. Given these conditions, this Redevelopment Plan is consistent with and will reinforce the goals and objectives of the State Development and Redevelopment Plan.

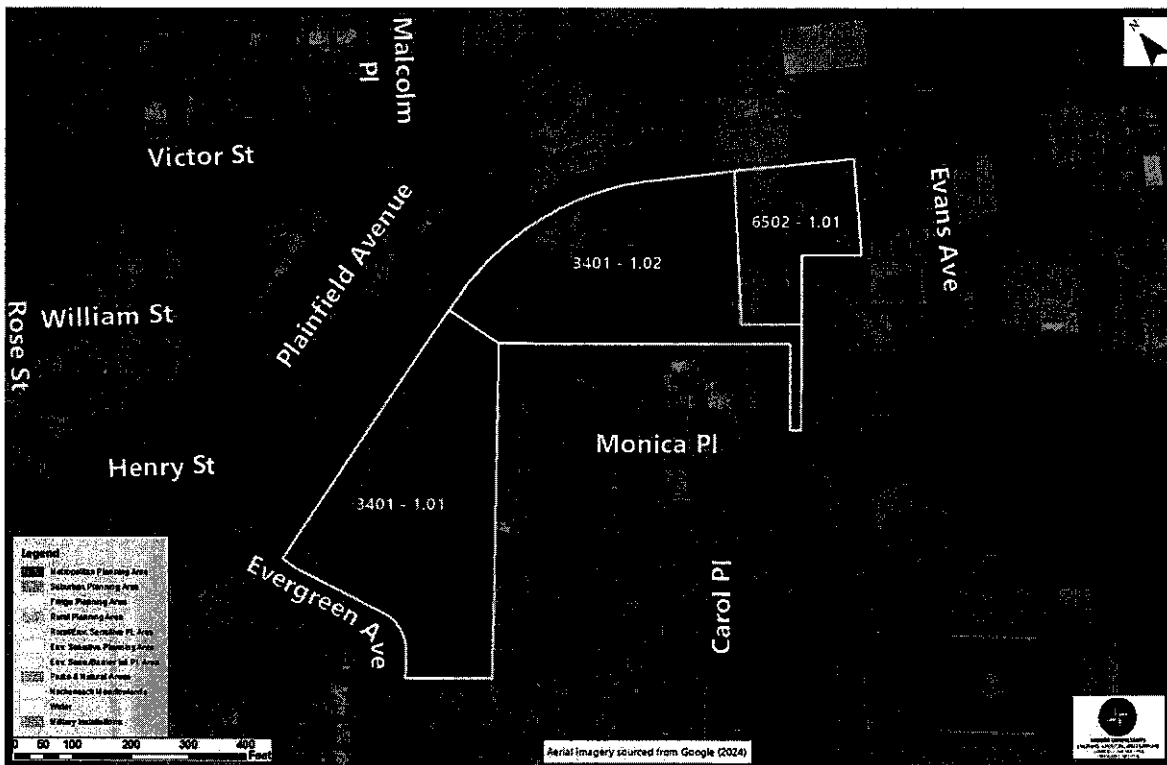


Figure 8 - Redevelopment Plan Area as shown on the New Jersey State Development and Redevelopment Plan

SECTION 6. GENERAL PROVISIONS

6.1 ROLE OF THE TOWNSHIP OF SCOTCH PLAINS

6.1.A Redeveloper Selection

In order to ensure that the vision of this Plan will be successfully implemented in an effective, comprehensive, and timely way to promptly achieve the public purpose goals of this Redevelopment Plan, the Township Council would first need to select a Redeveloper(s) for all or any portion of the Plan. In accordance with Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-3, a Redeveloper can be the Township of Scotch Plains. Said Redeveloper(s) would then be required to execute a Redevelopment Agreement satisfactory to and authorized by the Township Council.

6.1.B Pilot Agreement

The Township Council may approve a long-term tax exemption pursuant to the Long-Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., for a redevelopment project on the properties identified as Block 3401, Lots 1.01 and 1.02, and Block 6502, Lot 1.01 on the Township of Scotch Plains Tax Map. A new tax lot will be created subject to assignment from the Township's Tax Assessor and recorded in the Union County's Clerk's Office.

6.2 APPROVALS PROCESS

This Redevelopment Plan changes the process by which approvals for the development of land are typically granted. For a typical development application, a property owner submits plans and an application to the Planning Board or Zoning Board of Adjustment, and the Board schedules a hearing on the application. However, in order to comply with this Redevelopment Plan and to streamline the review process, the following procedure will be followed:

6.2.A Township Council Review

The Township Council, acting as the Redevelopment Entity, shall review the Consistency Review Materials, which shall consist of the site plans, architectural drawings, and a zoning analysis addressing the requirements of this Redevelopment Plan, for a proposed redevelopment project(s) within the designated Redevelopment Area to ensure that such project is consistent with this Plan and associated Redeveloper Agreement(s) ("Consistency Review"). Such review shall occur prior to the submission of the site plan application for the redevelopment project(s) to the Planning Board. During such process, the Township Council may seek input from a committee or subcommittee formed by the Township Council which may include members of the Township Council and any other members and/or professionals as determined necessary and appropriate by the Township Council. Such committee or subcommittee shall make its recommendations to the Mayor and Township Council.

In undertaking the Consistency Review, the Township Council shall review whether the Consistency Review Materials are consistent with this Redevelopment Plan and associated executed Redeveloper Agreement(s). Such review shall be completed and a review letter stating any items to be addressed further shall be issued to the Redeveloper within 60 days of submission to the Township Clerk of the land development application (such 60 day time frame being a "target date" only, as long as the Township Council is acting in good faith and with continuity of purpose within said 60 day time frame). Following the submission of the response by the Redeveloper, the Township and Redeveloper shall act promptly and in good faith to resolve any issues arising out of the Consistency Review process. It is expressly acknowledged that the Consistency Review is mandatory and shall be a pre-condition to the submission by any redeveloper of a land development application to the Planning Board.

6.2.B Planning Board Review Process

Upon the issuance of a report by the Township Council to the Planning Board and Applicant stating that the Consistency Review Materials have been reviewed and is consistent with the Redevelopment Plan and Redevelopment Agreement or otherwise acceptable to the Township Council, the development application shall be submitted to the Planning Board. All development applications shall be submitted to the Scotch Plains Planning Board through the normal site plan and subdivision procedures as outlined in N.J.S.A. 40:55D-1 et seq. The Planning Board shall deem any application for redevelopment for any property subject to this Plan incomplete if the applicant has not been designated by the Township Council as a Redeveloper(s) and the project plan has not been reviewed and approved by the Township Council.

6.3 VARIANCES AND DESIGN WAIVERS

Neither the Planning Board nor the Zoning Board of Adjustment shall grant any deviations from the terms and requirements of this Redevelopment Plan that would involve the granting of any "d" variances. Unless otherwise specified in this Plan, any proposed changes to the Redevelopment Plan

shall be in the form of an amendment to the Redevelopment Plan adopted by the Township Council in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

The Planning Board shall have power to grant relief from other bulk and dimensional requirements of this Redevelopment Plan, and the Scotch Plains Land Development Code if applicable, to the same extent as the Board may grant relief from bulk and dimensional requirements pursuant to the N.J.S.A. 40:55D-70c and the power to grant waivers from the standards of the Redevelopment Plan, and the Scotch Plains Land Development Code if applicable, to the same extent as the Board may grant relief from subdivision and site plan regulations pursuant to N.J.S.A. 40:55D-51.

6.4 EASEMENTS

All existing easements or agreements on-site or off-site that may impact the project shall be documented (mapped) as part of any development proposal prior to or as part of the Consistency Review. Any modification or alteration to any easement or agreement or right-of-way shall require the notification and approval of all involved parties. Each Party shall grant to the other the temporary and permanent easements which are necessary for access and for the proper functioning of utility and drainage systems, for access and parking, and for roadway access, and as are otherwise necessary to facilitate construction and operation of the redevelopment project as contemplated by the approvals. No building shall be constructed over a public easement in the Redevelopment Plan Area without prior written approval of the Township Council.

6.5 SITE PLAN REVIEW

6.5.A Site Plan and Subdivision Review

Site plans should be submitted to the Township Council (as redevelopment entity) for approval prior to review and approval by the Planning Board. Prior to commencement of construction, site plans for the construction and/or rehabilitation of improvements within the Redevelopment Plan Area, prepared in accordance with the requirements of the Municipal Land Use Law ("MLUL") (N.J.S.A. 40:55D-1 et seq.), shall be submitted by the Redeveloper for review and approval by the Township Planning Board.

6.5.B Approvals By Other Agencies

The Redeveloper shall be required to provide the Township with copies of all permit applications made to federal, state and county agencies upon filing such applications, as will be required by the Redevelopment Agreement to be executed between the Redeveloper and the Township.

6.5.C Certificate of Completion and Compliance

Upon the inspection, verification, and approval by the Township Council that the redevelopment of the Redevelopment Plan Area, or portion thereof, is completed, a Certificate of Completion and Compliance will be issued to the Redeveloper and such area will be deemed no longer in need of redevelopment.

6.5.D Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, then the word, phrase, clause, section, or provision

shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

6.5.E Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features to be detrimental to the public health, safety, or general welfare.

6.5.F Non-Discrimination Provisions

No covenant, lease, conveyance, or other instrument shall be affected or executed by the Township Council or by a Redeveloper or any of their successors or assignees, whereby land within the Redevelopment Plan Area is restricted by the Township Council, or the Redeveloper, upon the basis of age, race, creed, color, national origin, religion, ancestry, physical handicap, disability, sexual orientation, sex, gender identity or expression, affectional preference, marital status, or familial status in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Redevelopment Plan Area based on age, race, creed, color, national origin, religion, ancestry, physical handicap, disability, sexual orientation, sex, gender identity or expression, affectional preference, marital status, or familial status in the sale, lease, use or occupancy thereof.

6.5.G Infrastructure and Public Improvements

The Redeveloper, at their sole cost and expense, shall provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with the provision of water, sanitary sewer, and stormwater sewer service to the Redevelopment Plan Area, in addition to all required tie-in or connection fees. The Redeveloper shall also be responsible for providing, at the Redeveloper's cost and expense, all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on- and off-site traffic controls and road improvements for the Redevelopment Plan Area or required as a result of the impacts of the project. The Redevelopment Agreement between the Township and the Redeveloper will contain the terms, conditions, specifications, and a description of required performance guarantees (such as performance bonds or other acceptable performance security) pertaining to Redeveloper's obligation to provide the infrastructure and improvements required for the project.

6.5.H Duration of the Plan

The provisions of this Plan specifying the redevelopment of the Redevelopment Plan Area and the requirements and restrictions with respect thereto shall be in effect for a period of 30 years from the date of approval of this Redevelopment Plan by the Township Council.

6.5.I Procedure for Amending the Approved Plan

The Township Council, at its sole discretion, may amend the Redevelopment Plan from time to time upon compliance with the requirements of state law.

6.6 MISCELLANEOUS PROVISIONS

1. All of the provisions of this Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where indicated, for the Redevelopment Plan Area.
2. If any article, section, subsection, sentence, clause, or phrase of this Redevelopment Plan is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Redevelopment Plan and they shall remain in full force and effect.
3. In the event of any inconsistencies between the provisions of this Redevelopment Plan and any prior ordinance of the Township of Scotch Plains, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Scotch Plains are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 7. EXHIBITS

EXHIBIT 1

DPW BUILDING

MEMORIAL
FIELD

PLAINFIELD AVE.

PROPERTY TO BE
ACQUIRED

3-STORY
PORTION

EXITING EMERGENCY
VEHICLES

2-STORY
PORTION

RESIDENTIAL

PROPOSED BUILDING
1ST FLOOR - 29,030 SQ.F.T
2ND FLOOR - 29,030 SQ.F.T
3RD FLOOR - 6,440 SQ.F.T
PROGRAM - 64,500 SQ.F.T

PARKING
TOTAL PARKING - 110 SPACES

DPW YARD

LANDSCAPED GREEN BUFFER

RESIDENTIAL



SCALE: 1" = 30'-0"

A-001
SITE PLAN



NETTA ARCHITECTS

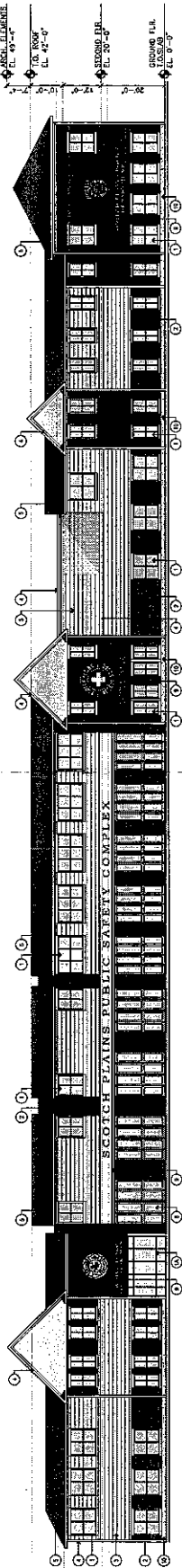
1000 ROUTE 208, SUITE 200, PLAINFIELD, NJ 07060
TEL: 973.277.7000 FAX: 973.277.7001

SCOTCH PLAINS PUBLIC SAFETY BUILDING

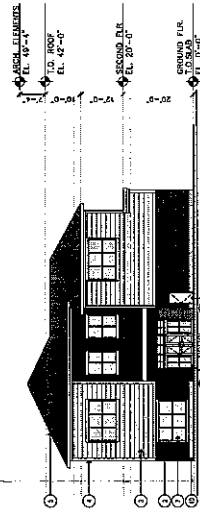
04/16/24

EXHIBIT 2

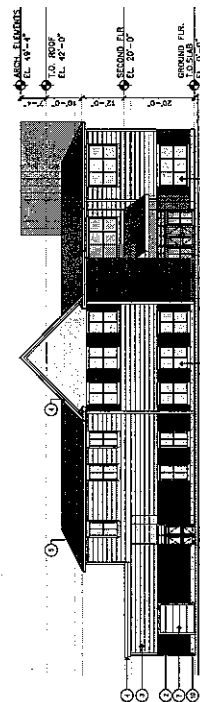
EXHIBIT 3

[illegible]

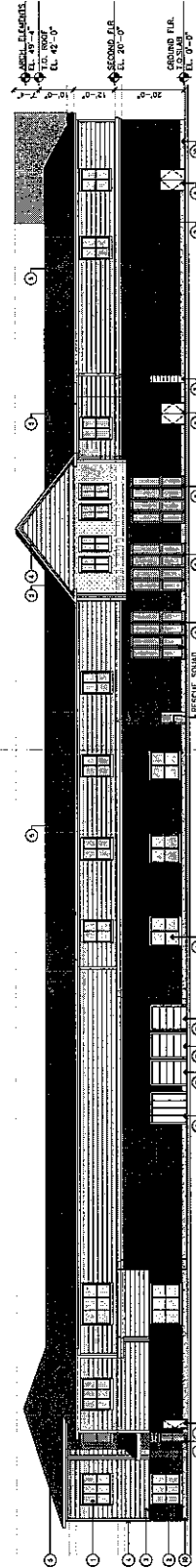
A
A201
NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"
A 202



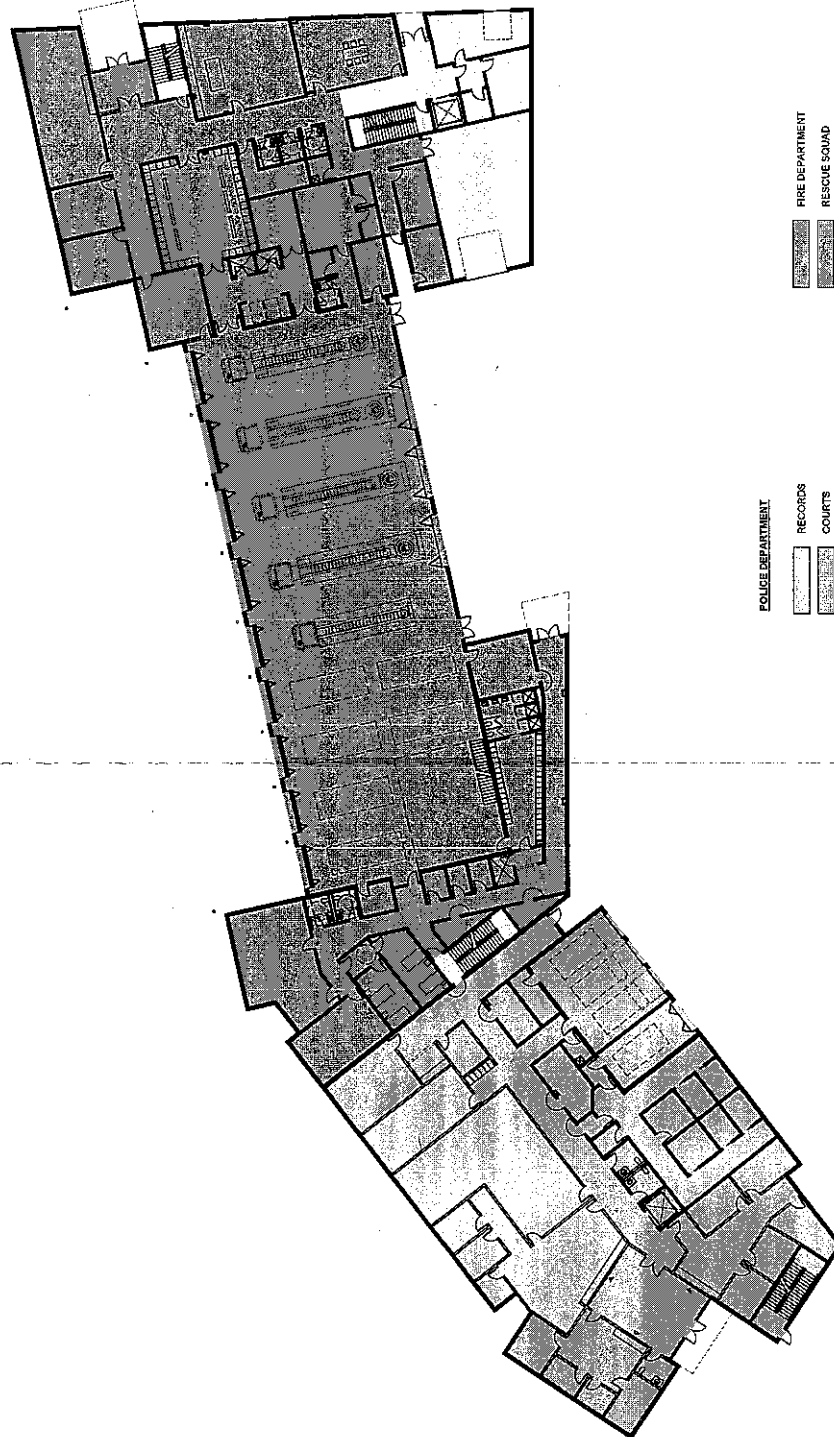
EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXHIBIT 4

A.101



POLICE DEPARTMENT	RECORDS	FIRE DEPARTMENT
TRAFFIC	COURTS	RESCUE SQUAD
POLICE DEPT. COMMON AREAS	DETENTION AREA	EMERGENCY MANAGEMENT
	WATCH	COMMON

1
A100

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

EXHIBIT 5

NICHOLAS J. NETTA, AIA, NCARB
NJ License No. AJ 12541

FRANCISCO J. MELENDEZ, SR., AIA
NJ License No. AJ 12118

ROBERT E. MCNAMARA, RA
NJ License No. AJ 997600

LAURENCE K. UHER, AIA, LEED, AP
NJ License No. AJ 14394

These drawings, or parts thereof, may not be reproduced in any form, by any method, for any purpose, without the prior written consent from
NICHOLAS J. NETTA, ARCHITECT.

SHEET CONTENTS:

SECOND FLOOR
PLAN

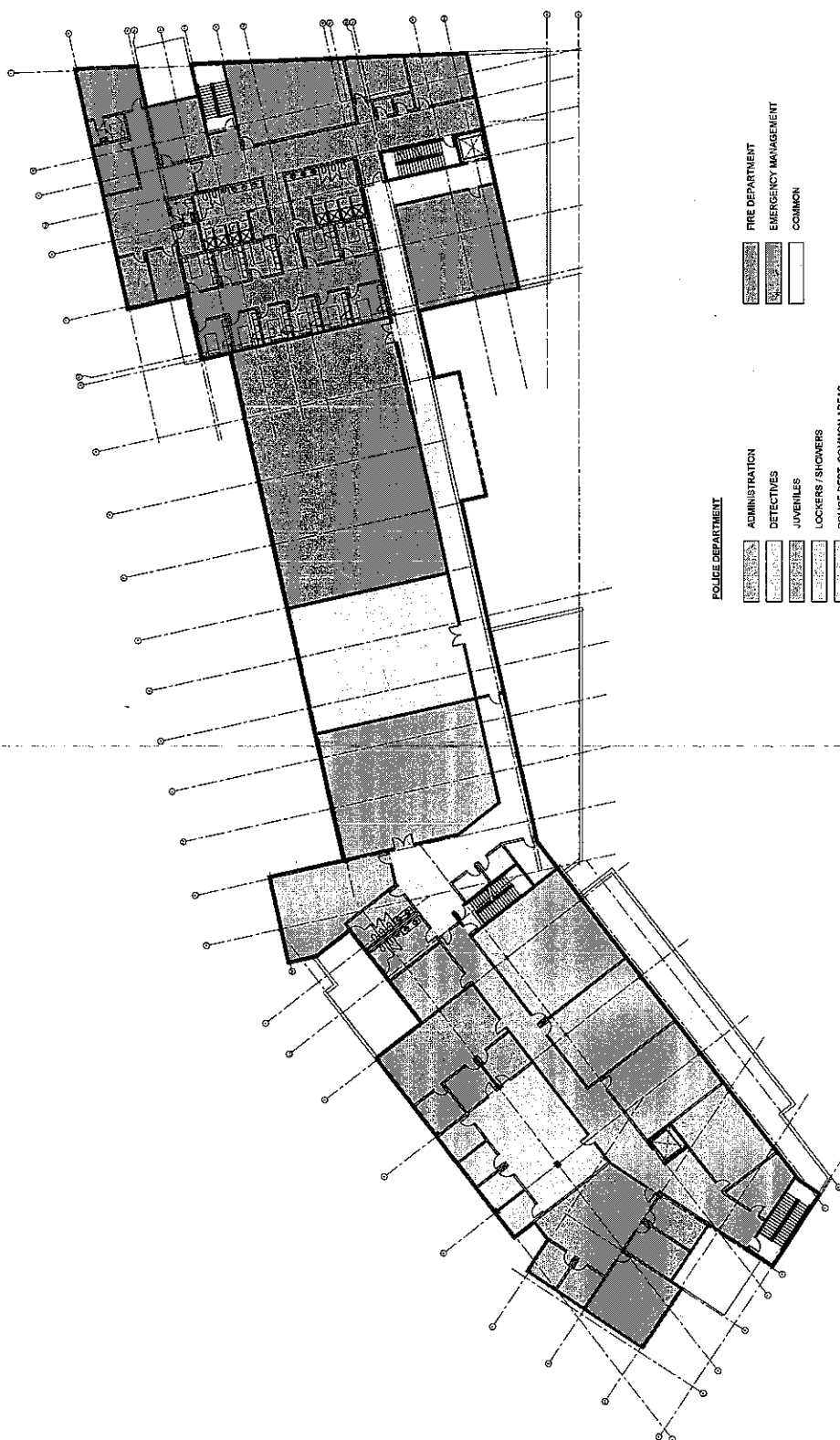
PROJECT TITLE:

**PUBLIC SAFETY
BUILDING
SCOTCH PLAINS, NJ**

SUBMISSION:

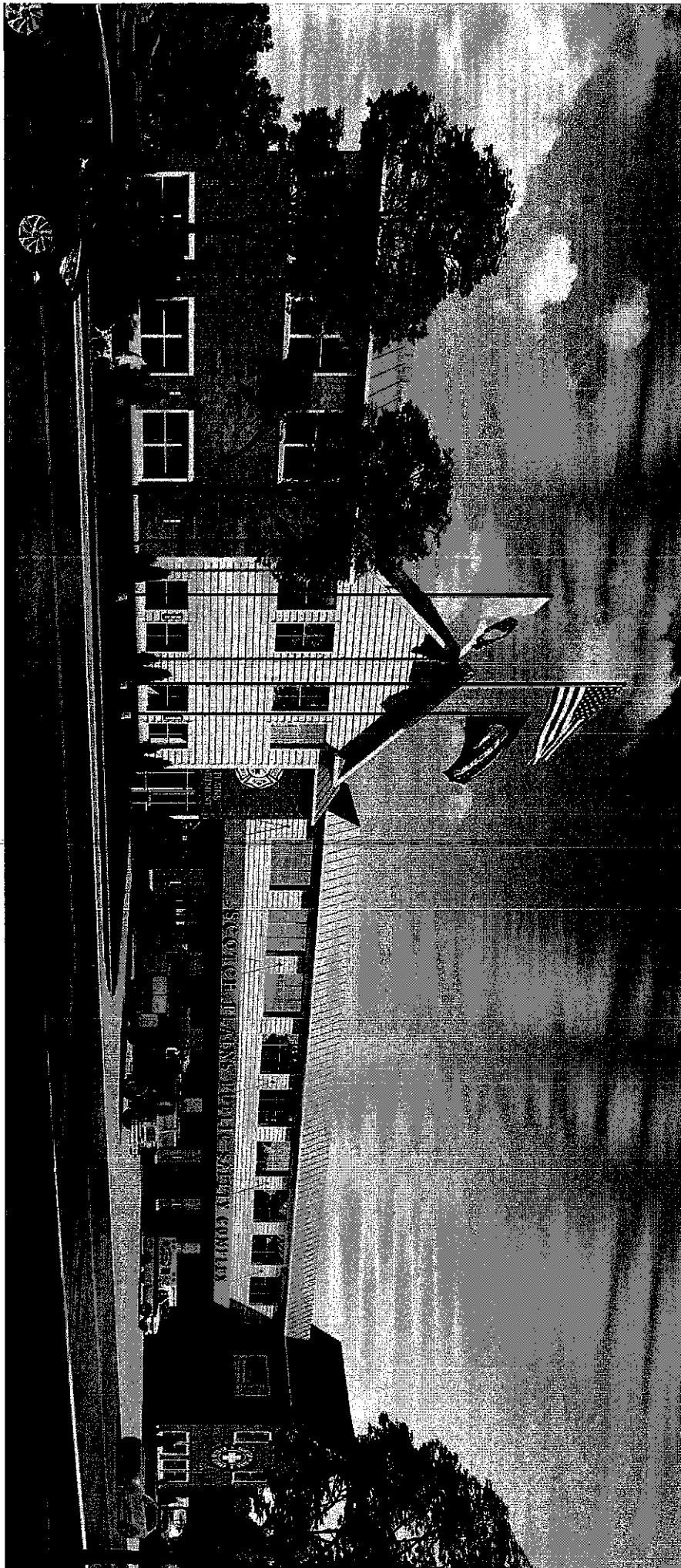
[illegible]

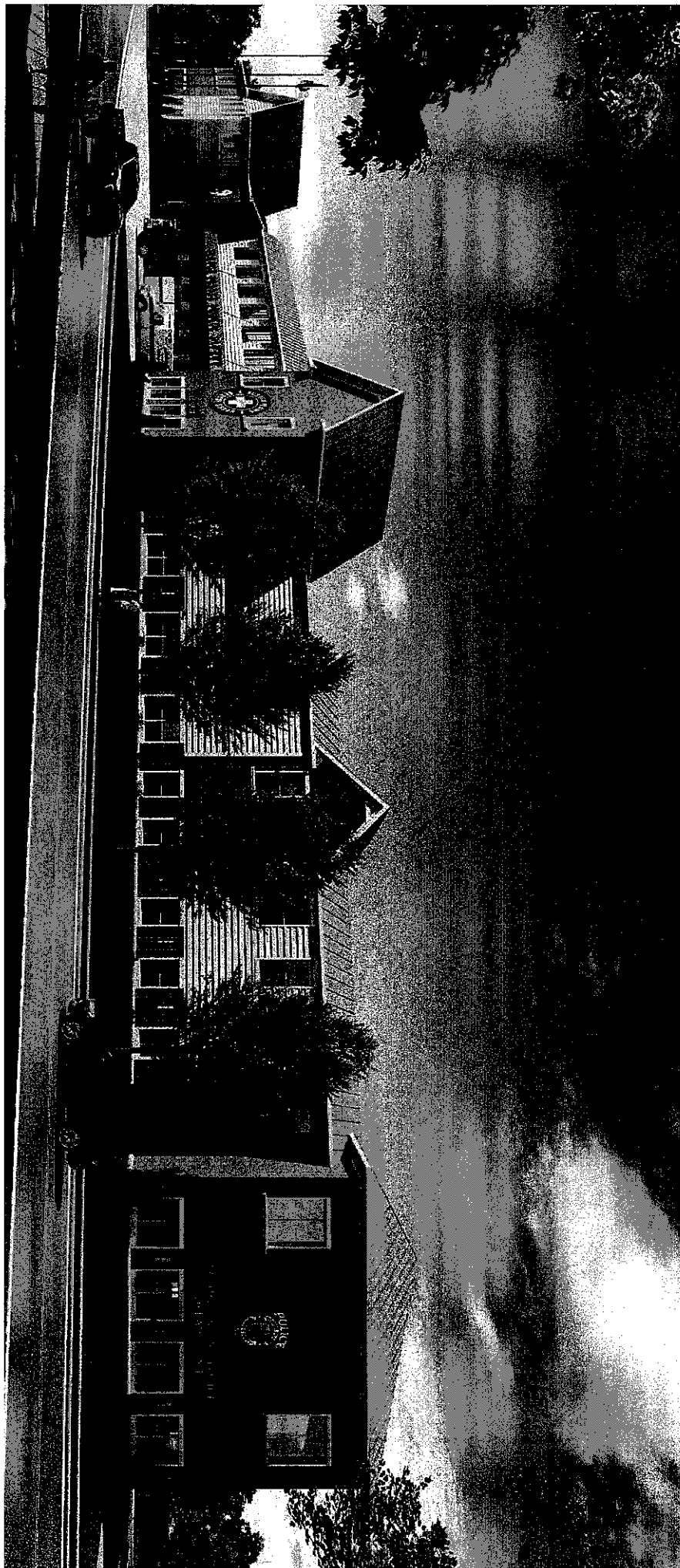
A.102



1 SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"

EXHIBIT 6







SECTION 8. APPENDIX

APPENDIX A

Explanation: Resolution authorizing the Township of Scotch Plains Planning Board to Undertake a Preliminary Investigation for Redevelopment of that Portion of the Township Identified with More Particularity as Redevelopment Area Tier 1, Phase 1 (Bounded In Green) on the Map Attached Hereto As Schedule "A" and Dated May 11, 2017, and Described by Street Address, Lot and Block, Acreage, and Property Owner on Schedule "B" Attached Hereto and Made A Part Hereof.

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2017-98

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the governing body making a determination as to whether a particular study area qualifies as an area in need of redevelopment, the governing body must authorize the Township Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the area meets the criteria of an area in need of redevelopment as set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the Legislature amended the Local Redevelopment and Housing Law on September 6, 2013 to expand and clarify various provisions of same; and

WHEREAS, as a provision of the amendment to *N.J.S.A. 40A:12-6*, the Legislature has directed that the resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area other than the use eminent domain ("Non-Condensation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain ("Condensation Redevelopment Area"); and

WHEREAS, the redevelopment area determination shall authorize the Township of Scotch Plains to use all of the powers provided by the Legislature for use in a redevelopment area including the use of eminent domain, thus designating it as a "Condensation Redevelopment Area"; and

WHEREAS, the Township of Scotch Plains wishes to direct the Township Planning Board to undertake a preliminary investigation to determine whether the proposed study area, namely that portion of the Township identified with more particularity as Redevelopment Area Tier 1,

Phase 1 (bounded in green) on the map attached hereto as Schedule "A" and described by street address, lot and block, acreage, and property owner on Schedule "B" attached hereto and made a part hereof (the "Study Area") qualifies as an area in need of redevelopment pursuant to *N.J.S.A. 40A:12A-5*; and

WHEREAS, in addition to the actions mentioned above, the Township Council of the Township of Scotch Plains adopts this Resolution to demonstrate to Fair Share Housing Center, Inc. and the Courts that it takes seriously its good faith obligation to provide a realistic opportunity to provide its fair share of affordable housing within its municipal borders;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Scotch Plains that the Township Planning Board is hereby directed to conduct the necessary preliminary investigation, including the holding of a public hearing, to determine whether the Study Area is or is not an area in need of redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-1 et seq.*

BE IT FURTHER RESOLVED, that the Township Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supporting documentation.

Dated: May 16, 2017

RECORD OF VOTE

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
CHECCHIO		X			SPERA	X			
DELSORDI		X			MAYOR SMITH	X			
JONES	X				COMMENT				
MOTION	JONES				SECOND	DELSORDI			
X- INDICATES VOTE AB- ABSENT NV- NOT VOTING									

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

May 16, 2017


Bozena Lacina, RMC
Municipal Clerk

APPENDIX B

PLANNING BOARD OF THE TOWNSHIP OF SCOTCH PLAINS

**RESOLUTION
(18-05)**

RESOLUTION RECOMMENDING FURTHER ACTION BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SCOTCH PLAINS BY ENDORSING THE PRELIMINARY INVESTIGATION REPORT REFERENCED AS THE TIER 1, PHASE 1 REDEVELOPMENT STUDY IN DOWNTOWN SCOTCH PLAINS AND DETERMINING THAT THE DESIGNATED PROPERTIES COMPRISE AN AREA IN NEED OF REDVELOPMENT

WHEREAS, the Council of the Township of Scotch Plains (the "Township Council") directed the Planning Board of the Township of Scotch Plains (the "Board") to undertake a preliminary investigation under the authority of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL"), including the holding of a public hearing on proper legal notice in accordance with Section 6 of the LRHL, to determine whether a proposed study area of sixty-three (63) properties, which encompass 19.2+/- acres of the downtown core of Scotch Plains (the "Study Area") is or is not an "area in need of redevelopment" under the criteria set forth in the LRHL; and

WHEREAS, under the requirements of the LRHL and the direction of the Township Council, the Board heard and discussed the Preliminary Investigation and designation of the Study Area at a properly noticed meeting on Monday, March 12, 2018 starting at 7:30 p.m., at which time the public and other interested persons (as required by Section 6 of the LRHL) were given the opportunity to be heard; and

WHEREAS, at that hearing, Michael J. Mistretta, PP, LLA of Harbor Consultants, Inc. presented a report dated February 21, 2018 entitled "Preliminary Investigation Report for the Tier 1, Phase 1 Redevelopment Study Area in Downtown Scotch Plains as a 'Condemnation

Area in Need of Redevelopment” (the “Report”), and answered questions from the Board and interested persons present at the hearing; and

WHEREAS, the Board, after conducting the hearing and discussing the contents of the Report, and understanding the statutory requirement to report its recommendations to the Township Council, made the following findings of fact based on the evidence, record, testimony and proceedings before the Board:

1. The Board has jurisdiction to hear this matter. Under the requirements of the LRHL at N.J.S.A. 40A:12A-6, notice of the hearing was provided in the official newspaper on two (2) consecutive weeks, the last being not less than ten (10) days before the hearing. Notice was also provided to property owners and lien holders in the Study Area. An Affidavit of Service and Proof of Publication establishing full compliance with the statutory criteria concerning notice were submitted and made a part of the Board’s record.

2. The Board acknowledged receipt of the Resolution from the Township Council pursuant to N.J.S.A. 40A:12A-6 for the direction to consider whether the Study Area qualifies as a condemnation area in need of redevelopment under the criteria set forth in the LRHL.

3. On February 26, 2018, Mr. Mistretta presented a summary of the Report to the Board in a “draft” form prior to its final version being publicly displayed. After the presentation, the Board accepted that the “draft” designation could be removed, and acknowledged receipt of the final Report as ultimately publicly disseminated, a true and complete copy of which is attached and incorporated herein as if set forth at length.

4. Mr. Mistretta presented the Report at the public hearing before the Board on March 12, 2018. He explained how his analysis of the Study Area was performed, discussing each site therein to support his recommendations and findings being summarized. The purpose

was to determine whether the Study Area located in the core of the downtown of the Township of Scotch Plains meets the requirements for designation as a condemnation "area in need of redevelopment" as established under the LRHL. Ultimately, Mr. Mistretta concluded that for the Study Area of the sixty-three (63) properties, comprising 19.2+/- acres that he analyzed, forty-five (45) of those properties, comprising 15.9+/- acres satisfied one or more of the statutory criteria to be declared as an area in need of redevelopment. Of those properties, seven (7) were municipally owned, comprising more than half (8.2+/- acres) of the area in need of redevelopment. Mr. Mistretta noted in his testimony and it is also noted on the supporting maps and exhibits that the areas described in the study are based on municipal tax maps and tax records only.

5. The scope of work for the Report encompassed the following: (i) survey of land uses; (ii) building and property conditions; (iii) occupancy and ownership status within the Study Area; (iv) review of municipal tax maps; (v) review of the existing zoning ordinances and zoning map for the Township of Scotch Plains; (vi) review of the Township of Scotch Plains Master Plan and the Union County or State of New Jersey Regional Center Strategic Plan; and (vii) review of various municipal records of the Study Area properties. In particular, information was requested from various municipal departments and governmental agencies regarding development approvals, zoning violations, and building, police, and health code violations within the past five years. Exterior site visits were conducted of each of the properties in the Study Area. Records of the New Jersey Department of Environmental Protection were reviewed as well, with due consideration of State initiatives to promote proper planning and smart growth.

6. It was emphasized by Mr. Mistretta that the Township of Scotch Plains is involved in a Declaratory Judgment Action to address its 3rd Round Affordable Housing

Obligation. In fact, he was scheduled for an appearance in the New Jersey Superior Court, Union County under Docket No. UNN-L-2407-15 to address efforts for the Township of Scotch Plains to become compliant with the negotiated settlement agreement with the Fair Share Housing Center and the intervening developers. The Board was familiar with those negotiations as it was presented with a summary of the settlement plan for the referenced litigation at its regular public meeting conducted on January 22, 2018. It cannot be reasonably disputed that redevelopment of the downtown is a necessary and integral part of the Township of Scotch Plains' efforts to be deemed constitutionally compliant with its 3rd Round Affordable Housing Obligation and thus protected against future exclusionary zoning litigation.

7. Mr. Mistretta further explained that over the past several decades, the Township of Scotch Plains has made a commitment to creating a vibrant downtown for its residents and visitors. To support his statements, Mr. Mistretta pointed to a series of Master Plan documents dating back to 1976, and through the preparation of numerous planning studies dating back to 1984.

8. The key findings of the Report largely focused on the municipally owned surface parking lots. A review of the previous studies found despite the prevalence of paved surface areas, there was a shortage of parking spaces caused by a faulty and obsolete layout which hinders their efficiency and function. This presented a major problem for the prior studies found that increased density and additional building height would help the downtown to attract new development and to flourish.

9. Mr. Mistretta testified, and the Report summarized that as a result of encumbrances, including through subdivisions, easements, and overall design flaws, many of the private properties rely on the surface parking areas, to the detriment of the businesses.

Moreover, the business uses include deliveries and needed employee parking, which further inhibits the area for needed customer or visitor parking spaces. This situation is heightened when the need for affordable housing in the area is recognized, but the parking needed to accommodate such increase in use is severely lacking.

10. Mr. Mistretta outlined for the Board the statutory criteria in N.J.S.A. 40A:12A-5 (a) through (h) that are used to evaluate properties. He stressed that the percentage of land currently designated for surface parking caused a significant impediment to proper utilization of the properties in the Study Area from a planning perspective. This aptly fit into category "d" that properties were impeded by faulty arrangement or past decisions. Similarly, the Study Area was faced routinely with properties that were underutilized and further restricted by the layout which satisfied category "e" under the LRHL. Category "h" was applicable to properties in the Study Area as the current configuration was inconsistent with future smart growth planning principles, the local results sought for fair housing opportunities, and to promote the State of New Jersey mandate for stable communities.

11. It was explained by Mr. Mistretta that under "Section 3" of the LRHL, individual properties that do not meet any of the statutory conditions may still be included within an area in need of redevelopment, provided that within the Study Area as a whole, one or more of the expressed conditions are prevalent. This meant that a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but could be included for the effective redevelopment of the area of which they are a part. All of these criteria fits into the overall expectation under the LRHL as summarized in the Report to consider a plan:

...adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a

redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

12. The Study Area here occupies 19.2+/- acres and its boundaries are shown on pages 4 through 57 of the Report, which includes photographs. In order to make the Study Area more manageable due to the sheer number of parcels and extent of the area, the properties contained have been divided into five (5) sub-groups labeled as Groups "A", "B", "C", "D", and "E". Tables 1-5 in the Report describe all the properties within each Group that make up the Study Area, specifically identified as follows as referenced in the official tax map of the Township of Scotch Plains:

GROUP A: Comprised of the entirety of Block 1601 of the Study Area. It contains thirteen (13) parcels, and is bounded by Grand Street to the northwest, Park Avenue to the southwest, Bartle Avenue to the southeast, and Forest Road to the northeast.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1601	1	393 Park Avenue & 1911 Bartle Avenue
1601	2	389 & 391 Park Avenue
1601	3	387 Park Avenue
1601	4	381 Park Avenue
1601	5	377 Park Avenue
1601	6	373 Park Avenue
1601	7	365 Park Avenue
1601	8	361 Park Avenue
1601	9	347 Park Avenue
1601	9.01	361 Park Avenue
1601	9.02	350 Forest Road
1601	13	1927 Bartle Avenue
1601	14	1917 Bartle Avenue

GROUP B: Comprised of portions of Blocks 1104 and 1105 and a portion of Senger Place Right-of-Way. It contains ten (10) parcels, and is bounded by East Second Street to the south,

Park Avenue to the east, Front Street on the north, and midblock of Flanders Avenue to the west.

The Senger Place Right-of-Way bisects Group B between Front Street and East Second Street.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1104	1.01	1819 E. 2 nd Street
1104	15	1824 Front Street
1104	16	430 Senger Place
1104	17.01	436 Senger Place
1105	1.02	430 Park Avenue
1105	1.03	440 Park Avenue
1105	2	450 Park Avenue
1105	3	454-460 Park Avenue
1105	4	1831 E. 2 nd Street
1105	5	1827 E. 2 nd Street

GROUP C: Comprised of the entirety of Block 1501. It contains twenty-five (25) parcels, and is bounded by Forest Road to the northeast, Westfield Avenue to the southeast, Park Avenue to the southwest, and Bartle Avenue to the northwest.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1501	1	451 Park Avenue
1501	2	441 Park Avenue
1501	3.01	437 Park Avenue
1501	3.02	435 Park Avenue
1501	4	431 Park Avenue
1501	5.01	429 Park Avenue
1501	5.02	425 Park Avenue
1501	6	419 Park Avenue
1501	7	413 Park Avenue
1501	8	403A to 409B Park Avenue
1501	9	401 Park Avenue & 1906 Bartle Avenue
1501	10	1919 Westfield Avenue
1501	11	1916 Bartle Avenue
1501	13	1924 Bartle Avenue
1501	12	1920 Bartle Avenue
1501	14	1928 Bartle Avenue
1501	15	1930 Bartle Avenue
1501	16	412 Forest Road
1501	17	416 Forest Road
1501	18	420 Forest Road
1501	19	426 Forest Road
1501	20	1937 Westfield Avenue

1501	21	1923 Westfield Avenue
1501	22	1915 Westfield Avenue
1501	23	1911 Westfield Avenue

GROUP D: Located in the southern portion of the Study Area and is comprised of six (6) parcels, bounded by Park Avenue to the northeast, Lot 35 which is a condominium community to the southeast, commercial uses to the southwest and E. 2nd Street to the northwest.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1201	30.01	1810 E. 2 nd Street
1201	31.01	1818 E. 2 nd Street
1201	31.02	1830 E. 2 nd Street
1201	32	1832 E. 2 nd Street
1201	33	1838 E. 2 nd Street
1201	34	514 Park Avenue

GROUP E: Comprised of nine (9) parcels located in Block 1401, it is bounded by Forest Road to the northeast, Lot 10, Forest Park Village (which is not part of the Study Area) to the southeast, and Park Avenue to the southwest.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1401	1	1928 Westfield Avenue
1401	2	1926 Westfield Avenue
1401	3	1924 Westfield Avenue
1401	4	1922 Westfield Avenue
1401	5	1910 Westfield Avenue
1401	6	501-503 Park Avenue & 1906 Westfield Avenue
1401	7	501 Park Avenue
1401	8	509 Park Avenue
1401	9	511 Park Avenue

13. Land uses in the Study Area and its vicinity are characterized by a mix of residential, commercial, and municipal or public purpose uses. The overwhelming characteristic of the Study Area as a whole is the significant presence of paved area, currently largely designated for surface parking.

14. Group "A" of the Study Area is comprised of the entirety of Block 1601. It contains thirteen (13) properties, with a combined area of 5.11+/- acres. There are predominately

commercial uses, with some parcels having residential uses on the second floor. A main exception is Lot 9, on the corner of Park Avenue and Grand Street which is owned and operated by the Baptist Church. Also, the Public Library is on the northeastern boundary, and a vacant lot owned by the Baptist Church. Neighboring uses are largely single-family residential detached homes. The center of the area for Group "A" is a large Municipal Parking Lot, with two ingress points both on Bartle Avenue, and two egress points, one onto Bartle Avenue, and one to Forest Road.

15. Of the thirteen (13) properties in Group A, two (2) are municipally owned. One lot shows a demolished drive-through bank, which use has been discontinued. This fits criterion "b" to support the need for redevelopment. The municipally owned parking lot satisfies criterion "c" to support the need for redevelopment as not being improved, or likely to be improved for the past ten (10) years or more. Overall, most of the remaining properties in Group "A" fall into the criteria for "d", "e", or "h" to support the need for redevelopment. The use of the parking area throughout these lots as repeatedly summarized in the Report, at the public hearing, and shown through experience stand as proofs to support the need for redevelopment. The Group "A" descriptions are summarized at pages 6 through 8, with the evaluation applying the statutory criteria at pages 74 through 79 of the Report, to which the Board was persuaded were applicable and supported the designation as a condemnation area in need of redevelopment.

16. Group "B" of the Study Area is comprised of portions of Blocks 1104 and 1105, with a portion using the Senger Place right-of-way. It contains ten (10) properties, with a combined area of 5.45+/- acres. There are some large, municipally owned properties in Group "B", including for the Town Hall and Fire Department. The municipally owned lots have been the subject of numerous studies in the past, including a prior designation of being in need of

rehabilitation. The commercial uses, including for Darby Road restaurant which has residential units above, area bank and offices, have some onsite parking but with an eventual need to use the municipal parking areas. A subdivision to include the commonly known "Hedge Property" were slated as areas desirous of realizing future retail space, but have remained unimproved.

17. Of the ten (10) properties in Group B, one located at Block 1104, Lot 15 housing a 2 and half story commercial structure did not satisfy any of the criteria and was thus removed from consideration at this time. Of the remaining nine (9) properties, which included the large municipally owned Town Hall, Fire Department, and parking lots, criteria "c", "d" "e" or "h" all would apply to some degree. Once again, the free public parking areas support the downtown functions, but are undoubtedly inadequate to sustain the uses or future growth. In this Group, limited onsite parking for certain popular uses exacerbate a parking and layout problem. The use of the parking area throughout these lots as repeatedly summarized in the Report, at the public hearing, and shown through experience stand as proofs to support the need for redevelopment. The Group "B" descriptions are summarized at pages 9 through 12, with the evaluation applying the statutory criteria at pages 80 through 85 of the Report, to which the Board was persuaded were applicable and supported the designation as a condemnation area in need of redevelopment.

18. Group "C" of the Study Area is comprised of the entirety of Block 1501. It contains twenty-five (25) properties, with a combined area of 5.12+/- acres. It includes a large municipal parking area, privately owned commercial uses with a mixture of one or two story buildings, and single family detached homes. The municipal parking lot is zoned "public" with the remaining properties within the B-2 Retail Business Zone. There is an easement agreement impacting the municipal parking lot and some of the private owners, which allows the Township of Scotch Plains to maintain access rights.

19. Of the twenty-five (25) properties in Group "C", eighteen (18) satisfy the criteria to be designated as an area in need of redevelopment. This includes the large municipally owned parking area, to which it was confirmed that sixty-five percent (65%) of the combined area in need of redevelopment was this paved parking area. Once again, the free public parking spaces support the downtown functions, but are undoubtedly inadequate to sustain the uses or future growth. The six (6) single family residential structures at Block 1501, Lots 14 through 19, and the funeral home on Lot 20, are recommended to be evaluated further through a later study, and are not to be included for a designation in need of redevelopment at this time.

20. The municipally owned parking lot, and Lot 12 as part of Group "C" have been vacant or unimproved for many years, which satisfies criterion "c" to support the need for redevelopment as not being improved, or likely to be improved for the past ten (10) years or more. Of the remaining properties in Group "C", the criteria for "c", "d" "e" or "h" all would apply to varying degrees. The use of the parking area throughout the lot, as repeatedly summarized in the Report, at the public hearing, and shown through experience, stand as proofs to support the need for redevelopment. The Group "C" descriptions are summarized at pages 13 through 17, with the evaluation applying the statutory criteria at pages 86 through 91 of the Report, to which the Board was persuaded were applicable and supported the designation as an "area in need of redevelopment."

21. Group "D" of the Study Area is comprised of six (6) properties as a part of Block 1201, with a combined area of 2.05+/- acres. There is a large, municipally owned parking area known as "Lot 5," which has been the subject of past subdivision applications and has ingress/egress on E. Second Street through a former Right of Way commonly known as "Tarquin's Alley", contiguous to a large parking area used privately for CVS Pharmacy, with

access from Park Avenue. The commercial uses, including for CVS Pharmacy haphazardly utilize the parking, with poor signage or direction for proper use.

22. Of the six (6) properties in Group D, which included the large municipally owned parking lot, criteria "c", "d" "e" or "h" all would apply to some degree to five (5) of the properties. Lot 30.01 of Block 1201 was found not to meet any criteria and thus was removed from consideration at this time. Once again, the free public parking areas support the downtown functions, but are undoubtedly inadequate to sustain the uses or future growth. In this Group, limited onsite parking for certain popular uses exacerbate a parking and layout problem. The use of the parking area throughout these lots as repeatedly summarized in the Report, at the public hearing, and shown through experience stand as proofs to support the need for redevelopment. The Group "D" descriptions are summarized at pages 18 through 21, with the evaluation applying the statutory criteria at pages 91 through 96 of the Report, to which the Board was persuaded were applicable and supported the designation as an "area in need of redevelopment."

23. Group "E" of the Study Area is comprised of nine (9) properties located in Block 1401, with a combined area of 1.46+/- acres. The primary uses are commercial, with two properties remaining vacant. The Group "E" descriptions are summarized at pages 22 through 24, with the evaluation attempting to apply the statutory criteria at page 96 of the Report recommending at this time to defer consideration for these properties.

24. Mr. Mistretta briefly summarized his findings, stating that after considering the Study Area, forty-five (45) of the properties examined comprising 15.9+/-acres specifically fit into the criteria to qualify as a "Condemnation Area in Need of Redevelopment." This includes 8.2+/- acres that are municipally owned. While the Study Area benefits from a convenient location, it has not experienced the type of development and improvements envisioned in the

Township's Master Plan, prior planning studies, or other zoning documents. The lots selected for inclusion in the Study Area comprise a rational assemblage given their location and character. The majority of the acreage in the Study Area is developed with nonresidential buildings and surface parking to support area commercial and public uses. In some cases, the properties are vacant or unimproved, and have been so for some time. The Board found that it is apparent that the properties' layouts are obsolete and suffer from faulty designs. The Study Area is hampered by existing property conditions which negatively impact the area and discourage investment in the surrounding areas. If allowed to persist, such conditions would likely continue to hamper the redevelopment of the Study Area and its surroundings to the detriment of the welfare of the community at large.

25. Mr. Mistretta reviewed each of the properties within the Study Area on whether it meets any of the statutory criteria to be designated as an "area in need of redevelopment." Mr. Mistretta's conclusion was that the redevelopment area investigation revealed that forty-five (45) of the sixty-three (63) lots in the Study Area meet one or more of the criteria for redevelopment area designation. Most of the Study Area properties meets criteria "d", "e" or "h". Thus, of the initial Study Area total land area of approximately 19.2+/- acres, roughly 15.9+/- acres meet the statutory conditions for designation as a condemnation area in need of redevelopment as defined in the LRHL.

26. Mr. Mistretta opined that the designation of the entire area is consistent with Smart Growth Planning principles set forth in the Township of Scotch Plains Master Plan, and considered the past planning reviews and studies performed by the Township of Scotch Plains over several decades. A significant portion of the Study Area is or was devoted to paved areas which are municipally owned and encumbered as being considered herein.

27. The public was given an opportunity to speak on the Report at the public hearing, including asking questions of Mr. Mistretta or offering any comments. Generally, while there was some concern about the scope and power of the condemnation element to an eventual redevelopment plan, there was no formal opposition to a recommendation that the Study Area be declared as a condemnation area in need of redevelopment. In response to the public's questions, certain members of the Board and its professionals expressed that while the goal and desire was to advance a future redevelopment plan without the need to use eminent domain, it was sensible to include it, with the Board concluding that the criteria had been met. The Board felt it could be detrimental to an otherwise viable redevelopment plan to leave out a condemnation power, even it was hoped and intended not be used.

28. The Board was unanimous in its agreement that the condemnation power should be a part of the options to be able to be used under an eventual redevelopment plan even though it was only to be implemented if and when absolutely necessary. It was aptly explained that should a designated redeveloper encounter an unreasonable property owner who could oppose future reasonable redevelopment efforts without a legitimate or rational basis, the condemnation power could allow the Township of Scotch Plains to proceed as needed. The Board understood that without reserving such power of condemnation, should an illegitimate obstacle occur later in the process towards intended redevelopment, then the Township of Scotch Plains could be powerless to react.

29. There was no opposing testimony presented to the Board. Public comments included for specific properties as discussed on the record by Guido Passucci, for 436 Senger Place; by Jeff Kowalczyk, Connections Personnel, for 1911 Westfield Avenue; by Ronald Minio, for 373-75 Park Avenue; by Alessio Tummolillo, son of the owner of 437 Park Avenue; Vincent

Losavio, for John's Meat Market; and by Romano Del Roio, for 1251 Park Avenue. Several Board members had questions and comments regarding the public statements, which were generally supportive and did not change the Report as proposed and testified by Mr. Mistretta.

30. The Board discussed the Report and the planning testimony. The Board also agreed through personal knowledge of the Study Area and conditions that Mr. Mistretta had made a full and complete presentation. The Board found more than adequate testimony and support for the findings and conclusions expressed in the Report that the Study Area is, in fact, and under the statutory criteria of the LRHL, a condemnation area in need of redevelopment.

31. The Board in its considered judgment and opinion determined that a Resolution be directed to the Township Council of Scotch Plains, expressing the findings and conclusions of the Planning Board that, based on the substantial credible evidence presented, the Study Area should be designated as a Condemnation "Area in Need of Redevelopment" pursuant to the LRHL, and that such a designation should advance the process to permit the further appropriate usage of the Study Area for "smart growth" and other purposes that would be beneficial to the public and the Township of Scotch Plains, including for fair share housing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Scotch Plains, County of Union, and State of New Jersey, as a result of the Report,* the hearing held on March 12, 2018, and the substantial credible evidence and testimony referred to herein, the Board hereby recommends to the Township Council of Scotch Plains that the properties designated can be characterized as a Condemnation "Area in Need of Redevelopment" and that pursuant to the LRHL, the Planning Board recommends to the Township Council, pursuant to this Resolution, that such a designation be made, to proceed with the process to adopt a Redevelopment Plan.

*** Attachment: Full and Complete Copy of Preliminary Investigation Report for the Tier 1, Phase
Redevelopment Study Area in Downtown Scotch Plains as a Condemnation Area in Need of
Redevelopment, as Prepared by Michael J. Mistretta, PP, LLA, Harbor Consultants, Inc., dated
February 21, 2018.**

The Resolution was moved by Mr. Doyle, seconded by Mr. LaCosta, and voted upon as follows:

Those in favor: Mrs. Coronato, Mr. Doyle, Mr. Fortunato, Councilman Jones, Mrs. Kelly,
Mr. LaCosta, Mayor Smith, and Mr. Strauss

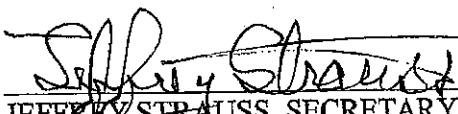
Those oppose:

Those abstain:

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the
Township of Scotch Plains at its Special Meeting on March 19, 2018, which memorialized its
oral findings from its regular meeting of March 12, 2018.



PAULETTE CORONATO, CHAIRPERSON
PLANNING BOARD OF SCOTCH PLAINS



JEFFREY STRAUSS, SECRETARY
PLANNING BOARD OF SCOTCH PLAINS

APPENDIX C

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SCOTCH PLAINS DESIGNATING CERTAIN PROPERTIES WITHIN THE TIER 1, PHASE I STUDY AREA, AS MORE PARTICULARLY IDENTIFIED ON SCHEDULE B ATTACHED HERETO AND MADE A PART HEREOF AS AN "AREA IN NEED OF REDEVELOPMENT" UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A-12A-1 ET SEQ.)

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2018-71

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment" as described in Section 5 of the Redevelopment Law; and

WHEREAS, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Township Council of the Township of Scotch Plains (the "Township Council") by way of Resolution No. 2017-98 dated May 16, 2017, authorized and directed the Township of Scotch Plains Planning Board (the "Board") to conduct a preliminary investigation to determine whether the area commonly identified as Tier 1, Phase I comprised of the 63 properties identified on **Schedule A** attached hereto and situated within the Township of Scotch Plains, consisting of approximately 19.2 +/- acres (the "Study Area"), meets the criteria set forth in Section 5 of the LRHL and should be designated as a condemnation "area in need of redevelopment"; and

WHEREAS, the Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as a condemnation "area in need of redevelopment", at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township's assessment records; and

WHEREAS, the Board held a public hearing (the "Public Hearing") to determine whether the Study Area is a condemnation "area in need of redevelopment" under the criteria set forth in Section 5 of the LRHL at a special meeting of the Board on March 12, 2018; and

WHEREAS, notice of the Public Hearing was, in fact, provided in the official newspaper of the Township on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Board also provided notice to property owners in the Study Area, as well as to all persons whose names are noted on the assessment records as claiming to have an interest in any parcel of property in the Study Area; and

WHEREAS, at the Public Hearing, Michael J. Mistretta, PP, LA, of Harbor Consultants, Inc. presented a report dated February 21, 2018 entitled "Preliminary Investigation Report for the Tier I, Phase I Redevelopment Study Area in Downtown Scotch Plains as a Condemnation Area in Need of Redevelopment" (the "Report") concerning the determination of the Study Area as a condemnation "area in need of redevelopment"; and

WHEREAS, at the Public Hearing, the Board reviewed the Report, heard the testimony of Mr. Mistretta as well as members of the public who were given an opportunity to testify and to ask questions of the Board and of Mr. Mistretta; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on March 19, 2018, adopted Resolution No. 18-05 (the "Board Resolution"), determining that a portion of the Study Area depicted on **Schedule B** should be designated as a condemnation "area in need of redevelopment"; and

WHEREAS, the Board Resolution recommended to the Township Council that the portion of the Study Area, as depicted on **Schedule B** hereto and made a part hereof, be designated as a condemnation "area in need of redevelopment"; and

WHEREAS, the Township Council agrees with the recommendation of the Board that that portion of the Study Area depicted on **Schedule B** attached hereto and made a part hereof be designated as a condemnation "area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Township Council now desires to authorize and direct the Scotch Plains Downtown Redevelopment Committee (established by Resolution No. 2017-75 on March 21, 2017 as an ad hoc subcommittee of the Township Council) to cause a redevelopment plan to be prepared for the Study Area and to present same to the Township Council for its consideration.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The Township Council hereby designates those parcels of land depicted on **Schedule B** attached to this Resolution and made a part hereof, consisting of approximately 15.9 +/- acres, as a condemnation "area in need of redevelopment" (the "Determination") pursuant to the LRHL.
2. Upon the adoption of this Resolution, the Township Clerk is hereby directed to forthwith transmit a certified copy of this Resolution by regular mail to the Commissioner of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as an "area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
3. Notice of the Determination (the "Notice") shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
4. The Notice shall indicate that:
 - (i) The Determination operates as a finding of public purpose and authorizes the Township to exercise the power of eminent domain to acquire property in the redevelopment area; and
 - (ii) Legal action to challenge the Determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.

Note: the receipt of this Resolution shall constitute receipt of the aforesaid Notice as required by law.

5. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge and, upon compliance with the notice provisions set forth in Paragraphs 3 and 4 above, shall further be barred from asserting a challenge to the Determination as a defense in any condemnation proceeding to acquire the property unless the Township Council and the property owner agree otherwise.

7. The Township Council shall, for 45 days next following its Determination, take no further action to acquire by condemnation any of the parcels of land within the Study Area as depicted on **Schedule B** attached hereto and made a part hereof.

SCHEDULE A

ALL PROPERTIES WITHIN THE STUDY AREA

GROUP A:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1601	1	393 Park Avenue & 1911 Bartle Avenue
1601	2	389 & 391 Park Avenue
1601	3	387 Park Avenue
1601	4	381 Park Avenue
1601	5	377 Park Avenue
1601	6	373 Park Avenue
1601	7	365 Park Avenue
1601	8	361 Park Avenue
1601	9	347 Park Avenue
1601	9.01	361 Park Avenue
1601	9.02	350 Forest Road
1601	13	1927 Bartle Avenue
1601	14	1917 Bartle Avenue

GROUP B:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1104	1.01	1819 E. 2 nd Street
1104	15	1824 Front Street

1104	16	430 Senger Place
1104	17.01	436 Senger Place
1105	1.02	430 Park Avenue
1105	1.03	440 Park Avenue
1105	2	450 Park Avenue
1105	3	454-460 Park Avenue
1105	4	1831 E. 2 nd Street
1105	5	1827 E. 2 nd Street

GROUP C:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1501	1	451 Park Avenue
1501	2	441 Park Avenue
1501	3.01	437 Park Avenue
1501	3.02	435 Park Avenue
1501	4	431 Park Avenue
1501	5.01	429 Park Avenue
1501	5.02	425 Park Avenue
1501	6	419 Park Avenue
1501	7	413 Park Avenue
1501	8	403A to 409B Park Avenue
1501	9	401 Park Avenue & 1906 Bartle Avenue
1501	10	1919 Westfield Avenue
1501	11	1916 Bartle Avenue

U903884

1501	13	1924 Bartle Avenue
1501	12	1920 Bartle Avenue
1501	14	1928 Bartle Avenue
1501	15	1930 Bartle Avenue
1501	16	412 Forest Road
1501	17	416 Forest Road
1501	18	420 Forest Road
1501	19	426 Forest Road
1501	20	1937 Westfield Avenue
1501	21	1923 Westfield Avenue
1501	22	1915 Westfield Avenue
1501	23	1911 Westfield Avenue

GROUP D:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1201	30.01	1810 E. 2 nd Street
1201	31.01	1818 E. 2 nd Street
1201	31.02	1830 E. 2 nd Street
1201	32	1832 E. 2 nd Street
1201	33	1838 E. 2 nd Street
1201	34	514 Park Avenue

GROUP E: Comprised of nine (9) parcels located in Block 1401, it is bounded by Forest Road to the northeast, Lot 10, Forest Park Village (which is not part of the Study Area) to the southeast, and Park Avenue to the southwest.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1401	1	1928 Westfield Avenue
1401	2	1926 Westfield Avenue
1401	3	1924 Westfield Avenue
1401	4	1922 Westfield Avenue
1401	5	1910 Westfield Avenue
1401	6	501-503 Park Avenue & 1906 Westfield Avenue
1401	7	501 Park Avenue
1401	8	509 Park Avenue
1401	9	511 Park Avenue

SCHEDULE B

**PROPERTIES DETERMINED TO BE INCLUDED WITHIN
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

GROUP A:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1601	1	393 Park Avenue & 1911 Bartle Avenue
1601	2	389 & 391 Park Avenue
1601	3	387 Park Avenue
1601	4	381 Park Avenue
1601	5	377 Park Avenue
1601	6	373 Park Avenue
1601	7	365 Park Avenue
1601	8	361 Park Avenue
1601	9	347 Park Avenue
1601	9.01	361 Park Avenue
1601	9.02	350 Forest Road
1601	13	1927 Bartle Avenue
1601	14	1917 Bartle Avenue

GROUP B:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1104	1.01	1819 E. 2 nd Street

U903884

1104	16	430 Senger Place
1104	17.01	436 Senger Place
1105	1.02	430 Park Avenue
1105	1.03	440 Park Avenue
1105	2	450 Park Avenue
1105	3	454-460 Park Avenue
1105	4	1831 E. 2 nd Street
1105	5	1827 E. 2 nd Street

GROUP C:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1501	1	451 Park Avenue
1501	2	441 Park Avenue
1501	3.01	437 Park Avenue
1501	3.02	435 Park Avenue
1501	4	431 Park Avenue
1501	5.01	429 Park Avenue
1501	5.02	425 Park Avenue
1501	6	419 Park Avenue
1501	7	413 Park Avenue
1501	8	403A to 409B Park Avenue
1501	9	401 Park Avenue & 1906 Bartle Avenue
1501	10	1919 Westfield Avenue
1501	11	1916 Bartle Avenue

U903884

1501	12	1920 Bartle Avenue
1501	13	1924 Bartle Avenue
1501	21	1923 Westfield Avenue
1501	22	1915 Westfield Avenue
1501	23	1911 Westfield Avenue

GROUP D:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1201	31.01	1818 E. 2 nd Street
1201	31.02	1830 E. 2 nd Street
1201	32	1832 E. 2 nd Street
1201	33	1838 E. 2 nd Street
1201	34	514 Park Avenue

Dated: March 20, 2018

RECORD OF VOTE

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
CHECCHIO	X				SPERA	X			
DEL SORDI				X	MAYOR SMITH	X			
JONES	X				COMMENT				
MOTION	JONES				SECOND	SPERA			
X- INDICATES VOTE AB- ABSENT NV-NOT VOTING									

Certified as true copy adopted at a regular meeting of the
Township Council of the Township of Scotch Plains,
Union County, New Jersey on

March 20, 2018

Bozena Lacina
Bozena Lacina, RMC
Municipal Clerk

APPENDIX D

Explanation: Resolution of the Township Council of The Township of Scotch Plains (I) Endorsing Draft Redevelopment Plan Entitled "Redevelopment Plan For Tier 1, Phase I Section of Scotch Plains Downtown, Prepared By Harbor Consultants Dated September 20, 2018, and (II) Authorizing The Issuance of Requests For Proposals/Requests for Qualifications to Developers who have an Interest in Developing all or any Portion of the Area Heretofore Designated as an "Area In Need Of Redevelopment" by this Township Council Under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40a-12a-1 Et Seq.)

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2018-159

WHEREAS, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL") authorizes municipalities to determine whether certain parcels of land within the municipality constitute an "area in need of redevelopment" as described in Section 5 of the Redevelopment Law; and

WHEREAS, to determine whether a certain parcel of land constitutes an area in need of redevelopment, the Township Council of the Township of Scotch Plains (the "Township Council") by way of Resolution No.2017-98 dated May 16, 2017, authorized and directed the Township of Scotch Plains Planning Board (the "Board") to conduct a preliminary investigation to determine whether the area commonly identified as Tier 1, Phase I originally comprised of the 63 properties identified on Schedule A hereto, situated within the Township of Scotch Plains, consisting of approximately 19.2 +/- acres (the "Study Area"), meets the criteria set forth in Section 5 of the LRHL and should be designated as a condemnation "area in need of redevelopment"; and

WHEREAS, the Board authorized the undertaking of the preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an area in need of redevelopment in accordance with the LRHL; and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as a condemnation "area in need of redevelopment", at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township's assessment records; and

WHEREAS, the Board held a public hearing (the "Public Hearing") to determine whether the Study Area is a condemnation "area in need of redevelopment" under the criteria set forth in Section 5 of the LRHL at a special meeting of the Board on March 12, 2018; and

WHEREAS, notice of the Public Hearing was, in fact, provided in the official newspaper of the Township on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Board also provided notice to property owners in the Study Area, as well as to all persons whose names are noted on the assessment records as claiming to have an interest in any parcel of property in the Study Area; and

WHEREAS, at the Public Hearing, Michael J. Mistretta, PP, LA, of Harbor Consultants, Inc. presented a report dated February 21, 2018 entitled "Preliminary Investigation Report for the Tier 1, Phase I Redevelopment Study Area in Downtown Scotch Plains as a Condemnation Area in Need of Redevelopment" (the "Report") concerning the determination of the Study Area as a condemnation "area in need of redevelopment"; and

WHEREAS, at the Public Hearing, the Board reviewed the Report, heard the testimony of Mr. Mistretta as well as members of the public who were given an opportunity to testify and to ask questions of the Board and of Mr. Mistretta; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on March 19, 2018, adopted Resolution No.18-05 (the "Board Resolution"), determining that a portion of the Study Area should be designated as a condemnation "area in need of redevelopment"; and

WHEREAS, on March 20, 2018, the Township Council adopted Resolution No 2018-17, designating certain properties as more particularly identified on Schedule B attached hereto as an "area in need of redevelopment" under the LRHL; and

WHEREAS, the Scotch Plains Downtown Redevelopment Committee (established by Resolution No. 2017-75 on March 21, 2017 as an ad hoc subcommittee of the Township Council) (the "Downtown Redevelopment Committee") caused a redevelopment plan in consultation with Harbor Consultants to be prepared for the Study Area and to present same to the Township Council for its consideration; and

WHEREAS, the aforesaid designation was approved by the Department of Community Affairs by letter dated April 11, 2018; and

WHEREAS, Harbor Consultants, in consultation with the Downtown Redevelopment Committee, prepared the draft Redevelopment Plan (the "Draft Redevelopment Plan") entitled "Redevelopment Plan for the Tier 1, Phase I Section of the Scotch Plains Downtown" dated August 31, 2018; and

WHEREAS, the Draft Redevelopment Plan was unveiled to the public (including its business owners) on September 5, 2018 by way of a formal presentation of the Downtown Redevelopment Committee made by Michael Mistretta, PP, LA, a principal of Harbor Consultants, with members of the public being given an opportunity to speak about the Draft Redevelopment Plan; and

WHEREAS, after the conclusion of the aforesaid meeting on September 5, 2018, it was the unanimous vote of the Downtown Redevelopment Committee on September 12, 2018 to transmit the Draft Redevelopment Plan to the Township Council, with a recommendation that the Township Council (i) endorse the Draft Redevelopment Plan, and (ii) authorize the issuance of Requests for Proposals/Requests for Qualifications (hereinafter referred to as the "RFP/RFQ Process") to developers who have an interest in developing all or any portion of the area heretofore designated as an "area in need of redevelopment" by this Township Council under the LRHL.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The Township Council hereby endorses the Draft Redevelopment Plan with certain minor edits thereto last dated September 20, 2018 and
2. The Township Council does hereby authorize special redevelopment counsel and Harbor Consultants to undertake the RFP/RFQ Process in a form substantially as presented to the Township Council this evening; and
3. The Township Council is endorsing the Draft Redevelopment Plan, and not formally adopting same by ordinance at this time, for the purpose of affording developers the opportunity to present their plans for the redevelopment of all or any portion of the Tier 1, Phase I Redevelopment Area for consideration by the Downtown Redevelopment Committee; and
4. The Downtown Redevelopment Committee is authorized to review all developer proposals and qualifications presented as a result of the RFP/RFQ Process and to ultimately make a recommendation to the Township Council to accept the proposals and qualifications of one or more developers whose plans advance the general objectives and intent of the Draft Redevelopment Plan; and

5. Once the Township Council, in concert with the Downtown Redevelopment Committee, accepts the proposals and qualifications of one or more developers whose plans advance the general objectives and intent of the Draft Redevelopment Plan, Harbor Consultants shall be authorized at that time (by separate Resolution of this Township Council) to amend and/or supplement the Draft Redevelopment Plan, whereupon the final Redevelopment Plan will be presented to this Township Council for consideration regarding its final adoption by ordinance.

Dated: September 25, 2018

RECORD OF VOTE

COUNCIL MEMBER	YES	NO	NV	AB	COUNCIL MEMBER	YES	NO	NV	AB
BONDAROWICZ	X				SPERA	X			
CHECCHIO				X	MAYOR SMITH	X			
DEL SORDI				X	COMMENT				
MOTION	SPERA				SECOND	BONDAROWICZ			
X-INDICATES VOTE AB-ABSENT NV-NOT VOTING									

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

September 25, 2018



Bozena Lacina, RMC
Municipal Clerk

SCHEDULE A

ALL PROPERTIES WITHIN THE STUDY AREA

GROUP A:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1601	1	393 Park Avenue & 1911 Bartle Avenue
1601	2	389 & 391 Park Avenue
1601	3	387 Park Avenue
1601	4	381 Park Avenue
1601	5	377 Park Avenue
1601	6	373 Park Avenue
1601	7	365 Park Avenue
1601	8	361 Park Avenue
1601	9	347 Park Avenue
1601	9.01	361 Park Avenue
1601	9.02	350 Forest Road
1601	13	1927 Bartle Avenue
1601	14	1917 Bartle Avenue

GROUP B:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1104	1.01	1819 E. 2 nd Street
1104	15	1824 Front Street
1104	16	430 Senger Place
1104	17.01	436 Senger Place
1105	1.02	430 Park Avenue
1105	1.03	440 Park Avenue
1105	2	450 Park Avenue
1105	3	454-460 Park Avenue
1105	4	1831 E. 2 nd Street
1105	5	1827 E. 2 nd Street

GROUP C:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1501	1	451 Park Avenue
1501	2	441 Park Avenue
1501	3.01	437 Park Avenue
1501	3.02	435 Park Avenue
1501	4	431 Park Avenue
1501	5.01	429 Park Avenue
1501	5.02	425 Park Avenue
1501	6	419 Park Avenue
1501	7	413 Park Avenue
1501	8	403A to 409B Park Avenue
1501	9	401 Park Avenue & 1906 Bartle Avenue
1501	10	1919 Westfield Avenue
1501	11	1916 Bartle Avenue
1501	13	1924 Bartle Avenue
1501	12	1920 Bartle Avenue
1501	14	1928 Bartle Avenue
1501	15	1930 Bartle Avenue
1501	16	412 Forest Road
1501	17	416 Forest Road
1501	18	420 Forest Road
1501	19	426 Forest Road
1501	20	1937 Westfield Avenue
1501	21	1923 Westfield Avenue
1501	22	1915 Westfield Avenue
1501	23	1911 Westfield Avenue

GROUP D:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1201	30.01	1810 E. 2 nd Street
1201	31.01	1818 E. 2 nd Street
1201	31.02	1830 E. 2 nd Street
1201	32	1832 E. 2 nd Street
1201	33	1838 E. 2 nd Street
1201	34	514 Park Avenue

GROUP E: Comprised of nine (9) parcels located in Block 1401, it is bounded by Forest Road to the northeast, Lot 10, Forest Park Village (which is not part of the Study Area) to the southeast, and Park Avenue to the southwest.

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1401	1	1928 Westfield Avenue
1401	2	1926 Westfield Avenue
1401	3	1924 Westfield Avenue
1401	4	1922 Westfield Avenue
1401	5	1910 Westfield Avenue
1401	6	501-503 Park Avenue & 1906 Westfield Avenue
1401	7	501 Park Avenue
1401	8	509 Park Avenue
1401	9	511 Park Avenue

SCHEDULE B

**PROPERTIES DETERMINED TO BE INCLUDED WITHIN
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

GROUP A:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1601	1	393 Park Avenue & 1911 Bartle Avenue
1601	2	389 & 391 Park Avenue
1601	3	387 Park Avenue
1601	4	381 Park Avenue
1601	5	377 Park Avenue
1601	6	373 Park Avenue
1601	7	365 Park Avenue
1601	8	361 Park Avenue
1601	9	347 Park Avenue
1601	9.01	361 Park Avenue
1601	9.02	350 Forest Road
1601	13	1927 Bartle Avenue
1601	14	1917 Bartle Avenue

GROUP B:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1104	1.01	1819 E. 2 nd Street
1104	16	430 Senger Place
1104	17.01	436 Senger Place
1105	1.02	430 Park Avenue
1105	1.03	440 Park Avenue
1105	2	450 Park Avenue
1105	3	454-460 Park Avenue
1105	4	1831 E. 2 nd Street
1105	5	1827 E. 2 nd Street

GROUP C:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1501	1	451 Park Avenue
1501	2	441 Park Avenue
1501	3.01	437 Park Avenue
1501	3.02	435 Park Avenue
1501	4	431 Park Avenue
1501	5.01	429 Park Avenue
1501	5.02	425 Park Avenue
1501	6	419 Park Avenue
1501	7	413 Park Avenue
1501	8	403A to 409B Park Avenue
1501	9	401 Park Avenue & 1906 Bartle Avenue
1501	10	1919 Westfield Avenue
1501	11	1916 Bartle Avenue
1501	12	1920 Bartle Avenue
1501	13	1924 Bartle Avenue
1501	21	1923 Westfield Avenue
1501	22	1915 Westfield Avenue
1501	23	1911 Westfield Avenue

GROUP D:

<u>BLOCK</u>	<u>LOT</u>	<u>ADDRESS</u>
1201	31.01	1818 E. 2 nd Street
1201	31.02	1830 E. 2 nd Street
1201	32	1832 E. 2 nd Street
1201	33	1838 E. 2 nd Street
1201	34	514 Park Avenue

APPENDIX E

Explanation: Resolution authorizing the Planning Board to explore whether the real property located at Plainfield Avenue more commonly known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02 on the Township of Scotch Plains Tax Map may be an appropriate area for consideration for the program of redevelopment.

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2020-63

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Township Council desires to explore whether the real property located at Plainfield Avenue more commonly known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02 on the Township of Scotch Plains Tax Map, inclusive of any and all streets, paper streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to the Township Council making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment as a Non-Condemnation Redevelopment Area, the Township Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Council wishes to direct the Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. The Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies

for designation as a Non-Condernation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

3. The Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation; and

4. The Township Clerk is hereby directed to forward a certified copy of this Resolution to the Township Planning Board and Planning Board Secretary; and

5. This Resolution shall take effect immediately.

Dated: February 25, 2020

RECORD OF VOTE

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
LOSARDO	X				WHITE	X			
SPERA	X				MAYOR SMITH	X			
STAMLER	X				COMMENT				
MOTION	LOSARDO				SECOND	SPERA			
X- INDICATES VOTE	AB- ABSENT		NV-NOT VOTING						

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

February 25, 2020

Bozena Lacina

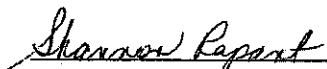
Bozena Lacina, RMC
Municipal Clerk

APPENDIX F

PLANNING BOARD INTEROFFICE MEMORANDUM

TO: Mayor & Council
Alexander Mirabella, Township Manager
FROM: Shannon Rapant, Clerk/Land Use Administrator
SUBJECT: Township Resolution 2020-63
DATE: March 12, 2020
CC: David L. Minchello, Esq., Township Attorney
Robert F. Renaud, Esq., Township Affordable Housing Attorney
Michael J. Baker, Esq., Township Redevelopment Attorney
Michael J. Mistretta, PP, Harbor Consultants, Inc.
Bozena Lacina, Township Clerk
Robert J. Pansulla, Esq., Planning Board Attorney
Planning Board

On February 25, 2020, the Township Council adopted Resolution 2020-63 authorizing the Planning Board to explore whether the real property located at Plainfield Avenue more commonly known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02 on the Township of Scotch Plains Tax Map may be an appropriate area for consideration for the program of redevelopment. At the Planning Board meeting of March 9, 2020, the Board considered and voted unanimously to endorse this resolution. The Board directed Mr. Mistretta to begin his preparations for the study. The Planning Board did authorize the immediate communication of its findings through this Memorandum for the Township Council to formally act as needed.


Shannon Rapant

Explanation: Resolution authorizing the Planning Board to explore whether the real property located at Plainfield Avenue more commonly known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02 on the Township of Scotch Plains Tax Map may be an appropriate area for consideration for the program of redevelopment.

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2020-63

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Township Council desires to explore whether the real property located at Plainfield Avenue more commonly known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02 on the Township of Scotch Plains Tax Map, inclusive of any and all streets, paper streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-6, prior to the Township Council making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment as a Non-Condemnation Redevelopment Area, the Township Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6; and

WHEREAS, the Township Council wishes to direct the Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. The Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies

for designation as a Non-Condemnation Redevelopment Area pursuant to N.J.S.A. 40A:12A-6 and in accordance with the investigation and hearing process set forth in N.J.S.A. 40A:12A-1 et. seq.; and

3. The Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation; and

4. The Township Clerk is hereby directed to forward a certified copy of this Resolution to the Township Planning Board and Planning Board Secretary; and

5. This Resolution shall take effect immediately.

Dated: February 25, 2020

RECORD OF VOTE

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
LOSARDO	X				WHITE	X			
SPERA	X				MAYOR SMITH	X			
STAMLER	X				COMMENT				
MOTION	LOSARDO				SECOND	SPERA			
X- INDICATES VOTE	AB- ABSENT		NV-NOT VOTING						

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

February 25, 2020



Bozena Lacina, RMC
Municipal Clerk

APPENDIX G

PLANNING BOARD INTEROFFICE MEMORANDUM

TO: Mayor & Council
Alexander Mirabella, Township Manager
FROM: Melissa Szeman, Land Use Secretary
SUBJECT: PB Resolution Endorsing Redevelopment
DATE: October 27, 2021
CC: David L. Minchello, Esq., Township Attorney
Michael J. Baker, Esq., Township Redevelopment Attorney
Michael J. Mistretta, PP, Harbor Consultants, Inc.
Bozena Lacina, Township Clerk
Robert J. Pansulla, Esq., Planning Board Attorney
Planning Board

Enclosed please find the duly executed Planning Board Resolution endorsing the Redevelopment Plan for the Tier 1, Phase I Section of Downtown Scotch Plains. This Resolution memorializes the Planning Board's vote from its October 13, 2021 virtual public meeting on consistency with the Master Plan, with no added recommendations after being further considered and adopted at its regular public meeting on October 25, 2021.


Melissa Szeman

PLANNING BOARD OF THE TOWNSHIP OF SCOTCH PLAINS

**RESOLUTION ENDORSING REDEVELOPMENT PLAN FOR THE TIER 1
PHASE 1 SECTION OF DOWNTOWN SCOTCH PLAINS**

WHEREAS, the Council of the Township of Scotch Plains (the “Township Council”) directed the Planning Board of the Township of Scotch Plains (the “Board”) to undertake a preliminary investigation under the authority of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“LRHL”), including the holding of a public hearing on proper legal notice in accordance with Section 6 of the LRHL, and the Planning Board previously had determined that the proposed study area for the Tier 1, Phase 1 Section of Downtown Scotch Plains is an “area in need of redevelopment” under the criteria set forth in the LRHL; and

WHEREAS, under the requirements of the LRHL and the direction of the Township Council, the Board heard and discussed the Downtown Redevelopment Plan at a properly noticed public meeting held virtually on Wednesday, October 13, 2021 starting at 7:30 p.m., at which time the public and other interested persons were given the opportunity to be heard; and

WHEREAS, at that public meeting, Michael J. Mistretta, PP, LLA of Harbor Consultants, Inc., in his capacity as Professional Planner for the Township of Scotch Plains, duly sworn, summarized the plan entitled “Redevelopment Plan for the Tier 1, Phase 1 Section of the Scotch Plains Downtown,” dated September, 2021 (hereinafter referred to as the “Plan”), through a detailed power point presentation, and answered questions from the Board and any persons present at the public meeting; and

WHEREAS, the Board, after conducting the public meeting and discussing the contents of the Plan, and understanding the statutory requirement to report its recommendations to the Township Council regarding the consistency of the Plan with the Township’s Master Plan, made the following findings based on the evidence, record, testimony and proceedings before the Board:

1. Mr. Mistretta summarized the Plan, and highlighted that the Township of Scotch Plains was involved in a Declaratory Judgment Action in the New Jersey Superior Court, Union County under Docket No. UNN-L-2407-15 to address its 3rd Round Affordable Housing Obligation. A Settlement Agreement was realized on January 15, 2018. A Court Master Report dated February 12, 2018 evaluated the settlement, and ultimately it was approved by Court Order dated April 20, 2018, with certain timetables to implement the Plan that is expected to contribute to Scotch Plains' Fair Share Housing development obligations. The Board was familiar with that process as it was presented with a summary of the settlement plan for the referenced litigation at an earlier public meeting. The Board had also already found that the Property does comprise an area in need of redevelopment. The Plan is a necessary and integral part of the Township of Scotch Plains' efforts to be deemed constitutionally compliant with its 3rd Round Affordable Housing Obligation and thus protected against future exclusionary zoning litigation.

2. In presenting the Plan at the public meeting, Mr. Mistretta summarized many relevant details. Mr. Mistretta outlined for the Board the redevelopment goals and objectives. Certain amenities and public purposes, consistent with the Township of Scotch Plains Master Plan, were also summarized as referenced in the Plan.

3. Mr. Mistretta covered the potential for development in the downtown of Scotch Plains known as the Tier 1, Phase 1 area. Substantial public benefits were summarized as derived from the Plan. The consistency with the housing element of the Master Plan was emphasized.

4. The public was given an opportunity to speak on the Plan at the public meeting, including offering any comments. It was clarified by the Board that the potential for additional general comments was possible, including from the Board's Redevelopment Subcommittee, since

it would not disrupt the Master Plan consistency and thus could be presented as general comments for the Township Council to consider at its public hearing when adopting the Plan.

5. The Board discussed the Plan and the planning testimony. The Board also agreed through personal knowledge of the area and conditions that Mr. Mistretta had made a full and complete presentation, including a proper summary and consideration of the Township of Scotch Plains' Master Plan as summarized in the Plan. The Board found adequate testimony and support for the Plan as proposed, and that it is consistent with the Township of Scotch Plains Master Plan.

6. The Board in its considered judgment and opinion determined that a Resolution be directed to the Township Council of Scotch Plains, endorsing the Plan as based on the substantial credible evidence presented through the detailed power point presentation of the Planner Mr. Mistretta that it helps satisfy the Township of Scotch Plains' Fair Share Housing obligations and is consistent with the Master Plan. The Board's action left open the possibility for additional general comments either by the public or Board members that the Township Council can consider prior to its public hearing adopting the Plan since it would not disrupt the Master Plan consistency.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Scotch Plains, County of Union, and State of New Jersey, as a result of the public meeting held virtually on October 13, 2021, and the substantial credible evidence and testimony referred to herein, the Board hereby endorses the Plan* and recommends to the Township Council of Scotch Plains to take further actions consistent with these findings as required to formalize a Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains according to all applicable laws and process.

*** Attachment: Full and Complete Copy of Redevelopment Plan for the Tier 1, Phase 1 Section of the Scotch Plains Downtown as Prepared by Michael J. Mistretta, PP, LLA, of Harbor Consultants, Inc., dated September, 2021.**

The Approval to which this Resolution does memorialize was moved by Mayor Losardo, seconded by Mr. Plotnick, and voted upon as follows:

Those in favor: Dr. Checchio, Mr. Doyle, Mr. LaCosta, Mayor Losardo, Mr. Plotnick, Mr. Strauss, Mr. Teicher, Councilman White and Mr. Akins.

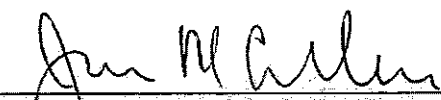
Those oppose: Mrs. Coronato

Those abstain:

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the Township of Scotch Plains at its regular Public Meeting held virtually on October 25, 2021, which memorialized its oral findings from the public meeting held on October 13, 2021.



JOSEPH DOYLE, CHAIRMAN
PLANNING BOARD OF SCOTCH PLAINS



JAMES CHECCHIO, SECRETARY
PLANNING BOARD OF SCOTCH PLAINS

APPENDIX H

TOWNSHIP OF SCOTCH PLAINS

ORDINANCE NO. 2021-26

ORDINANCE ADOPTING AND ESTABLISHING A REDEVELOPMENT PLAN FOR THE TIER 1, PHASE 1 SECTION OF DOWNTOWN SCOTCH PLAINS CONSISTING OF BLOCK 1601, LOTS 13 AND 14 AND THE BARTLE AVENUE RIGHT-OF-WAY, BLOCK 1104, LOT 16, BLOCK 1105, LOTS 1.02 AND 1.03 AND THE SENDER PLACE RIGHT-OF-WAY, BLOCK 1501, LOTS 10 AND 11, AND BLOCK 1201, LOT 31.02, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF SCOTCH PLAINS.

WHEREAS, the Township of Scotch Plains ("Township") is committed to creating a vibrant downtown for its residents and visitors; and

WHEREAS, on March 21, 2017, the Township Council passed Resolution 2017-75 to establish the Scotch Plains Downtown Redevelopment Committee ("SPDRC") with the following purposes: (1) To assist and advise the Mayor and Township Council in the redevelopment of the Township's downtown through creative development techniques, including, but not limited to, the use of redevelopment and/ or rehabilitation as authorized by the Local Redevelopment and Housing Law ("LRHL"), zoning changes/modifications and other zoning/land use incentives; (2) to provide input to the Mayor and Township Council and various Township professionals relative to the creation of zoning and design standards to be incorporated into any redevelopment plan(s) or zoning ordinances; (3) to provide input to the Mayor, Township Council and various Township professionals relative to an overall vision of the redevelopment of the Township's downtown (and certain surrounding areas yet to be identified); and (4) to provide input to the Mayor and Township Council and various Township professionals relative to uses to be permitted and prohibited within the Township's downtown (and certain surrounding areas yet to be identified); and

WHEREAS, on May 16, 2017, the Township adopted Resolution No. 2017-98, authorizing the Township Planning Board to undertake a preliminary investigation to determine whether the proposed study area, namely that portion of the Township identified more particularly as Redevelopment Area Tier 1, Phase 1 qualifies as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-5; and

WHEREAS, Harbor Consultants, Inc. prepared a Preliminary Investigation Report entitled "Preliminary Investigation Report for the Tier 1, Phase 1 Redevelopment Study Area in Downtown Scotch Plains" dated February 21, 2018, detailing the investigation, findings, and recommendations pertaining to whether the properties within the Study Area should be designated "as a Condemnation Area in Need of Redevelopment"; and

WHEREAS, on December 12, 2017, the Township Council adopted Resolution No. 2017-212, authorizing the Mayor and Municipal Clerk to execute a Settlement Agreement substantially in the form as approved by the Township Special Affordable Housing Counsel, all as required by the declaratory judgment action entitled In the Matter of the Application of the Township of Scotch Plains, Docket No. UNN-L2407-15; thereafter, the Settlement Agreement, by and between the Township of Scotch Plains, FSHC, Lamberts Mill Village, Amberg, ATA Developers, and SP

Reserve, was signed on January 15, 2018. On April 20, 2018, by way of Fairness Hearing, an order approving the Settlement Agreement was signed by the Honorable Karen M. Cassidy; and

WHEREAS, on March 19, 2018, the Township Planning Board adopted Resolution No. 18-05, which recommended further action by the Township by endorsing the preliminary investigation report referenced as the Tier 1, Phase 1 Redevelopment Study in Downtown Scotch Plains and determining that the designated properties comprise an Area in Need of Redevelopment; and

WHEREAS, on March 20, 2018, the Township Council adopted Resolution No. 2018-71, designating certain properties within the Tier 1, Phase 1 Study Area, as more particularly identified on Schedule B of the resolution and made a part hereof as a "Condemnation Area in Need of Redevelopment" under the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A-12A-1 et seq.); and

WHEREAS, on the New Jersey Department of Community Affairs sent a letter dated April 11, 2018, acknowledging that the determination area is situated where development and redevelopment is encouraged pursuant to State law or regulation," and accordingly, pursuant to N.J.S.A. 40A:6b(5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA; and

WHEREAS, on November 30, 2020, the Township received a Final Judgement of Compliance and Repose. The redevelopment of the Township of Scotch Plains downtown is the central component for addressing the Township's third round unmet need; and

WHEREAS, the Downtown Tier 1, Phase 1 Redevelopment Area (also "Redevelopment Area" or "Downtown Redevelopment Area"), consists of forty-five (45) properties as determined by the Redevelopment Study dated February 21, 2018, whose combined area is approximately 15.98 +/- acres; and

WHEREAS, the Township authorized Township Planner, Michael Mistretta, P.P. of Harbor Consultants, Inc., to prepare a redevelopment plan for the Downtown Redevelopment Areas, which plan is entitled, "Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains, September 2021" ("Redevelopment Plan") and attached hereto as Exhibit A; and

WHEREAS, said Redevelopment Plan has been prepared for eight (8) out of the forty-five (45) total parcels within certain districts, and two (2) existing Township rights-of-ways (Bartle Avenue and Senger Place), with a total area of approximately 9.53 +/- acres; and

WHEREAS, the parcels in each district consist of the following:

- District A is comprised of two (2) parcels and the Bartle Avenue right-of-way which totals approximately 2.93 +/- acres;

- District B is comprised of three (3) parcels and the Senger Place right-of-way which totals approximately 4.68 +/- acres;

- District C is comprised of two (2) parcels which totals approximately 1.33 +/- acres; and
- District D is comprised of one (1) parcel which totals approximately 0.59 +/- acres;

WHEREAS, any of the other remaining thirty-seven (37) private property owner(s) in the Tier 1, Phase 1 Redevelopment Area interested in participating in the redevelopment of the Tier 1, Phase 1 Redevelopment Plan area may engage in coordinated discussions with the Township and its designated redeveloper(s) to incorporate the development of plans of such private properties within a given project, while accommodating the continued vitality of the current private property and/or the on-going business operations through the development transition period; provided, however, that the inclusion of such properties shall not be a requirement for this redevelopment plan and the inclusion of any such private property shall require an amendment to this Redevelopment Plan; and

WHEREAS, the Township Council reviewed the Redevelopment Plan and now desires to adopt the Redevelopment Plan, a copy of which is annexed hereto as Exhibit A; and

WHEREAS, the Township Council further desires to amend Chapter XXIII entitled "Zoning" to include the land use, bulk requirements, and design standards contained in the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Scotch Plains, County of Union, State of New Jersey, as follows:

Section 1. The Township hereby approves and establishes the aforementioned Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains prepared by Harbor Consultants, Inc. and dated September 2021 ("Redevelopment Plan") and attached hereto as Exhibit A pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. The aforementioned Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Scotch Plains regulating development in the area addressed by said Redevelopment Plan, unless otherwise noted in said Redevelopment Plan.

Section 3. Final adoption of said Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Scotch Plains Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township shall be amended to include the boundaries described in the aforementioned Redevelopment Plan and the provisions therein.

Section 4. All of the provisions of said Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where indicated, for the properties subject to said Redevelopment Plan. In the event of any inconsistencies between the provisions of said Redevelopment Plan and any prior ordinance of the Township of Scotch Plains, the provisions of said Redevelopment Plan shall govern.

Section 5. Chapter XXIII entitled "Zoning" of *The Revised General Ordinances of the Township of Scotch Plains*, is hereby supplemented and amended to include the land use, bulk requirements, and design standards contained in said Redevelopment Plan for lands known as Block 1601, Lots 13 and 14 and the Bartle Avenue right-of-way, Block 1104, Lot 16, Block 1105,

Lots 1.02 and 1.03 and the Senger Place right-of-way, Block 1501, Lots 10 and 11, and Block 1201, Lot 31.02.

Section 6. A copy of this Ordinance and said Redevelopment Plan shall be forwarded, after introduction, to the Scotch Plains Planning Board for a Master Plan consistency review in accordance with N.J.S.A 40A:12A-7e.

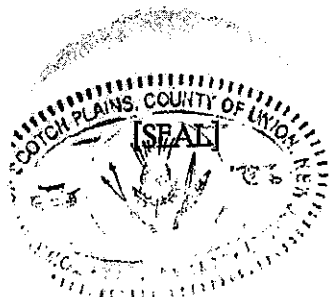
Section 7. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

Section 8. The within Ordinance shall take effect in the time and manner provided by law.

INTRODUCED the 21st day of September 2021.

ADOPTED the 8th day of November 2021.

FINAL PUBLICATION the 11th day of November 2021



Certified copy of an ordinance adopted at a
regular meeting of the Township Council
of the Township of Scotch Plains, Union County,
New Jersey, on

8 NOVEMBER 2021

Bozena Lacin

Bozena Lacin, RMC
Municipal Clerk

APPENDIX I

PLANNING BOARD OF THE TOWNSHIP OF SCOTCH PLAINS

Application No. ____

**RESOLUTION RECOMMENDING FURTHER ACTION BY THE TOWNSHIP
COUNCIL OF THE TOWNSHIP OF SCOTCH PLAINS BY ENDORSING THE
PRELIMINARY INVESTIGATION REPORT REFERENCED AS THE 2406 AND 2416
PLAINFIELD AVENUE STUDY AREA AND DETERMINING THAT THE
DESIGNATED PROPERTIES COMPRISE AN AREA IN NEED OF
REDEVELOPMENT**

WHEREAS, the Council of the Township of Scotch Plains (the "Township Council") directed the Planning Board of the Township of Scotch Plains (the "Board") to undertake a preliminary investigation under the authority of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL"), including the holding of a public hearing on proper legal notice in accordance with Section 6 of the LRHL, to determine whether a proposed study area of two contiguous properties having a combined area of approximately 5.882 +/- acres, commonly known as 2406 and 2416 Plainfield Avenue (the "Study Area") is or is not an "area in need of redevelopment" under the criteria set forth in the LRHL; and

WHEREAS, under the requirements of the LRHL and the direction of the Township Council, the Board heard and discussed the Preliminary Investigation and designation of the Study Area at a properly noticed virtual public hearing held on Monday, May 23, 2022 starting at 7:30 p.m., at which time the public and other interested persons (as required by Section 6 of the LRHL) were given the opportunity to be heard; and

WHEREAS, at that hearing, Michael J. Mistretta, PP, LLA of Harbor Consultants, Inc. presented a report dated April, 2022 entitled "Preliminary Investigation Report for the 2406 and 2416 Plainfield Avenue Study Area as a 'Non-Condemnation Area in Need of Redevelopment'" (the "Report"), through a detailed power point presentation, and answered questions from the Board and any interested persons; and

WHEREAS, the Board, after conducting the hearing and discussing the contents of the Report, and understanding the statutory requirement to report its recommendations to the Township Council, made the following findings of fact based on the evidence, record, testimony and proceedings before the Board:

1. The Board has jurisdiction to hear this matter. Under the requirements of the LRHL at N.J.S.A. 40A:12A-6, notice of the hearing was provided in an official newspaper on two (2) consecutive weeks, the last being not less than ten (10) days before the hearing. The Study Area is owned by the Township of Scotch Plains without any lien holders, but additional specific notice was certified as contemplated under the LRHL. Proof of Publication and an Affidavit of Service establishing full compliance with the statutory criteria concerning notice are a part of the record.

2. The Board acknowledged receipt of the Resolution from the Township Council pursuant to N.J.S.A. 40A:12A-6 for the direction to consider whether the Study Area qualifies as an area in need of redevelopment under the criteria set forth in the LRHL, and authorized Mr. Mistretta through his firm at Harbor Consultants to conduct the preliminary investigation.

3. On May 23, 2022, Mr. Mistretta was duly sworn and presented the Report at the public hearing before the Board. He explained how his analysis of the Study Area was performed, discussing each property therein to support his recommendations and findings being summarized. The purpose was to determine whether the Study Area meets the requirements for designation as an "area in need of redevelopment" as established under the LRHL. Ultimately, Mr. Mistretta concluded that the Study Area of two contiguous lots having a combined area of approximately 5.882 +/- acres, with Lot 1.01 having an area of 3.178 acres and Lot 1.02 having an area of 2.704 acres +/- acres as he analyzed, satisfied one or more of the statutory criteria to be declared as an area in need of redevelopment. The Study Area specifically satisfied criteria from the LRHL under

sections identified and known as “c”, “d”, “e”, and “h,” which allowed Mr. Mistretta to conclude that it can be declared as an area in need of redevelopment as summarized below, and shown in detail at pages 23 to 32 of the Report.

4. Mr. Mistretta noted in his testimony that the Report contained all supporting maps and exhibits that the Study Area was based, including Municipal and State maps, with environmental details and tax records. He surveyed the property conditions through photographs, consideration of municipal and zoning records, and review of the Township of Scotch Plains Master Plan history. All of this is summarized at pages 2 to 22 of the Report. Site visits were conducted of each of the properties in the Study Area. Board and public comments confirmed that the Study Area comprised a closed site owned by the Township of Scotch Plains with some history. The record established that the Township Council intended to preserve as much of the Study Area as feasible. Adjustments for any proposed development would be a source for future meetings, but the Township Council already looked to decrease any future building envelope to preserve certain areas.

5. Mr. Mistretta outlined for the Board all of the statutory criteria in N.J.S.A. 40A:12A-5 (a) through (h) that are used to evaluate properties. He then stressed each section that applies here with the substantial evidence to support his findings. In relevant summary, all of the Study Area would fit into criteria “c” as land owned by the Township and remaining largely unimproved for a significant period of time. Further investigation is needed due to the past use of part of the Study Area as a land fill (see page 27 of the Report).

6. All of the Study Area would fit into criteria “d” based on the well-documented history of being used as an outdoor, municipal storage and waste management facility. A portion of Lot 1.02 is an active site for the storage of equipment and the collection of leaves and debris by

the Township Department of Public Works and has been for at least twenty years (see pages 27-28 of the Report).

7. All of the Study Area would fit into criteria "e" based on prior actions by the Township Council to avoid formal subdivision of the Study Area, but attempt to control preservation or features of certain parts of the property. The Township is evaluating the use of the Study Area as part of a larger Redevelopment Plan, that is intended to advance the goals and objectives of the Township's Housing Element and Fair Share Plan. The clouded title, lot line, and land use issues created by filing a deed to establish two zones on two lots without a subdivision of land as defined under the Municipal Land Use Law has resulted in the lack of proper utilization of the Study Area caused by the condition of the title which impedes land assemblage and discourages the undertaking of improvements within the Study Area, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare. These conditions are reasonably presumed to be having a negative social or economic impact or otherwise being detrimental effect to the safety, health, morals, or welfare of the surrounding area or the community in general, including but not limited to the downtown area as discussed (see pages 28-30 of the Report).

8. Finally, all of the Study Area would fit into criteria "h" based on dealing with future smart growth planning principles, not individually forming a basis to declare the need for redevelopment but a standard to consider in combination with all the other substantial evidence. In summary, the redevelopment of the Study Area or portions thereof by the Township for public uses will provide an opportunity to move forward with a greater scale of public and private mixed-use development of the underutilized Township owned properties in the downtown as envisioned in the Tier I, Phase I Redevelopment Plan. The concentration of higher densities of population

and commercial uses in a walkable, inclusionary downtown is consistent with the practice of sound planning principles and advances the Township's commitment to satisfying its affordable housing obligation in a smart growth approach. The current configuration is inconsistent with the local results sought for fair housing opportunities, and to promote the State's mandate for stable communities (see pages 30-31 of the Report).

9. All of the criteria summarized above fit into the overall expectation under the LRHL as summarized in the Report to consider a redevelopment plan:

...adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Mr. Mistretta summarized his findings, stating that after considering the Study Area, it specifically fit into the criteria to qualify as a non-condemnation area in need of redevelopment. The Board found that the properties' layouts are obsolete and suffer from faulty designs. The Study Area is hampered by existing property conditions which negatively impact the area and discourage investment in the surrounding areas. If allowed to persist, such conditions would likely continue to hamper the redevelopment of the Study Area and its surroundings to the detriment of the welfare of the community at large.

10. The public was given an opportunity to speak on the Report at the public hearing, including asking questions of Mr. Mistretta or offering any comments. There was significant public participation and Board interaction, but no formal opposition to a recommendation that the Study Area be declared as a non-condemnation area in need of redevelopment. Emphasis was on

preservation of some land, which was a noted objective for any future development of the Study Area as is possible and should be explored when a formal Redevelopment Plan is considered.

11. The Board discussed the Report and the planning testimony. The Board also agreed through personal knowledge of the Study Area and conditions that Mr. Mistretta had made a full and complete presentation. The Board found more than adequate testimony and support for the findings and conclusions expressed in the Report that the Study Area is, in fact, and under the statutory criteria of the LRHL, a non-condemnation area in need of redevelopment.

12. The Board in its considered judgment and opinion determined that a Resolution be directed to the Township Council of Scotch Plains, expressing the findings and conclusions of the Planning Board that, based on the substantial credible evidence presented, the Study Area should be designated as a "Non-Condensation Area in Need of Redevelopment" pursuant to the LRHL, and that such a designation should advance the process to permit the further appropriate usage of the Study Area for "smart-growth" and other purposes that would be beneficial to the public and the Township of Scotch Plains, including for fair share housing as stated.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Scotch Plains, County of Union, and State of New Jersey, as a result of the Report,* the hearing held on May 23, 2022, and the substantial credible evidence and testimony referred to herein, the Board hereby recommends to the Township Council of Scotch Plains that the properties designated can be characterized as a "Non-Condensation Area in Need of Redevelopment" and that pursuant to the LRHL, the Planning Board recommends to the Township Council that such a designation be made, to proceed with the process to adopt a Redevelopment Plan.

*** Attachment: Full and Complete Copy of Report entitled "Preliminary Investigation Report for the 2406 and 2416 Plainfield Avenue Study Area as a 'Non-Condensation Area in Need of Redevelopment'" as Prepared by Michael J. Mistretta, PP, LLA, of Harbor Consultants, Inc., dated April, 2022.**

The Approval to which this Resolution does memorialize was moved by Mr. Plotnick,
seconded by Mr. Teicher, and voted upon as follows:

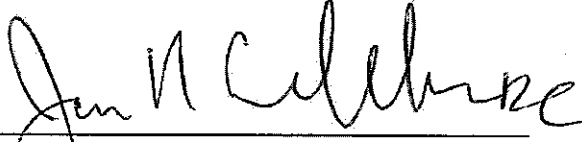
Those in favor: Mr. Conley, Mayor Losardo, Mr. Plotnick, Mr. Strauss, Mr. Teicher, Councilman
White

Those oppose:

Those abstain: Dr. Checchio, Mr. LaCosta, Mr. Yablonowitz, Mr. Akins

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the
Township of Scotch Plains at its Public Meeting on June 13, 2022, which memorialized its oral
findings from the public hearing of May 23, 2022.


JEFFREY STRAUSS, CHAIRMAN
PLANNING BOARD OF SCOTCH PLAINS


JAMES CHECCHIO, SECRETARY
PLANNING BOARD OF SCOTCH PLAINS

APPENDIX J

Explanation: Resolution designating 2406 Plainfield Avenue (Block 3401, Lot 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) as a Non-Condensation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. and authorizing the Township Planner to prepare a redevelopment plan for said property.

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2022-109

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Scotch Plains Planning Board was directed by the Township Council, pursuant to Resolution No. 2020-63 dated February 25, 2020 to conduct a preliminary investigation in order to investigate the area listed within the chart below and generally described as the Study Area to determine if the Study Area should be determined to be a Non-Condensation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et. seq. (the "LRHL"). The following properties are included within the Study Area presently being investigated:

No.	Address	Block	Lot
1	2406 Plainfield Avenue	3401	1.01
2	2416 Plainfield Avenue	3401	1.02

WHEREAS, on March 12, 2020, the Planning Board considered and voted unanimously to endorse Township Council Resolution No. 2020-63 dated February 25, 2020 and directed Harbor Consultants, Inc. to perform a preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an "area in need of redevelopment" in accordance with the LRHL; and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as "an area in need of redevelopment" at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two (2) consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township's assessment records; and

WHEREAS, the Board held a public hearing to determine whether the Study Area is a "non-condemnation area in need of redevelopment" under the criteria set forth in Section 5 of the LRHL at a meeting of the Board held on May 23, 2022; and

WHEREAS, notice of the Public Hearing was provided in the official newspaper of the Township on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Township also provided notice to property owners in the Study Area; and

WHEREAS, at the Public Hearing, Michael Mistretta, P.P., of Harbor Consultants, Inc. presented a report dated April, 2022 entitled "Preliminary Investigation Report for the 2406 and 2416 Plainfield Avenue Study Area as a 'Non-Condensation Area in Need of Redevelopment'" (the "Report") concerning the determination of the Study Area as a "non-condensation area in need of redevelopment"; and

WHEREAS, at the Public Hearing, the Board reviewed the Report, heard a presentation and the testimony of Mr. Mistretta, as well as testimony from any members of the public who were given an opportunity to testify and ask questions of the Board and of Mr. Mistretta; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on May 23, 2022, determined that the Study Area was an "area in need of redevelopment" pursuant to sections "c", "d", "e", and "h" of the LRHL, which determination was memorialized by Resolution of the Board on June 13, 2022; and

WHEREAS, the Township Council agrees with the recommendation of the Board that the Study Area be designated as "an area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Township Council wishes to designate as a Non-Condensation Area in Need of Redevelopment the aforementioned properties located within the Study Area ("Subject Properties") and authorize Township Planner, Michael Mistretta, P.P., of Harbor Consultants, Inc., to prepare a redevelopment plan for the Subject Properties and to present same to the Township Council for its consideration, in an amount not to exceed \$15,500.00; and

WHEREAS, the Township C.F.O. has certified funds to charge account #2-01-20-100-2-099; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. 2406 Plainfield Avenue (Block 3401, Lot 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) are hereby designated as a Non-Condensation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq.; and
3. The Determination shall authorize the Township of Scotch Plains to use all of the powers provided by the Legislature for use in a redevelopment area excluding the use of eminent domain, thus designating it a "Non-Condensation Redevelopment Area".
4. The Township Planner, Michael Mistretta, P.P., of Harbor Consultants, Inc., is hereby authorized to prepare a redevelopment plan for 2406 Plainfield Avenue (Block 3401, Lot 1.01) and 2416 Plainfield Avenue (Block 3401, Lot 1.02) and to present same to the Township Council for its consideration, in an amount not to exceed \$15,500.00; and

5. The Township Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the Department of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as a "non-condemnation area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.
6. Notice of the Determination (the "Notice") shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.
7. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.
8. This Resolution shall take effect immediately.

Dated: June 21, 2022

RECORD OF VOTE

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
ADAMS	X				ZIMMERMAN	X			
STAMLER	X				MAYOR LOSARDO	X			
WHITE				X	COMMENT				
MOTION	STAMLER				SECOND	ZIMMERMAN			
X-INDICATES VOTE AB-ABSENT NV-NOT VOTING									

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

June 21, 2022


Bozena Lacina, RMC
Municipal Clerk

APPENDIX K



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 800
TRENTON, NJ 08625-0800
(609) 292-6420

PHILIP D. MURPHY
Governor

LT. GOVERNOR SHEILA Y. OLIVER
Commissioner

August 16, 2022

The Honorable Joshua G. Losardo
Mayor
Township of Scotch Plains
430 Park Avenue
Scotch Plains, New Jersey 07076

RE: Review of Resolution 2022-109 determining Block 3401; Lots 1.01 & 1.02 to be an Area in Need of Redevelopment (Non-Condemnation)

Dear Mayor Losardo:

The Department of Community Affairs (DCA) received the above-referenced resolution on July 25, 2022. The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A. 40A:12A-6b (5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA.

The municipality or redeveloper(s) may find the New Jersey Business Action Center (BAC), located in the Department of State, helpful in identifying potential sources of state financing to facilitate the redevelopment of these properties. You may contact the BAC by calling 1-800-Jersey 7 (1-800-537-7397).

This determination is a tribute to the work the Township of Scotch Plains has done. Please do not hesitate to contact Keith Henderson at (609) 913-4450 if you need any further assistance.

Sincerely,

Lt. Governor Sheila Y. Oliver
Commissioner

cc: Bozena Lacina, Municipal Clerk
Donna Rendeiro, State Planning Commission
Sean Thompson, Local Planning Services



APPENDIX L

PLANNING BOARD OF THE TOWNSHIP OF SCOTCH PLAINS

**RESOLUTION ENDORSING REDEVELOPMENT PLAN FOR 2406 AND 2416
PLAINFIELD AVENUE AS CONSISTENT WITH THE MASTER PLAN**

WHEREAS, the Council of the Township of Scotch Plains (the "Township Council") previously directed the Planning Board of the Township of Scotch Plains (the "Board") to undertake an investigation under the authority of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL"), including the holding of a public hearing on proper legal notice in accordance with Section 6 of the LRHL to determine whether the property comprised of two contiguous lots having a combined area of approximately 5.882 +/- acres, commonly known as 2406 and 2416 Plainfield Avenue, formally known as Block 3401, Lots 1.01 and 1.02 (hereinafter referred to as the "Property") within the Township qualified as an "area in need of redevelopment" at which hearing the public and any interested persons were given the opportunity to be heard and consider the development prospects for the Property; and

WHEREAS, the Board ultimately determined that the Property as part of a study area qualified as an "area in need of redevelopment" under the criteria set forth in the LRHL, and as such expected improvements could result; and

WHEREAS, still under the requirements of the LRHL and the direction of the Township Council, the Board heard and discussed the "Redevelopment Plan for 2406 and 2416 Plainfield Avenue" dated July, 2023 (hereinafter referred to as the "Plan"), at a properly noticed public meeting on July 24, 2023, at which time the public was once again given the opportunity to be heard and consider the development prospects for the Property; and

WHEREAS, at that July 24, 2023 public meeting, Michael J. Mistretta, PP, LLA of Harbor Consultants, Inc., in his capacity as Professional Planner for the Township of Scotch Plains, duly

sworn, presented the Plan as summarized through a detailed power point presentation showing what was expected to improve and redevelop the Property generally;

WHEREAS, the Board discussed the Plan and proposed Township Ordinance which codified the details, understanding the statutory requirement to report its recommendations to the Township Council regarding the consistency of the Plan and Ordinance with the Township's Master Plan, and made the following findings based on the evidence, record, testimony and proceedings before the Board:

1. As Mr. Mistretta summarized the relevant details, the Plan was deemed as a substantial improvement for the Property. Mr. Mistretta outlined for the Board the redevelopment goals and objectives being satisfied. Certain amenities and public purposes, consistent with the Township of Scotch Plains Master Plan were also summarized as referenced in the Plan. Substantial public benefits were highlighted including for the proper use of available land in the Township, improving the Central Business District, and addressing housing options, including providing for affordable units as proposed as an intended benefit from the Plan in the downtown.

2. The public was given an opportunity to speak on the Plan at the public meeting held on July 24, 2023, including offering any comments. The Board unanimously felt that the Plan and proposed Ordinance were consistent with the Master Plan of the Township of Scotch Plains.

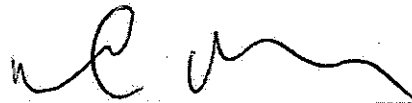
3. The Board considered the Plan, planning testimony, and through personal knowledge of the area and conditions agreed that Mr. Mistretta had made a full and complete presentation. The Board found adequate testimony and support for the Plan as proposed, and concluded that it is consistent with the Township of Scotch Plains Master Plan.

4. The Board in its considered judgment and opinion determined that a Resolution be directed to the Township Council of Scotch Plains endorsing the Plan and Ordinance based on the

substantial credible evidence presented through the detailed power point presentation of the Planner, Mr. Mistretta, and materials in the record as consistent with the Master Plan.

NOW, THEREFORE, BE IT RESOLVED as a result of the public meeting held on July 24, 2023, and the substantial credible evidence and testimony referred, the Planning Board of the Township of Scotch Plains, County of Union, and State of New Jersey hereby endorses the Plan and Ordinance as presented and recommends to the Township Council of Scotch Plains to take further actions consistent with these findings as required to formalize the Redevelopment Plan for 2406 and 2416 Plainfield Avenue in the Township of Scotch Plains according to all applicable laws and process.

The foregoing approval was moved by Mr. Yablonowitz, seconded by Mr. Teicher, and voted upon favorably and unanimously on the record at the public meeting of July 24, 2023 by all eligible members.



MICHAEL PLOTNICK, ACTING CHAIRMAN
PLANNING BOARD OF SCOTCH PLAINS



MAYOR LOSARDO, ACTING SECRETARY
PLANNING BOARD OF SCOTCH PLAINS

APPENDIX M

TOWNSHIP OF SCOTCH PLAINS

ORDINANCE NO. 2023-13

**ORDINANCE AUTHORIZING REDEVELOPMENT PLAN FOR 2406 AND 2416
PLAINFIELD AVENUE CONSISTING OF BLOCK 3401, LOT 1.01 AND BLOCK 3401,
LOT 1.02, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF SCOTCH PLAINS
IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND
AMENDING CHAPTER XXIII ENTITLED "ZONING" BY THE AMENDMENT
OF SUBSECTION 23-3.2 ENTITLED "ZONING MAP" AND BY THE ADDITION OF NEW
SUBSECTION ENTITLED "REDEVELOPMENT PLAN FOR 2406 AND 2416 PLAINFIELD
AVENUE (BLOCK 3401, LOT 1.01 AND BLOCK 3401, LOT 1.02)**

WHEREAS, the Township of Scotch Plains ("Township") is committed to providing superior emergency services and creating a vibrant downtown for its residents and visitors; and

WHEREAS, on September 25, 2018, the Township Council through Resolution 2018-159 endorsed the "Redevelopment Plan for the Tier 1, Phase 1 Section of the Scotch Plains Downtown" which originally recommended the relocation of the Township's emergency services to 2406 and 2416 Plainfield Avenue.

WHEREAS, on February 25, 2020, the Township Council of the Township of Scotch Plains adopted Resolution No. 2020-63, authorizing and directing the Planning Board to undertake a preliminary investigation for the redevelopment of Block 3401, Lot 1.01 and Block 3401, Lot 1.02 to determine if all or a portion of the study area satisfies criteria set forth in N.J.S.A. 40A:12A-5, and whether said Study Area should be designated as a Non-Condensation "area in need of redevelopment."; and

WHEREAS, on March 12, 2020, the Planning Board voted unanimously to endorse the Council Resolution No. 2020-63 and directed the Planning Board Planner to conduct an investigation and prepare a study; and

WHEREAS, on September 21, 2021, the Township Council introduced Ordinance 2021-26 to establish a "Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains" which included conceptual exhibits and initial details regarding the relocation of the Township's emergency services to 2406 and 2416 Plainfield Avenue, and adopted said Ordinance on November 8, 2021 after the Planning Board completed a Master Plan Consistency Review on October 25, 2021; and

WHEREAS, on May 23, 2022, the Planning Board heard and discussed the "Preliminary Investigation Report for 2406 and 2416 Plainfield Avenue Study Area as a Non-Condensation Area In Need of Redevelopment" prepared by Harbor Consultants ("Township Planner") dated April, 2022, at a properly noticed public hearing, where the public and other interested persons were given the opportunity to be heard; at the conclusion of the public hearing the Planning Board determined that the Study Area was a "non-condemnation area in need of redevelopment." The Planning Board memorialized this approval on June 13, 2022; and

WHEREAS, on June 21, 2022, the Township Council adopted Resolution 2022-109 designating 2406 (Block 3401, Lot 1.01) and 2416 (Block 3401, Lot 1.02) Plainfield Avenue as shown on the Tax Map of the Township of Scotch Plains as a Non-Condensation area in need of Redevelopment and authorized and directed the Township Planner to prepare a Redevelopment Plan for the Study Area pursuant to the requirements of N.J.S.A. 40A:12A-7 for introduction to the Township Council prior to referral of such Redevelopment Plan to the Planning Board pursuant to N.J.S.A. 40A:12A-7(e); and

WHEREAS, the Township received a letter from the New Jersey Department of Community Affairs (DCA) dated August 16, 2022, which states "The DCA received the above referenced resolution on July 25, 2022. The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A 40:A:12-A6b(5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA"; and

WHEREAS, the Township Planner prepared a proposed redevelopment plan entitled "Redevelopment Plan for 2406 & 2416 Plainfield Avenue" dated July 2023 ("Redevelopment Plan") which is attached hereto as Exhibit A; and

WHEREAS, the Township Council reviewed the Redevelopment Plan and now desires to adopt the Redevelopment Plan; and

WHEREAS, the Township Council further desires to amend Chapter XXIII entitled "Zoning" to include the land use, bulk requirements, and design standards contained in the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Council of the Township of Scotch Plains, County of Union, State of New Jersey, as follows:

Section 1. The Township hereby approves and establishes the Redevelopment Plan, which is attached hereto as Exhibit A, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. The Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Scotch Plains regulating development in the area addressed by said Redevelopment Plan, unless otherwise noted in said Redevelopment Plan.

Section 3. Final adoption of said Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Scotch Plains Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township shall be amended to include the boundaries described in the Redevelopment Plan and the provisions therein.

Section 4. All of the provisions of said Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where indicated, for the properties subject to said Redevelopment Plan. In the event of any inconsistencies between the provisions of said Redevelopment Plan and any prior ordinance of the Township of Scotch Plains, the provisions of said Redevelopment Plan shall govern.

Section 5. Chapter XXIII entitled "Zoning" of *The Revised General Ordinances of the Township of Scotch Plains*, is hereby supplemented and amended to include the land use, bulk requirements, and design standards contained in said Redevelopment Plan for lands known as Block 3401, Lot 1.01 and Block 3401, Lot 1.02.

Section 6. A copy of this Ordinance and said Redevelopment Plan shall be forwarded, after introduction, to the Scotch Plains Planning Board for a Master Plan consistency review in accordance with N.J.S.A 40A:12A-7e.

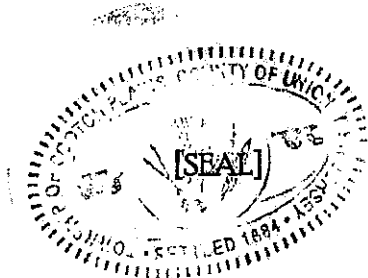
Section 7. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

Section 8. The within Ordinance shall take effect in the time and manner provided by law.

INTRODUCTION: July 11, 2023

ADOPTION: August 8, 2023

FINAL PUBLICATION: August 17, 2023



Certified copy of an ordinance adopted at a
regular meeting of the Township Council
of the Township of Scotch Plains, Union County,
New Jersey, on

8 AUGUST 2023

Bozena Lacina

Bozena Lacina, RMC
Municipal Clerk

APPENDIX N

Explanation: Resolution authorizing the Planning Board to explore whether the real property located at 2450 Plainfield Avenue and identified as Block 6502, Lot 1.01 on the Township of Scotch Plains Tax Map consisting of approximately 1.0375 +/- acres may be an appropriate area for consideration for the program of redevelopment.

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2024-92

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et. seq.*, provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Township Council desires to explore whether the real property located at 2450 Plainfield Avenue and identified as Block 6502, Lot 1.01 on the Township of Scotch Plains Tax Map consisting of approximately 1.0375 +/- acres, inclusive of any and all streets, paper streets, private drives and right of ways (the "Study Area") may be an appropriate area for consideration for the program of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth a specific procedure for establishing an Area in Need of Redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township Council making a determination as to whether the Study Area qualifies as an Area in Need of Redevelopment as a Condemnation Redevelopment Area, the Township Council must authorize the Planning Board, by resolution, to undertake a preliminary investigation to determine whether the Study Area meets the criteria for designation as a Condemnation Redevelopment Area pursuant to *N.J.S.A. 40A:12A-6*; and

WHEREAS, the Township Council wishes to direct the Township Planning Board to undertake such preliminary investigation to determine whether the Study Area meets the criteria for designation as a Condemnation Redevelopment Area pursuant to *N.J.S.A. 40A:12A-6* and in accordance with the investigation and hearing process set forth in *N.J.S.A. 40A:12A-1 et. seq.*; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. The Planning Board is authorized and directed to conduct the necessary investigation and to hold a public hearing to determine whether the Study Area defined hereinabove qualifies for designation as a Condemnation Redevelopment Area pursuant to *N.J.S.A. 40A:12A-6* and in accordance with the investigation and hearing process set forth in *N.J.S.A. 40A:12A-1 et. seq.*; and
3. The Planning Board shall submit its findings and recommendations to the Township Council in the form of a Resolution with supportive documentation; and

4. The Township Clerk is hereby directed to forward a certified copy of this Resolution to the Township Planning Board and Planning Board Secretary; and

5. This Resolution shall take effect immediately.

Dated: May 7, 2024

RECORD OF VOTE

COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
ADAMS	X				ZIMMERMAN	X			
STAMLER	X				MAYOR LOSARDO	X			
WHITE				X	COMMENT				
MOTION	ZIMMERMAN				SECOND	STAMLER			
X-INDICATES VOTE AB-ABSENT NV-NOT VOTING									

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

May 7, 2024

Bozena Lacina

Bozena Lacina, RMC
Municipal Clerk



2450 Plainfield Avenue Redevelopment Study Area
 (ownership associated with)

STREET ADDRESS	BLOCK	LOT	OWNER	LOT AREA +/- 1.0375 Acres
2450 PLAINFIELD AVENUE	6502	1.01	PAXICO LLC	

4303-12

Plainfield Ave

Evans Ave



Aerial imagery sourced from Google (2024)

May 2, 2024

LAND COMPANY
 OWNERS: DONALD AND JENNIFER
 TRUSTED BY

APPENDIX O

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2025-201

RESOLUTION OF THE TOWNSHIP OF SCOTCH PLAINS, IN THE COUNTY OF UNION, NEW JERSEY, AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH THE SCOTCH PLAINS RESCUE SQUAD

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on March 20, 2018, after public hearings and recommendations of the Township Planning Board (the “**Planning Board**”), the Township Council (the “**Township Council**”) of the Township adopted Resolution 2018-71, designating 45 properties commonly known as the Tier 1, Phase 1 Study Area (collectively, the “**Downtown Redevelopment Area**”), as an “area in need of redevelopment” according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on June 21, 2022, after public hearings and recommendations of the Planning Board, the Township Council adopted Resolution 2022-109, designating Block 3401, Lots 1.01 and 1.02 on the official tax maps of the Township (together, the “**Plainfield Avenue Redevelopment Area**” and, together with the Downtown Redevelopment Area, the “**Redevelopment Areas**”), as an “area in need of redevelopment” according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on November 8, 2021, the Township Council adopted Ordinance 2021-26, approving a redevelopment plan entitled, “Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains” prepared by Harbor Consultants dated September 2021 (as may be amended and supplemented from time to time, the “**Downtown Redevelopment Plan**”), for 8 properties and 2 rights-of-way in the Downtown Redevelopment Area, consisting of Block 1601, Lots 13 & 14; Bartle Avenue Right of Way; Block 1104, Lot 16; Block 1105, Lots 1.02 & 1.03; Senger Place Right of Way; Block 1501, Lots 10 & 11; and Block 1201, Lot 31.02 on the official tax maps of the Township, in accordance with the Redevelopment Law; and

WHEREAS, on August 8, 2023, the Township Council adopted Ordinance 2023-13, approving a redevelopment plan entitled, “Redevelopment Plan for 2406 & 2416 Plainfield Avenue” prepared by Harbor Consultants dated July 2023 (as may be amended and supplemented from time to time, the “**Plainfield Avenue Redevelopment Plan**”), for the Plainfield Avenue Redevelopment Area, in accordance with the Redevelopment Law; and

WHEREAS, the Township has determined to act as the “redevelopment entity” for the Redevelopment Areas; and

WHEREAS, pursuant to the Plainfield Avenue Redevelopment Plan, the Township is undertaking the development and construction of a new, state-of-the-art Public Safety Complex on Plainfield Avenue (the “**Public Safety Complex**”), which will provide the opportunity for multiple emergency facility services, including Police, Fire / EMS, Rescue Squad and Office of Emergency Management, to be located in one, centralized, modern facility that will create better efficiencies and communication between emergency services departments, while at the same time replacing multiple outdated and obsolete emergency services facilities that are all currently located within a regulated New Jersey Department of Environmental Protection (the “**NJDEP**”) floodplain as per NJDEP rules adopted in July 2023; and

WHEREAS, pursuant to the Downtown Redevelopment Plan and a “Request for Qualifications (RFQ) for the Tier 1, Phase 1 Section of Downtown Scotch Plains, NJ Redevelopment Area”, the Township has conditionally designated Woodmont Properties, LLC (“**Woodmont**”), as “redeveloper” of a portion of the Downtown Redevelopment Area, and has entered into a Conditional Redeveloper’s Agreement with Woodmont dated March 12, 2025, pursuant to which the Township and Woodmont will jointly develop a project that will revitalize the downtown with a vibrant mix of commercial, residential and recreational opportunities that will grow the Township’s local economy, increase tax ratables, create jobs, and comply with the Township’s affordable housing obligations (the “**Downtown Redevelopment Project**”); and

WHEREAS, the Scotch Plains Rescue Squad (the “**Rescue Squad**”) owns Block 1501, Lot 11 on the official tax maps of the Township, more commonly known as 1916 Bartle Avenue (the “**Rescue Squad Property**”), located within the Downtown Redevelopment Area; and

WHEREAS, the Township and Rescue Squad jointly desire to relocate the Rescue Squad to the Public Safety Complex in order to provide the broadest and most responsive form of public safety to residents of the Township, and to permit the Township to utilize the Rescue Squad Property in furtherance of the Downtown Redevelopment Project; and

WHEREAS, the Township desires to authorize the execution of a memorandum of understanding with the Rescue Squad (in the form attached hereto as Exhibit A, the “**Memorandum of Understanding**”) in furtherance of this resolution and for the purpose of creating a framework for the negotiation and preparation of a Purchase, Sale and Lease Agreement (as referenced in the Memorandum of Understanding) between the Township and Rescue Squad, and other actions necessary to facilitate (i) the conveyance of the Rescue Squad Property to the Township in furtherance of the Downtown Redevelopment Project and (ii) the Township’s construction and leasing of the Rescue Squad Space in the Public Safety Complex to the Rescue Squad.

NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF SCOTCH PLAINS, IN THE COUNTY OF UNION, NEW JERSEY, AS FOLLOWS:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Mayor of the Township is hereby authorized and directed to execute the Memorandum of Understanding, in the form attached hereto as Exhibit A, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Township's redevelopment counsel, general counsel, planner and other professionals. Upon execution, the Mayor is hereby authorized to deliver the Memorandum of Understanding to the other parties thereto.

Section 3. The Mayor is hereby further authorized and directed to execute any and all documents, instruments and agreements, and to undertake any and all action reasonably necessary to effectuate the terms of the Memorandum of Understanding and the transaction contemplated thereby.

Section 4. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this resolution.

Section 5. A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.

Section 6. This resolution shall take effect immediately.

Dated: July 15, 2025

RECORD OF VOTE

RESOLUTION TITLE									
COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
ADAMS	X				ZIMMERMAN	X			
STAMLER	X				MAYORLOSARDO	X			
WHITE	X				COMMENT				
MOTION	ADAMS				SECOND	ZIMMERMAN			
X- INDICATES VOTE AB- ABSENT NV-NOT VOTING									

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

JULY 15, 2025

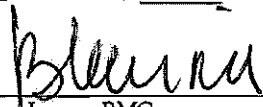

Bozena Lacina, RMC
Municipal Clerk

Exhibit A

Form of Memorandum of Understanding

MEMORANDUM OF UNDERSTANDING

July 15,

This **MEMORANDUM OF UNDERSTANDING** (this “**MOU**”) is made on [•], 2025 (the “**Effective Date**”), by and between the TOWNSHIP OF SCOTCH PLAINS (the “**Township**”), a municipal corporation and political subdivision of the State of New Jersey, located in the County of Union and having offices at 430 Park Avenue, Scotch Plains, New Jersey 07076 and **SCOTCH PLAINS RESCUE SQUAD** (the “**Rescue Squad**”), a non-profit created under the laws of the State of New Jersey, having offices at 1916 Bartle Avenue, Scotch Plains, New Jersey 07076. The Township and the Rescue Squad are each individually referred to as a “**Party**,” and collectively, as the “**Parties**.”

WITNESSETH

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the “**Redevelopment Law**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on March 20, 2018, after public hearings and recommendations of the Township Planning Board (the “**Planning Board**”), the Township Council (the “**Township Council**”) of the Township adopted Resolution 2018-71, designating 45 properties commonly known as the Tier 1, Phase 1 Study Area (collectively, the “**Downtown Redevelopment Area**”), as an “area in need of redevelopment” according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on June 21, 2022, after public hearings and recommendations of the Planning Board, the Township Council adopted Resolution 2022-109, designating Block 3401, Lots 1.01 and 1.02 on the official tax maps of the Township (together, the “**Plainfield Avenue Redevelopment Area**” and, together with the Downtown Redevelopment Area, the “**Redevelopment Areas**”), as an “area in need of redevelopment” according to the criteria set forth in the Redevelopment Law; and

WHEREAS, on November 8, 2021, the Township Council adopted Ordinance 2021-26, approving a redevelopment plan entitled, “Redevelopment Plan for the Tier 1, Phase 1 Section of Downtown Scotch Plains” prepared by Harbor Consultants dated September 2021 (as may be amended pursuant to the terms hereinbelow, the “**Downtown Redevelopment Plan**”), for 8 properties and 2 rights-of-way in the Downtown Redevelopment Area, consisting of Block 1601, Lots 13 & 14; Bartle Avenue Right of Way; Block 1104, Lot 16; Block 1105, Lots 1.02 & 1.03; Senger Place Right of Way; Block 1501, Lots 10 & 11; and Block 1201, Lot 31.02 on the official tax maps of the Township, in accordance with the Redevelopment Law; and

WHEREAS, on August 8, 2023, the Township Council adopted Ordinance 2023-13, approving a redevelopment plan entitled, “Redevelopment Plan for 2406 & 2416 Plainfield Avenue” prepared by Harbor Consultants dated July 2023 (as may be amended pursuant to the terms hereinbelow, the “**Plainfield Avenue Redevelopment Plan**”), for the Plainfield Avenue Redevelopment Area, in accordance with the Redevelopment Law; and

WHEREAS, the Township has determined to act as the “redevelopment entity” for the Redevelopment Areas; and

WHEREAS, pursuant to the Plainfield Avenue Redevelopment Plan, the Township is undertaking the development and construction of a new, state-of-the-art Public Safety Complex on Plainfield Avenue (the “**Public Safety Complex**”), which will provide the opportunity for multiple emergency facility services, including Police, Fire / EMS, Rescue Squad and Office of Emergency Management, to be located in one, centralized, modern facility that will create better efficiencies and communication between emergency services departments, while at the same time replacing multiple outdated and obsolete emergency services facilities that are all currently located within a regulated New Jersey Department of Environmental Protection (the “**NJDEP**”) floodplain as per NJDEP rules adopted in July 2023; and

WHEREAS, pursuant to the Downtown Redevelopment Plan and a “Request for Qualifications (RFQ) for the Tier 1, Phase 1 Section of Downtown Scotch Plains, NJ Redevelopment Area”, the Township has conditionally designated Woodmont Properties, LLC (“**Woodmont**”), as “redeveloper” of a portion of the Downtown Redevelopment Area, and has entered into a Conditional Redeveloper’s Agreement with Woodmont dated March 12, 2025, pursuant to which the Township and Woodmont will jointly develop a project that will revitalize the downtown with a vibrant mix of commercial, residential and recreational opportunities that will grow the Township’s local economy, increase tax ratables, create jobs, and comply with the Township’s affordable housing obligations (the “**Downtown Redevelopment Project**”); and

WHEREAS, the Rescue Squad owns Block 1501, Lot 11 on the official tax maps of the Township, more commonly known as 1916 Bartle Avenue (the “**Rescue Squad Property**”), located within the Downtown Redevelopment Area; and

WHEREAS, the Parties desire to relocate the Rescue Squad to the Public Safety Complex in order to provide the broadest and most responsive form of public safety to residents of the Township, and to permit the Township to utilize the Rescue Squad Property in furtherance of the Downtown Redevelopment Project; and

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, the Parties hereto do hereby covenant and agree each with the other as follows:

Section 1. Definitions. As used in this MOU the following terms set forth in this Section shall have the meanings ascribed to such terms below. Terms listed below in the singular form shall include the plural and words listed in the plural shall include the singular. Whenever the context may require, any pronoun that is used in this MOU shall include the corresponding masculine, feminine and neuter. Unless otherwise noted, the words “include,” “includes” and “including” when used in this MOU shall be deemed to be followed by the phrase “without limitation”. The words “agree,” “agreements,” “approval” and “consent” when used in this MOU shall be deemed to be followed by the phrase “which shall not be unreasonably withheld or unduly delayed,” except or unless the context may otherwise specify. All references to Sections or Articles shall refer to Sections or Articles in this MOU. All Block and Lot references used in this MOU shall refer to Blocks and Lots appearing on the official tax maps of the Township.

Conveyance Date shall be as defined in Section 6.

Downtown Redevelopment Area shall be as defined in the Recitals.

Downtown Redevelopment Plan shall be as defined in the Recitals.

Downtown Redevelopment Project shall be as defined in the Recitals.

Effective Date shall be as defined in the Preamble.

MOU shall be as defined in the Preamble.

NJDEP shall be as defined in the Recitals.

Plainfield Avenue Redevelopment Area shall be as defined in the Recitals.

Plainfield Avenue Redevelopment Plan shall be as defined in the Recitals.

Planning Board shall be as defined in the Recitals.

Public Safety Complex shall be as defined in the Recitals.

Redevelopment Areas shall be as defined in the Recitals.

Redevelopment Law shall be as defined in the Recitals.

Rescue Squad shall be as defined in the Preamble.

Rescue Squad Property shall be as defined in the Recitals.

Rescue Squad Space shall be as defined in Section 3.

Township shall be as defined in the Preamble.

Township Council shall be as defined in the Recitals.

Woodmont shall be as defined in the Recitals.

Section 2. Purpose of this MOU. The purpose of this MOU is to outline the nature of the arrangement by and between the Parties hereto and the scope of rights and responsibilities that each will acquire or undertake hereunder in order (i) for the Rescue Squad to convey the Rescue Squad Property to the Township in furtherance of the Downtown Redevelopment Project and (ii) for the Township to construct and lease space in the Public Safety Complex to the Rescue Squad. The Parties hereto agree that the terms and conditions outlined herein will be incorporated, as soon as practicable, but no later than the dates established in Article II, into a definitive

Purchase, Sale and Lease Agreement, and that the Parties will work with due diligence and in good faith for the consummation of the transactions contemplated by this MOU.

Section 3. Responsibilities of the Township. (a) The Township is undertaking the design, development, permitting, procurement and construction of the Public Safety Complex. The Township shall provide space in the Public Safety Complex to the Rescue Squad in a total square footage amount of not less than the existing interior usable square footage of the existing Rescue Squad building, to be jointly determined and calculated by the Parties on a date reasonably following the Effective Date (the “Rescue Squad Space”). The Public Safety Complex will also include shared common, training and meeting space, available for joint use by the Rescue Squad, Police Department, Fire Department/Township Emergency Medical Services and Township Office of Emergency Management on a scheduled and/or as needed basis, 11 parking spaces for the Rescue Squad, and such other common area spaces as determined by the Township.

(b) Except as set forth herein, the Township will pay for all costs incurred to construct the Rescue Squad Space, including all costs of land acquisition, design, engineering, permitting, procurement and construction. The Township will also pay for the costs to temporarily, if applicable, and permanently relocate the Rescue Squad from the Rescue Squad Property, to a temporary location, if applicable, and to the Public Safety Complex upon completion. In the event of a temporary relocation, Township shall pay all temporary relocation expenses while Rescue Squad is at the temporary location, including rent, if any, and the following utility expenses: heat, air, electric, gas, water, sewer, and telephone.

(c) The Township agrees to lease the Rescue Squad Space to the Rescue Squad for as long as the Rescue Squad is in the business of providing and willing to provide emergency medical services in the Township on a schedule substantially similar to the schedule of service provided by the Rescue Squad as of the Effective Date. For purposes of the foregoing sentence, in the event the Township (or any department within its control), or any entity responding to a request by the Township, unilaterally reduces such schedule of service to be provided by the Rescue Squad, notwithstanding that the Rescue Squad is in the business of providing and willing to provide such emergency medical services, such schedule modification shall not be deemed to be a lack of willingness of the Rescue Squad to provide such services. The Rescue Squad shall pay the Township rent of \$1.00 on such terms, including such initial lease term, lease term renewals and termination provisions, as set forth in the Purchase, Sale and Lease Agreement. In addition, the Purchase, Sale and Lease Agreement shall provide that the Township will pay for the Rescue Squad’s share of the following utility expenses in the Public Safety Complex: heat, air, electric, gas, water, sewer, and telephone.

Section 4. Township Obligation within Rescue Squad Space. The Township’s responsibilities for constructing the Rescue Squad Space, at the Township’s sole cost and expense, shall include, but, in the sole discretion of the Township, may not be limited to, the following:

- i. Finished ceilings with appropriate LED light fixtures;
- ii. Finished floors, consisting of a hard surface, and tile flooring in bathrooms, Decon Room and Wet Storage room;

- iii. Finished walls with paint, and tile on walls, as appropriate, in bathrooms, Decon Room and Wet Storage room;
- iv. Complete kitchen with installed cabinetry;
- v. Lockers in the Locker room;
- vi. Low voltage stubs in the walls for wiring by others;
- vii. Fire Alarm / Sprinkler systems;
- viii. Mezzanine floor and walls in the bay;
- ix. Appropriate flooring, lighting, and exhaust system in the Ambulance bay;
- x. Plumbing fixtures in toilets and janitor closets (toilets, sinks, mop basins);
- xi. Complete ducted heating, ventilating, and air conditioning system with Internet based thermostats for off-site control; and
- xii. Internal stairway to the second floor to access the shared common, training and meeting space.

The Parties shall work in good faith with each other to develop additional similar construction details, including but not limited to, the number of lockers to be installed, the type of thermostat(s) to be installed, etc., and to identify the appropriate Party responsible for the cost thereof.

Section 5. Rescue Squad Relocation. The Parties acknowledge that the Rescue Squad may need to convey the Rescue Squad Property to the Township prior to the completion and availability of the Rescue Squad Space. In such event, the Rescue Squad agrees, subject to the terms of Section 6, to temporarily relocate its offices, furniture, fixtures, equipment, ambulances and operations to a property identified by the Township and consented to by the Rescue Squad, such consent not to be unreasonably withheld. The Township agrees that it shall be responsible to provide a temporary building or other similar structure sufficient to house the Rescue Squad during any such temporary relocation. The Parties shall work cooperatively to determine additional details of any such relocation.

Section 6. Rescue Squad's Responsibilities. The Rescue Squad shall convey the Rescue Squad Property to the Township in fee simple for \$1.00. The Rescue Squad agrees to convey the Rescue Squad Property to the Township and relocate from the Rescue Squad Property on or before the date provided by the Township to the Rescue Squad in writing (the "**Conveyance Date**"). The Township shall give the Rescue Squad at least 60 days' written notice prior to such Conveyance Date. The Conveyance Date shall not be prior to the date the NJDEP issues the Flood Hazard Area Individual Permit. The Rescue Squad further agrees to be relocated to the location reasonably identified by the Township pursuant to Section 5. The Rescue Squad agrees that, simultaneous with the execution of this MOU, a duly authorized member of the Rescue Squad shall execute the NJDEP Flood Hazard Area Individual Permit application (in its capacity as owner of the Rescue Squad Property) and, subsequent to the Effective Date, the Rescue Squad shall timely provide information requested by the NJDEP in furtherance of such Permit, at the Township's sole cost.

Section 7. Rescue Squad Obligation within Rescue Squad Space. The Rescue Squad shall be responsible for providing within the Rescue Squad Space at its sole cost and expense, the following:

- i. All furniture, appliances, fixtures and equipment necessary for the Rescue Squad to perform its essential functions; and
- ii. Computers, telephones, printers, ice machine, access control systems and CCTV systems, shelving and appliances necessary for the Rescue Squad to perform its essential functions.

Section 8. Purchase, Sale and Lease Agreement. The Parties shall work in good faith to negotiate, approve and execute a Purchase, Sale and Lease Agreement within 150 days of the Effective Date, subject to one or more extensions agreed to by the Parties in their reasonable discretion. Such Purchase, Sale and Lease Agreement will, among other things, contain the terms and conditions set forth in this MOU, together with additional terms and conditions agreed to amongst the Parties subsequent to the Effective Date and pursuant to the terms of this MOU. The Purchase, Sale and Lease Agreement shall also contain a default provision that provides, that, in the event the Township abandons the development and construction of the Public Safety Complex after the Conveyance Date, the Township shall pay a one-time fee to the Rescue Squad in the amount of \$1,200,000 or, the reasonable replacement costs, if higher, incurred by the Rescue Squad to acquire property and construct a Rescue Squad building comparable in size, scope and function to the Rescue Squad's existing building, as sole, full and complete compensation for any claims, losses or damages incurred by the Rescue Squad.

Section 9. Township Additional Financial Obligations. The Township shall continue to provide the Rescue Squad with unlimited fuel for the Rescue Squad's ambulance(s) and emergency services vehicles, from the Township's fueling station(s), at no cost to the Rescue Squad. Further, commencing with the first municipal budget year following the Conveyance Date, the Township shall appropriate \$50,000 per year as a donation to support the Rescue Squad's operations. The provisions of this Section 9 shall be further memorialized in the Purchase, Sale and Lease Agreement.

Section 10. Term. This MOU shall be effective as of the Effective Date and shall remain in effect until the earlier of (i) the effective date of the Purchase, Sale and Lease Agreement or (ii) written notice from the Township to the Rescue Squad that the Township has abandoned the development and construction of the Public Safety Complex. In the event the Township does provide such notice to the Rescue Squad prior to the Conveyance Date, this MOU shall automatically terminate and the Parties shall have no further responsibilities to the other. In the event that either Party defaults under the terms of this MOU, the non-defaulting Party may terminate this MOU and/or take whatever action, at law or in equity, it may deem desirable, including the seeking of damages, or institute proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach, including but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations.

Section 11. Implementation of MOU. The Parties agree to cooperate with each other and to provide all necessary and reasonable documentation, certificates, consents in order to satisfy the terms and conditions of this MOU.

Section 12. Notices and Demands. A notice, demand or other communication under this MOU by any Party to the other shall be sufficiently given or delivered if dispatched by United

States registered or certified mail, postage prepaid and return receipt requested, or delivered by overnight courier or delivered personally (and receipt acknowledged) to the Parties at their respective addresses set forth herein, or at such other address or addresses with respect to the Parties or their counsel as any party may, from time to time, designate in writing and forward to the others as provided in this Section 11.

If to Township : Municipal Manager
Township of Scotch Plains
430 Park Avenue
Scotch Plains, New Jersey 07076

with a copy to: Matthew D. Jessup, Esq.
McManimon, Scotland & Baumann, LLC
75 Livingston Avenue
Roseland, New Jersey 07068

If to the Rescue Squad: [•] *Joan Lozowski*
President
1916 Bartle Avenue
PO Box 325
Scotch Plains, New Jersey 07076

with a copy to: Margaret A. Keavney, Esq.
Keavney & Streger, LLC
103 Carnegie Center, Suite 300
Princeton, New Jersey 08540

Section 13. Title of Articles and Sections. The titles of the several Articles and Sections of this MOU are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 14. Severability. The validity of any Articles and Section, clause or provision of this MOU shall not affect the validity of the remaining Articles and Section, clauses or provisions hereof, except to the extent it is material to the purpose of the Agreement.

Section 15. Assignment. Other than as permitted in this MOU, this MOU may not be transferred and/or assigned by Rescue Squad without the written consent of the Township which consent, if such transfer and/or assignment is to a Permitted Transferee, shall not be unreasonably withheld, conditioned or delayed.

Section 16. Waivers. No waiver made by any Party with respect to any obligation of any other Party under this MOU shall be considered a waiver of any rights of the Party making the waiver beyond those expressly waived in writing and to the extent thereof.

Section 17. Successors Bound. This MOU shall be binding upon the respective Parties hereto and their successors and assigns.

Section 18. Governing Law. This MOU shall be governed by and construed by the laws of the State of New Jersey.

Section 19. Counterparts. This MOU may be executed in counterparts. All such counterparts shall be deemed to be originals and together shall constitute but one and the same instrument.

Section 20. Entire Agreement. This MOU constitutes the entire agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof.

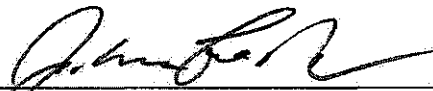
IN WITNESS WHEREOF, the Parties have, through the appropriate officials thereof,
executed and affixed the appropriate seal(s)

ATTEST:

TOWNSHIP OF SCOTCH PLAINS



Boneza Lacina
Township Clerk



Joshua G. Losardo
Mayor

ATTEST:

SCOTCH PLAINS RESCUE SQUAD



[Daniel Sullivan]
Chief



Joan Lozowski
President

APPENDIX P

PLANNING BOARD OF THE TOWNSHIP OF SCOTCH PLAINS

**RESOLUTION RECOMMENDING FURTHER ACTION BY THE COUNCIL OF THE
TOWNSHIP OF SCOTCH PLAINS BY ENDORSING THE PRELIMINARY
INVESTIGATION REPORT FOR 2450 PLAINFIELD AVENUE AS A
CONDEMNATION AREA IN NEED OF REDEVELOPMENT**

WHEREAS the Council of the Township of Scotch Plains (the “Council”) directed the Planning Board of the Township of Scotch Plains (the “Board”) to undertake a preliminary investigation under the authority of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (“LRHL”), including the holding of a public hearing on proper legal notice in accordance with Section 6 of the LRHL, to determine whether a proposed study area of property commonly known as 2450 Plainfield Avenue, Block 6502, Lot 1.01 (the “Study Area”) is or is not an “area in need of redevelopment” under the criteria set forth in the LRHL; and

WHEREAS under the requirements of the LRHL and the direction of the Council, the Board heard and discussed the preliminary investigation and designation of the Study Area at a properly noticed public hearing held virtually on Monday, July 21, 2025 starting at 7:30 p.m., at which time the public and other interested persons as required by the LRHL were given the opportunity to be heard; and

WHEREAS at that hearing, Michael J. Mistretta, PP, LLA of Harbor Consultants, Inc. presented a report dated June, 2025 entitled “Preliminary Investigation Report for 2450 Plainfield Avenue Redevelopment Study Area Block 6502, Lot 1.01 as a ‘Condemnation Area in Need of Redevelopment’” (the “Report”), through a detailed power point presentation, and answered questions from the Board and any interested persons; and

WHEREAS the Board, after conducting the hearing and discussing the contents of the Report, and understanding the statutory requirement to communicate its recommendations to the

Council, made the following findings of fact based on the evidence, record, testimony and proceedings:

1. The Board had jurisdiction to conduct the public hearing on this matter. Under the requirements of the LRHL notice of the hearing was provided in an official newspaper on two (2) consecutive weeks, the last being not less than ten (10) days before the hearing and specific notices were certified to any interested lien holders or property owners. Proof of Publication and an Affidavit of Service establishing full compliance with the statutory criteria concerning notice are a part of the record.

2. The Board acknowledged receipt of the Resolution from the Council for direction to consider whether the Study Area qualifies as an area in need of redevelopment under the criteria set forth in the LRHL, and authorized Mr. Mistretta through his firm at Harbor Consultants to conduct the preliminary investigation.

3. On July 21, 2025, Mr. Mistretta was duly sworn, qualified, and presented the Report at the public hearing before the Board. He emphasized the importance of the Township's plans to relocate its emergency services for Police, Fire/EMS, Office of Emergency Management (OEM) and Rescue Squad, which are located within the redevelopment area of the Tier 1, Phase 1 Section of Downtown Scotch Plains, to the existing Department of Public Works (DPW) yard at 2406 and 2416 Plainfield Avenue adjacent to the Study Area. He explained how his analysis of the Study Area was performed, discussing conditions therein to support his recommendations and findings. The purpose was to determine whether the Study Area meets the requirements for designation as an "area in need of redevelopment" as established under the LRHL. Emphasis was on advancing the redevelopment efforts of Downtown Scotch Plains which will create new opportunities for affordable housing, while allowing for development of a new modern Emergency Services

Building in a more suitable, centralized location outside a Federal Emergency Management Agency (FEMA) flood hazard area. This study of an adjacent property improves upon the layout, functionality, circulation, and site design for the new Emergency Services Building as previously accepted by the Board and Council.

4. Ultimately Mr. Mistretta concluded that the Study Area satisfied certain statutory criteria to be declared as an area in need of redevelopment. The Study Area specifically satisfied criteria from the LRHL under Section 3 and Criterion "h" as summarized herein.

5. Mr. Mistretta noted in his testimony that the Report contained all supporting maps and exhibits that the Study Area was based including Municipal and State maps, with environmental details and tax records. He surveyed the property's conditions through photographs, consideration of municipal and zoning records, and review of the Township of Scotch Plains Master Plan history. All of this is detailed in the Report. Site visits were conducted in the Study Area. The Board and public had the ability to offer comments. It was confirmed that the Study Area comprised the property adjacent to the two contiguous properties commonly known as 2406 and 2416 Plainfield Avenue, Block 3401, Lots 1.01 and 1.02 owned by the Township of Scotch Plains and previously determined to be an area in need of redevelopment and would be combined to improve the prior plans to develop the Emergency Services Building.

6. Mr. Mistretta outlined for the Board the statutory criteria under the LRHL and in relevant summary, the Study Area would fit into Criterion "h" but importantly for condemnation purposes, Section 3 to "include lands, buildings, or improvements that, by themselves, are not detrimental to the public health, safety, or welfare, but are deemed necessary for the effective redevelopment of the area, with or without changes to their condition." While Criterion "h" of the LRHL was satisfied, redevelopment case law has not provided sufficient context or validity for

using Criterion "h" alone to justify designating a property as an area in need of redevelopment, particularly when condemnation is involved. Section 3 of the LRHL is being applied in this case.

7. The use of the Study Area as adjacent property in need of redevelopment supports the efforts to relocate the emergency services out of the downtown area. It strengthens the prospects for preservation and conservation of some land which was a key ingredient to the prior approval to develop the Emergency Services Building. The Board believes it is proper to use the Study Area as part of redevelopment efforts which importantly will advance the goals and objectives of the Township's Housing Element and Fair Share Plan by creating the ability to develop affordable housing in the downtown area as opposed to the Township's well established residential neighborhoods.

8. The redevelopment of the Study Area as combined with Township's efforts to move forward with a greater scale of public and private mixed-use development of the underutilized Township owned properties in the downtown as envisioned in the Tier I, Phase I Redevelopment Plan is consistent with the LRHL. The concentration of higher densities of population and commercial uses in a walkable, inclusionary downtown is consistent with the practice of sound planning principles and advances the Township's commitment to satisfy its affordable housing obligation. It promotes the State's Development and Redevelopment Plan for stable communities and Smart Growth principles.

9. Incorporating the Study Area into the redevelopment plan for the Emergency Services Building allows for the activity to be shifted to the east, further away from the residential neighborhood and closer to the industrial area. By designating the Study Area as an Area in Need of Redevelopment, the plan for the relocation of the Township's emergency services would contain

a more effective layout and minimize the impact on the surrounding residential neighborhood while protecting the designated Conservation Zone.

10. Mr. Mistretta recommended that the Board and Council take those actions as prescribed by law to declare the Study Area to be a Condemnation Area in Need of Redevelopment based on Criterion "h" and Section 3 of the LRHL. These findings are based upon the conditions described herein relating to effective redevelopment of a new Emergency Services Building in a more stable, centralized location outside a FEMA flood hazard area, which will enable the redevelopment of Downtown Scotch Plains as supported by the goals of the Township's previous master plans and Third and Fourth Round Housing Element and Fair Share Plan. As governed by the LRHL, the Township of Scotch Plains can exercise the powers prescribed with the next step in the planning process to adopt a Redevelopment Plan. The LRHL defines a Redevelopment Plan as: "A plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both."

11. The public was given an opportunity to speak on the Report at the public hearing, including asking questions for Mr. Mistretta or offering any comments. There was significant public interest and Board participation in the conservation and preservation of some land which was a noted objective for any future development of the Study Area tied into the development of the Emergency Services Building, which will be explored through a formal Site Plan.

12. The Board discussed the Report and the planning testimony. The Board also agreed through personal knowledge of the Study Area that Mr. Mistretta had made a full and complete presentation. The Board found more than adequate testimony and support for the findings and conclusions expressed in the Report that the Study Area is, in fact, and under the statutory criteria of the LRHL, a condemnation area in need of redevelopment.

13. The Board in its considered judgment and opinion determined that a Resolution be directed to the Council of Scotch Plains, expressing the findings and conclusions that, based on the substantial credible evidence presented, the Study Area should be designated as a "Condemnation Area in Need of Redevelopment" pursuant to the LRHL, and that such a designation should advance the process to permit the further appropriate usage of the Study Area for "smart growth" and other purposes that would be beneficial to the public and the Township of Scotch Plains, including for fair share housing as stated.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Scotch Plains, County of Union, and State of New Jersey, as a result of the Report,¹ the hearing held on July 21, 2025, and the substantial credible evidence and testimony referred to herein, the Board hereby recommends to the Council of the Township of Scotch Plains that the property designated can be characterized as a "Condemnation Area in Need of Redevelopment" and that pursuant to the LRHL, the Planning Board recommends to the Council that such a designation be made, to proceed with the process to adopt a Redevelopment Plan.

¹ Attachment: Full and Complete Copy of Report entitled "Preliminary Investigation Report for 2450 Plainfield Avenue Redevelopment Study Area Block 6502, Lot 1.01 as a 'Condemnation Area in Need of Redevelopment'" as Prepared by Michael J. Mistretta, PP, LLA, of Harbor Consultants, Inc., dated June, 2025.

The Approval to which this Resolution does memorialize was moved by Mr. Plotnick,
seconded by Mr. Teicher, and voted upon as follows:

Those in favor: Mrs. Connolly, Mayor Losardo, Mr. Plotnick, Mr. Teicher, Councilman White,
Mr. Villaverde

Those oppose: None

Those abstain: None

I hereby certify that the foregoing Resolution was adopted by the Planning Board of the
Township of Scotch Plains at its Public Meeting on July 21, 2025, to memorialize its oral findings
from the public hearing.



MICHAEL PLOTNICK, ACTING CHAIRMAN
PLANNING BOARD OF SCOTCH PLAINS



MAYOR JOSH LOSARDO, ACTING SECRETARY
PLANNING BOARD OF SCOTCH PLAINS

APPENDIX Q

Explanation: Resolution designating 2450 Plainfield Avenue (Block 6502, Lot 1.01) as a Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “LRHL”) and authorizing the Township Planner to prepare a redevelopment plan for said property.

TOWNSHIP OF SCOTCH PLAINS

RESOLUTION NO. 2025-219

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Scotch Plains Planning Board was directed by the Township Council, pursuant to Resolution No. 2024-92 dated May 7, 2024, to conduct a preliminary investigation in order to investigate the area listed within the chart below and generally described as the Study Area to determine if the Study Area should be determined to be a Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “LRHL”). The following property is included within the Study Area presently being investigated:

No.	Address	Block	Lot
1	2450 Plainfield Avenue	6502	1.01

WHEREAS, on May 21, 2024, the Planning Board considered and voted unanimously to endorse Township Council Resolution No. 2024-92 dated May 7, 2024, and directed Harbor Consultants, Inc. to perform a preliminary investigation as to whether the Study Area, or any portion thereof, constitutes an “area in need of redevelopment” in accordance with the LRHL; and

WHEREAS, the LRHL requires the Board to conduct a public hearing prior to making its determination whether the Study Area should be designated as “an area in need of redevelopment” at which hearing the Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is a redevelopment area; and

WHEREAS, the LRHL requires that the Board, prior to conducting such public hearing, publish notice in a newspaper of general circulation in the Township once each week for two (2) consecutive weeks, with the last publication made not less than ten (10) days prior to such public hearing; and

WHEREAS, the LRHL further requires that such notice be mailed at least ten (10) days prior to such public hearing to the last owner(s) of the relevant properties in accordance with the Township’s assessment records; and

WHEREAS, the Board held a public hearing to determine whether the Study Area is a “condemnation area in need of redevelopment” under the criteria set forth in Section 5 of the LRHL at a meeting of the Board held electronically on July 21, 2025; and

WHEREAS, notice of the Public Hearing was provided in the official newspaper of the Township on two consecutive weeks, the last being not less than ten (10) days before the Public Hearing; and

WHEREAS, the Township also provided notice to property owners in the Study Area; and

WHEREAS, at the Public Hearing, Michael Mistretta, P.P., of Harbor Consultants, Inc. presented a report dated June 2025 entitled "Preliminary Investigation Report for 2450 Plainfield Avenue – Redevelopment Study Area (Block 6502, Lot 1.01) as a "Condemnation Area in Need of Redevelopment" (the "Report") concerning the determination of the Study Area as a "condemnation area in need of redevelopment"; and

WHEREAS, at the Public Hearing, the Board reviewed the Report, heard a presentation and the testimony of Mr. Mistretta, as well as testimony from any members of the public who were given an opportunity to testify and ask questions of the Board and of Mr. Mistretta; and

WHEREAS, after the conclusion of the Public Hearing, and in consideration of the Report and the substantial and credible testimony presented, the Board, on July 21, 2025, determined that the Study Area was an "area in need of redevelopment", which determination was memorialized by Resolution of the Board on July 21, 2025; and

WHEREAS, the Township Council agrees with the recommendation of the Board that the Study Area be designated as "an area in need of redevelopment" pursuant to the LRHL; and

WHEREAS, the Township Council wishes to designate as a Condemnation Area in Need of Redevelopment the aforementioned property located within the Study Area ("Subject Properties") and authorize Township Planner, Michael Mistretta, P.P., of Harbor Consultants, Inc., to prepare an amended redevelopment plan for 2406 & 2416 Plainfield Avenue to include the Subject Property and to present same to the Township Council for its consideration; and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Scotch Plains, in the County of Union, State of New Jersey, as follows:

1. The foregoing recitals are incorporated herein as if set forth in full; and
2. 2450 Plainfield Avenue (Block 6502, Lot 1.01) is hereby designated as a Condemnation Area in Need of Redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"); and
3. The Determination shall authorize the Township of Scotch Plains to use all of the powers provided by the Legislature for use in a redevelopment area including the use of eminent domain, thus designating it a "Condemnation Redevelopment Area".
4. The Township Planner, Michael Mistretta, P.P., of Harbor Consultants, Inc., is hereby authorized to prepare an amended redevelopment plan for 2406 & 2416 Plainfield Avenue (Block 3401, Lots 1.01 and 1.02) to include 2450 Plainfield Avenue (Block 6502, Lot 1.01) and to present same to the Township Council for its consideration; and
5. The Township Clerk is hereby directed to transmit a certified copy of this Resolution by regular and certified mail to the Commissioner of the Department of Community Affairs (the "Commissioner") for review. The Determination of the Study Area as a "condemnation area in need of redevelopment" shall not take effect without first receiving the review and approval of the Commissioner. If the Commissioner does not issue an approval or disapproval within thirty (30) calendar days of transmittal, the Determination shall be deemed to be approved.

6. Notice of the Determination (the "Notice") shall be served, within ten (10) days of the Determination, upon all record owners of property located within the delineated area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which the notice of Determination may be sent.

7. A property owner who received notice of the Determination as set forth above who does not file a legal challenge to the Determination affecting his or her property within 45 days of receipt of such notice shall thereafter be barred from filing such a challenge.

8. This Resolution shall take effect immediately.

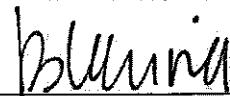
Dated: August 19, 2025

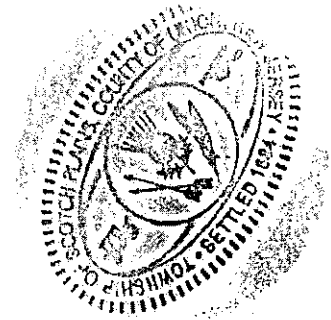
RECORD OF VOTE

RECORD OF VOTE									
COUNCILMEMBER	YES	NO	NV	AB	COUNCILMEMBER	YES	NO	NV	AB
ADAMS	X				ZIMMERMAN				X
STAMLER	X				MAYOR LOSARDO	X			
WHITE	X				COMMENT				
MOTION	ADAMS				SECOND	STAMLER			
X- INDICATES VOTE AB- ABSENT NV- NOT VOTING									

Certified copy of a resolution adopted
at a regular meeting of the Township
Council of the Township of Scotch Plains,
Union County, New Jersey on

AUGUST 19, 2025


Bozena Lacina, RMC
Municipal Clerk



APPENDIX R



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 800
TRENTON, NJ 08625-0800

JACQUELYN A. SUÁREZ
Commissioner

September 5, 2025

The Honorable Joshua G. Losardo
Mayor
Township of Scotch Plains
430 Park Avenue
Scotch Plains, New Jersey 07076

RE: Resolution 2025-219 determining Block 6502, Lot 1.01 to be an Area in Need of
Redevelopment (Condemnation)

Dear Mayor Losardo:

The Department of Community Affairs (DCA) received the above-referenced resolution on August 25, 2025. The determination area is situated where development and redevelopment are encouraged pursuant to State law or regulation. Accordingly, pursuant to N.J.S.A. 40A:12A-6b (5)(c), the redevelopment area determination took effect after transmission to the Commissioner of DCA.

The municipality or redeveloper(s) may find the New Jersey Business Action Center (BAC), located in the Department of State, helpful in identifying potential sources of state financing to facilitate this redevelopment initiative. You may contact the BAC by calling 1-800-Jersey 7 (1-800-537-7397).

This determination is a tribute to the work the Township of Scotch Plains has done. Please do not hesitate to contact Keith Henderson at (609) 948-0015 if you need any further assistance.

Sincerely,

Kia A. King
Acting Commissioner

cc: Bozena Lacina, Municipal Clerk
Walter Lane, State Planning Commission
Keith Henderson, Local Planning Services



**BOROUGH OF WATCHUNG
RESOLUTON: R1**

WHEREAS, the Father's Club of Mount Saint Mary Academy High School has made application to the Borough of Watchung, County of Somerset, for two (2) Licenses; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Borough of Watchung, County of Somerset, State of New Jersey that the Borough Clerk is hereby instructed to issue the two (2) Raffle Licenses as follows:

<u>NAME AND ADDRESS OF ORGANIZATION</u>	<u>DATE OF RAFFLE</u>
The Fathers Club of Mount Saint Mary Academy Raffle 1645 Route 22 East Watchung, NJ 07069	RL#691-1/30/2026 On Premise Merchandise Draw
	RL#692 – 1/30/2026 Off Premise Merchandise Draw Raffle

Christine Ead, Council President

Ronald Jubin, Ph. D., Mayor

ADOPTED: OCTOBER 6, 2025
INDEX: LICENSES
C: R. ANGELO

**BOROUGH OF WATCHUNG
RESOLUTION: R2**

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 Best Lake.

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

1. Chai Center for Jewish Life, use of Best Lake parking area for a vigil from 7:00 PM to 8:00 PM, on October 7, 2025.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: OCTOBER 6, 2025
INDEX: RECREATION
C: DG, PD, OEM, FIRE

**BOROUGH OF WATCHUNG
RESOLUTION: R3**

WHEREAS, the Borough of Watchung desires to apply for and obtain a grant from the Somerset County Trails Grant Program for \$316,375.00 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 THAT,

- 1) 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.

Ronald Jubin, Ph.D., Mayor

Edith G. Gil, Borough Clerk

CERTIFICATION

I, Edith Gil, Municipal Clerk of the Borough of Watchung, do hereby certify that at a meeting of the Borough Council held on October 6, 2025 the above resolution was duly adopted.

Edith G. Gil, Borough Clerk

ADOPTED: OCTOBER 6, 2025
INDEX: FINANCE-MISC,
C: CFO,

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

WHEREAS, the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, deem it necessary to adjust the salary and position of a certain employee within the Department of Public Works; and

WHEREAS, it is the recommendation of the appropriate supervisory personnel that Harrison Werner be appointed to the position of Public Works Building Maintenance Worker and that his base salary be adjusted accordingly;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the base salary of Harrison Werner, an employee of the Department of Public Works, is hereby adjusted to \$69,700.00 annually, and he is hereby appointed to the position of Public Works Building Maintenance Worker;

BE IT FURTHER RESOLVED, that this Resolution shall take effect as of October 1, 2025.

Paul Fischer, Council Member

Ronald Jubin, Ph. D., Mayor

ADOPTED: OCTOBER 6, 2025
INDEX: SALARIES,
C: B. HANCE, E. HORSFALL

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

WHEREAS, retired former Borough of Watchung employee JoAnn Estrella (“J.E.”) filed an employment-related dispute involving the denial of certain benefits, naming Borough of Watchung Administrator James Damato and Mayor Ronald Jubin (“Borough”) as defendants in their official capacities.; and

WHEREAS, the dispute centered on the employee’s claim to benefits allegedly owed under the Borough’s policy and past practice; and

WHEREAS, the matter was the subject of formal legal proceedings in the case listed as Estrella v. Damato, et al. - SC-00174-25 in the Superior Court of New Jersey, Special Civil Part/Small Claims; and

WHEREAS, on September 22, 2025, the parties appeared before the Court for trial and reached an agreement during the pre-trial settlement conference. After careful consideration and deliberation, they negotiated settlement terms resulting in a mutually acceptable resolution; and

WHEREAS, the Borough, while denying any wrongdoing or liability, desires to resolve the matter amicably in order to avoid the cost, uncertainty, and time associated with continued litigation; and

WHEREAS, in exchange for a full and general release from the Agreement, and subject to the waiver of all other claims against the Borough and related to or arising from the facts and issues in dispute concerning the above-captioned matter, the Borough will provide J.E. with a payment of \$3,000.00 (the "Settlement Amount") to resolve the matter; and

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

1. The foregoing recitals are incorporated herein as if set forth in full.
2. The Borough is hereby authorized to enter into the Settlement Agreement and General Release, in substantially the form attached hereto.
3. The Borough further acknowledges that the attached Facilitation Agreement represents a provisional understanding of settlement terms, and that it is expressly intended to be superseded in its entirety by a fully executed Settlement Agreement and General Release, which will set forth all material terms and conditions required to fully and finally resolve the matter.
4. This Resolution shall take effect immediately.

Paul Fiscer, Council Member

Ronald Jubin, Ph.D., Mayor

Adopted: OCTOBER 6, 2025
INDEX: MISC
C: PERSONNEL, CFO,

BOROUGH OF WATCHUNG

R E S O L U T I O N: R6

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
\$3,901,303.37 per the attached bill list. The expenditures can be broken down into
the following categories:

Developer Escrow	\$	88,128.50
Other Escrow	\$	70,623.00
Capital Fund	\$	305,854.00
Affordable Housing	\$	604.50
Watchung Borough Board of Education	\$	1,605,700.00
Watchung Hills Regional High School	\$	725,592.00
Current Fund	\$	1,104,801.37
Total:	\$	3,901,303.37

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: **October 6, 2025**

Index: Finance

C: **Finance**

Range of Checking Accts: AFFORD HOUSING to WIRE TRANSFER Range of Check Dates: 09/13/25 to 10/01/25
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							
738	09/30/25	LINNU FRANCIS P LINNUS ESQ					6112
25-01069	4	HEFSP objection emails/review	604.50	H-06- -100-101	Budget		1 1
				Affordable Housing Trust Fund			

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	1	0	604.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>1</u>	<u>0</u>	<u>604.50</u>	<u>0.00</u>

CAPITAL ACCOUNT Citizens Capital Fund							
2415	09/30/25	REMGINTO Remington & Vernick Engineers					6109
25-00427	3	library renovations	3,916.00	C-02- -110-A13	Budget		1 1
				Soft Costs			

2416	09/30/25	WESTENDK West End KB LLC					6109
25-00864	4	Library renovation project	301,938.00	C-02- -244-A11	Budget		2 1
				Watchung Library Improvements 24/04			

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	2	0	305,854.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>2</u>	<u>0</u>	<u>305,854.00</u>	<u>0.00</u>

CURRENT FUND Current Fund							
43952	09/15/25	MAL MALANGA FARM MARKET				09/19/25 VOID	6099
25-01039	1	fall decorations	82.07	5-01- -215-273	Budget		1 1
				Other Contractural Services			

43953	09/15/25	POURTUGA Pourtuga Coffee House					6099
25-01040	1	event catering	40.00	5-01- -110-278	Budget		2 1
				Community Relations			

742	09/19/25	WAT18 WATCHUNG TAX COLLECTOR					6102
25-01058	1	reimb interest deposit error	857.02	5-01- -110-278	Budget		1 1
				Community Relations			

43954	09/19/25	HORSFALL Elvia Horsfall					6101
25-01059	1	Post Office P.Lettich	10.48	5-01- -115-257	Budget		26 1
				Postage Expense			

43955	09/19/25	WAT8 WATCHUNG RESCUE SQUAD					6101
25-00865	1	2025 budget funding	36,500.00	5-01- -195-283	Budget		1 1
				Unclassified Expenses			
25-00865	2	2025 budget funding	25,000.00	5-01- -610-208	Budget		2 1
				Rescue Squad Equipment			
			<u>61,500.00</u>				

Check #	Check Date	Vendor		Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description						Ref Seq	Num Acct
CURRENT FUND		Current Fund		Continued					
743	09/29/25	WAT01 WATCHUNG BORO. PAYROLL ACCT.						6104	
25-01036	1	Watchung Boro payroll		1,628.59	5-01- -165-111 Salary & wage	Budget		1	1
25-01036	2	Watchung Boro payroll		2,375.00	5-01- -190-111 Salary & wage	Budget		2	1
25-01036	3	Watchung Boro payroll		287.66	5-01- -200-111 Salary & wage	Budget		3	1
25-01036	4	Watchung Boro payroll		875.00	5-01- -255-111 Salary & wage	Budget		4	1
25-01036	5	Watchung Boro payroll		10,124.66	5-01- -115-111 Salary & wage	Budget		5	1
25-01036	6	Watchung Boro payroll		9,686.69	5-01- -120-111 Salary & wage	Budget		6	1
25-01036	7	Watchung Boro payroll		9,098.83	5-01- -130-111 Salary & wage	Budget		7	1
25-01036	8	Watchung Boro payroll		3,931.16	5-01- -135-111 Salary & wage	Budget		8	1
25-01036	9	Watchung Boro payroll		2,491.91	5-01- -140-111 Salary & wage	Budget		9	1
25-01036	10	Watchung Boro payroll		2,726.08	5-01- -150-111 Salary & wages	Budget		10	1
25-01036	11	Watchung Boro payroll		2,697.31	5-01- -187-111 Salary & wage	Budget		11	1
25-01036	12	Watchung Boro payroll		153,734.04	5-01- -190-111 Salary & wage	Budget		12	1
25-01036	13	Watchung Boro payroll		7,793.72	5-01- -190-112 Overtime	Budget		13	1
25-01036	14	Watchung Boro payroll		16,611.91	5-01- -205-111 Salary & wage	Budget		14	1
25-01036	15	Watchung Boro payroll		1,247.54	5-01- -205-112 Overtime	Budget		15	1
25-01036	16	Watchung Boro payroll		8,821.08	5-01- -250-111 Salary & wage	Budget		16	1
25-01036	17	Watchung Boro payroll		1,101.04	5-01- -265-111 Salary & wage	Budget		17	1
25-01036	18	Watchung Boro payroll		2,919.16	5-01- -405-111 Salary & wage	Budget		18	1
25-01036	19	Watchung Boro payroll		107.63	5-01- -307-283 DCRP	Budget		19	1
25-01036	20	Watchung Boro payroll		9,442.33	5-01- -310-218 Social Security / Medicare	Budget		20	1
25-01036	21	Watchung Boro payroll		5,000.00	5-01- -205-111 Salary & wage	Budget		21	1
25-01036	22	Watchung Boro payroll		2,083.33	5-01- -110-111 Salary & wage	Budget		22	1
				<u>254,784.67</u>					
747	09/30/25	BEL VERIZON						6106	
25-01094	1	phone charges		4,661.39	5-01- -283-459 Telephone	Budget		1	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND	Current Fund		Continued					
747 VERIZON			Continued					
25-01094	2	phone charges	561.69	5-01- -283-459	Budget		2	1
			<u>5,223.08</u>	Telephone				
748 09/30/25	WAT01	WATCHUNG BORO. PAYROLL ACCT.					6107	
25-01090	1	Watchung Boro payroll	2,375.00	5-01- -190-111	Budget		1	1
				Salary & Wage				
25-01090	2	Watchung Boro payroll	164.42	5-01- -190-112	Budget		2	1
				Overtime				
25-01090	3	Watchung Boro payroll	287.66	5-01- -200-111	Budget		3	1
				Salary & Wage				
25-01090	4	Watchung Boro payroll	875.00	5-01- -255-111	Budget		4	1
				Salary & Wage				
25-01090	5	Watchung Boro payroll	2,083.33	5-01- -110-111	Budget		5	1
				Salary & Wage				
25-01090	6	Watchung Boro payroll	10,541.32	5-01- -115-111	Budget		6	1
				Salary & Wage				
25-01090	7	Watchung Boro payroll	4,511.79	5-01- -120-111	Budget		7	1
				Salary & Wage				
25-01090	8	Watchung Boro payroll	9,098.83	5-01- -130-111	Budget		8	1
				Salary & Wage				
25-01090	9	Watchung Boro payroll	787.82	5-01- -175-401	Budget		9	1
				Health Insurance Waiver				
25-01090	10	Watchung Boro payroll	4,377.58	5-01- -175-401	Budget		10	1
				Health Insurance Waiver				
25-01090	11	Watchung Boro payroll	3,699.26	5-01- -135-111	Budget		11	1
				Salary & Wage				
25-01090	12	Watchung Boro payroll	2,491.91	5-01- -140-111	Budget		12	1
				Salary & Wage				
25-01090	13	Watchung Boro payroll	2,726.08	5-01- -150-111	Budget		13	1
				Salary & Wages				
25-01090	14	Watchung Boro payroll	5,000.00	5-01- -205-111	Budget		14	1
				Salary & Wage				
25-01090	15	Watchung Boro payroll	3,866.94	5-01- -187-111	Budget		15	1
				Salary & Wage				
25-01090	16	Watchung Boro payroll	5,323.24	5-01- -190-112	Budget		16	1
				Overtime				
25-01090	17	Watchung Boro payroll	16,401.77	5-01- -205-111	Budget		17	1
				Salary & Wage				
25-01090	18	Watchung Boro payroll	571.50	5-01- -205-112	Budget		18	1
				Overtime				
25-01090	19	Watchung Boro payroll	2,500.00	5-01- -175-401	Budget		19	1
				Health Insurance Waiver				
25-01090	20	Watchung Boro payroll	9,437.08	5-01- -250-111	Budget		20	1
				Salary & Wage				
25-01090	21	Watchung Boro payroll	1,101.04	5-01- -265-111	Budget		21	1
				Salary & Wage				
25-01090	22	Watchung Boro payroll	2,919.16	5-01- -405-111	Budget		22	1
				Salary & Wage				
25-01090	23	Watchung Boro payroll	140.48	5-01- -307-283	Budget		23	1
				DCRP				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND	Current Fund		Continued						
748	WATCHUNG BORO. PAYROLL ACCT.		Continued						
25-01090	24	Watchung Boro payroll	10,360.03	5-01- -310-218	Budget		24	1	
				Social Security / Medicare					
25-01090	25	Watchung Boro payroll	2,671.78	5-01- -165-111	Budget		25	1	
				Salary & Wage					
25-01090	26	Watchung Boro payroll	156,093.34	5-01- -190-111	Budget		26	1	
				Salary & Wage					
25-01090	27	Watchung Boro payroll	5,802.28	5-01- -175-401	Budget		27	1	
				Health Insurance Waiver					
25-01090	28	Watchung Boro payroll	2,324.32	5-01- -120-111	Budget		28	1	
				Salary & Wage					
			<u>268,532.96</u>						
43956	09/30/25	AAAFACIL AAA Facility Services LLC					6110		
25-00040	12	October cleaning	3,445.00	5-01- -155-272	Budget		11	1	
				Janitorial & Laundry Serv.					
25-00040	13	strip & wax firehouse floor	1,800.00	5-01- -155-272	Budget		12	1	
				Janitorial & Laundry Serv.					
			<u>5,245.00</u>						
43957	09/30/25	ADS Action Data Services					6110		
25-00025	25	payroll services	393.53	5-01- -130-281	Budget		9	1	
				Prof. & Contr. Services-Other					
43958	09/30/25	AOC ALLIED OIL, LLC					6110		
25-00084	32	gas 9/5/25	2,580.22	5-01- -283-751	Budget		16	1	
				Motor Fuels					
43959	09/30/25	ASC ATLANTIC SALT COMPANY					6110		
25-00091	9	2025 DPW ROCK SALT & SAND	16,309.39	5-01- -205-241	Budget		19	1	
				Salt and Sand					
25-00091	10	2025 DPW ROCK SALT & SAND	0.01	5-01- -205-241	Budget		20	1	
				Salt and Sand					
			<u>16,309.40</u>						
43960	09/30/25	ASTR ASTRO RENTS					6110		
25-00090	5	2025 DPW EQUIPMENT RENTAL	230.75	5-01- -205-265	Budget		17	1	
				Misc. Rental Costs					
25-00090	6	2025 DPW EQUIPMENT RENTAL	90.76	5-01- -205-265	Budget		18	1	
				Misc. Rental Costs					
			<u>321.51</u>						
43961	09/30/25	ATLAN ATLANTIC TACTICAL					6110		
25-00540	1	Sig Sauer Magazines	148.80	5-01- -190-232	Budget		53	1	
				General Supplies, NOC					
25-00540	2	UTM SIG MPX MMR Kit	2,577.16	5-01- -190-232	Budget		54	1	
				General Supplies, NOC					
25-00540	3	Shipping and Handling	19.73	5-01- -190-232	Budget		55	1	
				General Supplies, NOC					
25-00540	4	Phoenix/UTM Insertion Tool	44.51	5-01- -190-232	Budget		56	1	
				General Supplies, NOC					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND	Current Fund	Continued						
43961	ATLANTIC TACTICAL	Continued						
25-00540	5	UTM Quote 21002	0.00	5-01- -190-232	Budget		57	1
				General Supplies, NOC				
			<u>2,790.20</u>					
43962	09/30/25	BATEM DIFRANCESCO, BATEMAN, COLEY,					6110	
25-00410	44	general legal	4,464.00	5-01- -145-279	Budget		45	1
				Prof. & Cons. Serv. Legal				
25-00410	45	litigation	2,610.00	5-01- -145-279	Budget		46	1
				Prof. & Cons. Serv. Legal				
25-00410	47	Capadagli/Meridia	234.00	5-01- -145-279	Budget		47	1
				Prof. & Cons. Serv. Legal				
25-00410	48	tax APPEALS	5,807.87	5-01- -145-279	Budget		48	1
				Prof. & Cons. Serv. Legal				
			<u>13,115.87</u>					
43963	09/30/25	BNP BOROUGH OF NORTH PLAINFIELD					6110	
25-00497	3	court shared service	7,835.48	5-01- -405-287	Budget		51	1
				Court Interlocal Services Costs				
43964	09/30/25	BOLDELEC BOLD ELECTRIC & GENERATORS					6110	
25-00199	13	2025 DPW MAINTENANCE/SERVICE	3,950.00	5-01- -155-266	Budget		35	1
				Building Repair & Maintenance				
43965	09/30/25	BOLGER David Bolger					6110	
25-00710	5	farmers market musician 8/26 &	150.00	5-01- -110-278	Budget		64	1
				Community Relations				
43966	09/30/25	BRADYIND BRADY INDUSTRIES					6110	
25-00097	2	2025 DPW JANITORIAL SUPPLIES	143.99	5-01- -205-254	Budget		21	1
				Other Materials & Supplies				
43967	09/30/25	BRTTECHN BRT Technologies, LLC					6110	
25-00245	2	postcards	1,751.10	5-01- -135-258	Budget		36	1
				Printing & Binding				
43968	09/30/25	CFE CITY FIRE EQUIPMENT, CO					6110	
25-00105	1	2025 EXTINGUISHER INSPECTION	3,256.00	5-01- -155-273	Budget		22	1
				Bldg.-Other Contracted Serv.				
43969	09/30/25	COACH Coaches Corner					6110	
25-00572	1	Floor Mat Price	2,200.00	5-01- -610-207	Budget		58	1
				Police Department Equipment				
25-00572	2	Flexi-Connect Tapeless System	350.00	5-01- -610-207	Budget		59	1
				Police Department Equipment				
25-00572	3	Edge Finishing Rails 4 @ \$40ea	160.00	5-01- -610-207	Budget		60	1
				Police Department Equipment				
25-00572	4	Shipping and Install - Floor	500.00	5-01- -610-207	Budget		61	1
				Police Department Equipment				
25-00572	5	Wall Mat Price, installed	3,100.00	5-01- -610-207	Budget		62	1
				Police Department Equipment				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND	Current Fund	Continued							
43969	Coaches Corner	Continued							
25-00572	6	Lettered and Logo	1,100.00	5-01- -610-207	Budget		63	1	
				Police Department Equipment					
			<u>7,410.00</u>						
43970	09/30/25	DEERC DEER CARCASS REMOVAL SERVICE					6110		
25-00419	4	deer carcass removal	55.00	5-01- -205-273	Budget		49	1	
				Other Contractural Services					
43971	09/30/25	DOCUMENT2 Document Solutions Leasing					6110		
25-00802	2	water cooler leasing	1,232.98	5-01- -155-273	Budget		72	1	
				Bldg.-Other Contracted Serv.					
43972	09/30/25	EVOQUA EVOQUA WATER TECHNOLOGIES, LLC					6110		
25-00109	2	2025 DPW BIOXIDE	3,246.48	5-01- -225-254	Budget		23	1	
				Other Material & Supplies					
43973	09/30/25	GEARWASH FIRE-DEX, GW, LLC					6110		
25-00325	1	ADVANCED CLEANING	1,186.07	5-01- -185-239	Budget		43	1	
				Uniforms, Clothing Expense					
43974	09/30/25	GLS GROVE LOCK & SAFE CO.					6110		
25-00114	5	2025 DPW REPAIR & MAINTENANCE	130.00	5-01- -185-281	Budget		24	1	
				Prof & Contr. Services-Other					
43975	09/30/25	GREAT Great America Financial Serv.					6110		
25-00027	14	folder / stuffer	718.00	4-01- -135-281	Budget		10	1	
				Profess. & Cons. Serv.-Other					
43976	09/30/25	HANC2 MARYANN HANCE					6110		
25-00004	6	health insurance Sept-October	935.48	5-01- -175-393	Budget		6	1	
				Health Benefits Plan					
43977	09/30/25	HANCE WILLIAM HANCE					6110		
25-00007	21	conference mileage	413.52	5-01- -130-276	Budget		7	1	
				Training Aids & Programs					
25-00007	22	tol	11.81	5-01- -130-276	Budget		8	1	
				Training Aids & Programs					
			<u>425.33</u>						
43978	09/30/25	HODE2 HOME DEPOT CREDIT SERVICES					6110		
25-00118	9	2025 DPW PURCHASES	1,484.11	5-01- -205-244	Budget		25	1	
				Hardware and Minor Tools					
25-00119	9	2025 FIRE DEPT. PURCHASES	973.82	5-01- -205-244	Budget		26	1	
				Hardware and Minor Tools					
			<u>2,457.93</u>						
43979	09/30/25	JUETTE Phyllis Juette					6110		
24-00284	7	t & b supplies	253.64	5-01- -215-273	Budget		1	1	
				Other Contractural Services					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND			Continued					
43980	09/30/25	LAWSONPR LAWSON PRODUCTS					6110	
25-00124	3	2025 DPW MATERIALS & SUPPLIES	1,105.76	5-01- -205-254 Other Materials & Supplies	Budget		27	1
43981	09/30/25	LMON LINDA MONETTI					6110	
25-00360	5	spouse health ins. Sept-Oct	1,179.44	5-01- -175-393 Health Benefits Plan	Budget		44	1
43982	09/30/25	MEDEMERG Medemerge, PA					6110	
24-00751	1	PHYSICAL - ELIJAH HARDEN	130.00	4-01- -185-285 Physical Exams	Budget		2	1
24-00751	2	PHYSICAL - ELIJAH HARDEN	13.00	4-01- -155-283 Bldg. - Unclassified	Budget		3	1
			143.00					
43983	09/30/25	MPI WOODS MACHINERY					6110	
25-00158	9	2025 DPW SUPPLIES	688.73	5-01- -205-254 Other Materials & Supplies	Budget		34	1
43984	09/30/25	MPOVERHE MP OVERHEAD DOORS					6110	
25-00128	3	2025 DPW MAINTENANCE & REPAIRS	882.00	5-01- -155-266 Building Repair & Maintenance	Budget		28	1
43985	09/30/25	NORTHERN NORTHERN NURSERIES, INC.					6110	
25-00134	7	fountain burgundy bunny grass	51.25	5-01- -155-254 Other Materials & Supplies	Budget		31	1
43986	09/30/25	OPRS OCEAN RESORT					6110	
25-00762	1	2025 NJLM Annual Conf-Housing	1,947.00	5-01- -110-274 Conference Expense	Budget		67	1
25-00762	2	2025 NJLM Annual Conf-Housing	531.00	5-01- -115-276 Training Aids & Programs	Budget		68	1
25-00762	3	2025 NJLM Annual Conf-Housing	531.00	5-01- -120-274 Conference Expense	Budget		69	1
			3,009.00					
43987	09/30/25	PACIFICL PACIFIC LAWN SPRINKLERS					6110	
25-00135	2	2025 DPW SPRINKLER REPAIRS	3,215.00	5-01- -155-266 Building Repair & Maintenance	Budget		32	1
43988	09/30/25	PRED PREDATOR TREE SERVICE					6110	
25-00138	8	2025 DPW TREE SERVICE	2,000.00	5-01- -155-273 Bldg.-Other Contracted Serv.	Budget		33	1
43989	09/30/25	RAP READ AUTO PARTS					6110	
25-00129	7	2025 DPW REPAIRS & PARTS	149.90	5-01- -205-247 Vehicular Parts & Accessories	Budget		29	1
25-00130	3	2025 FIRE DEPT. PARTS/REPAIRS	374.75	5-01- -185-247 Vehicular Parts & Acces.	Budget		30	1
			524.65					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND			Continued					
43990	09/30/25	REMINGTON Remington & Vernick Engineers					6110	
25-00042	4	general engineering	6,787.50	5-01- -150-281	Budget		13	1
				Prof. & Cons. Serv. Other				
25-00042	8	engineering services	19,320.00	4-01- -610-201	Budget		14	1
				Infrastructure Improvements				
25-00042	30	land dist inspections	644.34	5-01- -150-281	Budget		15	1
				Prof. & Cons. Serv. Other				
25-00515	4	2025 NJDOT project	21,495.60	5-01- -610-201	Budget		52	1
				Infrastructure Improvements				
			48,247.44					
43991	09/30/25	SCARMACK Cara Scarmack					6110	
25-00801	2	farmers market musician	150.00	5-01- -110-278	Budget		71	1
				Community Relations				
43992	09/30/25	SCOTT2 Peter Scott					6110	
25-00746	3	farmers market musician 9/16 &	150.00	5-01- -110-278	Budget		66	1
				Community Relations				
43993	09/30/25	SOMMERVI Desiree Sommerville					6110	
25-00721	1	SPRINKLER FOR CAMP	31.97	5-01- -245-217	Budget		65	1
				Special Events				
43994	09/30/25	TOSHI TOSHIBA BUSINESS SOLUTIONS					6110	
25-00435	38	xmediums fax	44.84	5-01- -283-459	Budget		50	1
				Telephone				
43995	09/30/25	TOSHIBA Toshiba Financial Services					6110	
25-00250	35	copier lease	589.00	5-01- -120-228	Budget		37	1
				Photocopy Expense				
25-00250	36	copier lease	64.30	5-01- -120-228	Budget		38	1
				Photocopy Expense				
25-00250	37	copier lease	809.99	5-01- -120-228	Budget		39	1
				Photocopy Expense				
25-00250	38	copier lease	388.62	5-01- -120-228	Budget		40	1
				Photocopy Expense				
25-00250	39	copier lease	25.29	5-01- -120-228	Budget		41	1
				Photocopy Expense				
25-00250	40	copier lease	53.25	5-01- -120-228	Budget		42	1
				Photocopy Expense				
			1,930.45					
43996	09/30/25	WBBOE WATCHUNG BOROUGH BOARD OF ED					6110	
25-00001	12	November 2025 taxes	1,605,700.00	5-01- -901-999	Budget		4	1
				WAT BD OF ED TAXES PAYABLE				
43997	09/30/25	WESTCHES Westchester Environmental					6110	
25-00800	2	Fire House abestos testing	1,986.00	5-01- -185-281	Budget		70	1
				Prof & Contr. Services-Other				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND	Current Fund	Continued							
43998	09/30/25	WHRHS WATCHUNG HILLS REG.HIGH SCHOOL					6110		
25-00002	12	November 2025 levy payment	725,592.00	5-01- -902-999	Budget		5	1	
				WHRHS TAXES PAYABLE					
43999	09/30/25	PSEG PSE&G CO.					6111		
25-01089	4	Sewers	18.34	5-01- -283-362	Budget		94	1	
				Heating/AC					
744	10/01/25	PERS State of New Jersey					6105		
25-00051	19	retired health October	102,110.98	5-01- -475-201	Budget		1	1	
				Health Insurance Out of CAP					
25-00051	20	active health October	55,089.02	5-01- -475-201	Budget		2	1	
				Health Insurance Out of CAP					
25-00051	21	active health October	57,175.80	5-01- -175-393	Budget		3	1	
				Health Benefits Plan					
			<u>214,375.80</u>						
745	10/01/25	SHERWEB Sherweb					6105		
25-00214	6	computer service	202.66	5-01- -115-233	Budget		4	1	
				Computer Expenses					
746	10/01/25	CITIZEN Citizens Bank					6105		
25-01091	1	rackspace email	957.00	5-01- -115-233	Budget		5	1	
				Computer Expenses					
25-01091	2	rackspace email	377.07	5-01- -190-233	Budget		6	1	
				Computer Expense					
25-01091	3	supplies	700.00	5-01- -115-227	Budget		7	1	
				Office Supplies & Materials					
25-01091	4	supplies	308.50	5-01- -155-222	Budget		8	1	
				Equipment For Building					
			<u>2,342.57</u>						
44000	10/01/25	ABIHABIB Sonia Abi-Habib					6115		
25-01082	1	farmers market refund	94.70	5-01- -110-278	Budget		85	1	
				Community Relations					
44001	10/01/25	AHFE ALL HANDS FIRE EQUIPMENT, LLC					6115		
25-00937	1	TACTRON COMMAND CENTER	1,444.59	5-01- -185-248	Budget		6	1	
				Communications Equip. Parts					
44002	10/01/25	AMAZ Amazon Capital Services, Inc					6115		
25-01052	1	Gorilla HD Tape	12.24	5-01- -190-227	Budget		55	1	
				Office Supplies & Materials					
25-01052	2	Scotch Tape Dispenser	15.21	5-01- -190-227	Budget		56	1	
				Office Supplies & Materials					
25-01052	3	Urinal Screen Deodorizer 36pk	48.90	5-01- -190-227	Budget		57	1	
				Office Supplies & Materials					
25-01052	4	3pk TZe-231 Label white/blkltr	12.99	5-01- -190-227	Budget		58	1	
				Office Supplies & Materials					
25-01052	5	HD Mnting Tape 6pcs	3.39	5-01- -190-227	Budget		59	1	
				Office Supplies & Materials					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND	Current Fund		Continued					
44002	Amazon	Capital Services, Inc	Continued					
25-01057	1	Air Purifier Filter	32.29	5-01- -190-232	Budget		62	1
				General Supplies, NOC				
25-01065	1	Podium for Chamber	295.83	5-01- -110-227	Budget		65	1
				Office Supplies & Materials				
25-01071	1	EVENT SIGNS	55.63	5-01- -110-278	Budget		69	1
				Community Relations				
25-01071	2	EVENT SIGNS	108.95	5-01- -245-227	Budget		70	1
				Office Supplies & Materials				
25-01080	1	holiday decorations	119.39	5-01- -215-273	Budget		75	1
				Other Contractural Services				
25-01080	2	holiday decorations	273.45	5-01- -215-273	Budget		76	1
				Other Contractural Services				
25-01080	3	holiday decorations	176.39	5-01- -215-273	Budget		77	1
				Other Contractural Services				
			<u>1,154.66</u>					
44003	10/01/25	AMAZON2 Amazon Capital Services					6115	
25-01081	1	fire dept supplies	270.03	5-01- -185-231	Budget		78	1
				Emergency & Safety Supplies				
25-01081	2	wireless speaker system	330.05	5-01- -245-254	Budget		79	1
				Other Materials & Supplies				
25-01081	3	microphone system	309.99	5-01- -245-254	Budget		80	1
				Other Materials & Supplies				
25-01081	4	podium	179.99	5-01- -245-254	Budget		81	1
				Other Materials & Supplies				
25-01081	5	mic stand	26.59	5-01- -245-254	Budget		82	1
				Other Materials & Supplies				
25-01081	6	microphone system	309.99	5-01- -245-254	Budget		83	1
				Other Materials & Supplies				
25-01081	7	microphone case	60.99	5-01- -245-254	Budget		84	1
				Other Materials & Supplies				
25-01083	1	UPS	189.99	5-01- -130-233	Budget		86	1
				Computer Expense				
25-01083	2	foam board	35.99	5-01- -115-227	Budget		87	1
				Office Supplies & Materials				
			<u>1,713.61</u>					
44004	10/01/25	AQUACLEA Aquaclear, LLC					6115	
25-01035	1	LILLY CONTROL TREATMENT	1,000.00	5-01- -155-254	Budget		44	1
				Other Materials & Supplies				
44005	10/01/25	ASCARANO Angelo Scarano Inc.					6115	
25-01043	1	Portable Toilet	200.00	5-01- -245-265	Budget		47	1
				Misc. Rental Costs				
44006	10/01/25	BBSS Big Blue Swim School					6115	
25-01044	1	Summer Camp - Swim Lessons	8,000.00	5-01- -245-202	Budget		48	1
				Summer Camp				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND Current Fund Continued								
44007	10/01/25	BLCONTRA BL Contracting Inc.					6115	
25-00932	1	Fire House Asbestos Abatement	15,441.87	4-01- -610-202	Budget		5	1
				Buildings & Grounds Improvements				
25-00932	1	Fire House Asbestos Abatement	9,158.13	5-01- -610-202	Budget		5	2
				Buildings & Grounds Improvements				
			24,600.00					
44008	10/01/25	CATHE005 Catherine Furlan					6115	
25-01053	1	get well basket for John	42.95	5-01- -165-227	Budget		60	1
				Office Supplies & materials				
25-01053	2	candy for meetings	21.84	5-01- -165-227	Budget		61	1
				Office Supplies & materials				
			64.79					
44009	10/01/25	CELINA Celina Enterprises LLC					6115	
25-01067	1	10X20 Tent	2,394.14	5-01- -245-232	Budget		66	1
				General Supplies				
44010	10/01/25	CHEWYII Chuisano, Andrew					6115	
25-01008	1	PBA Uniform Allowance 2025	250.00	5-01- -190-239	Budget		19	1
				Uniforms, Clothing Expense				
44011	10/01/25	CITIZEN Citizens Bank					6115	
25-01011	1	PD Email from Rackspace	377.07	5-01- -190-273	Budget		21	1
				Other Contractual Service				
44012	10/01/25	CLARIS Claris					6115	
25-00976	1	Filemaker Annual Renewal	4,265.00	5-01- -190-273	Budget		9	1
				Other Contractual Service				
44013	10/01/25	COPS0005 COPS					6115	
25-01017	1	The Art of Interviewing Class	269.00	5-01- -190-276	Budget		27	1
				Training Aids & Program				
44014	10/01/25	CROWN CROWN TROPHY OF GREEN BROOK					6115	
25-01013	1	FIRE PREVENTION-TROPHY PLAQUE	1,022.50	5-01- -187-278	Budget		23	1
				Community Relations				
25-01034	1	Locker Name Plates 141 + 142	30.00	5-01- -190-258	Budget		43	1
				Printing & Binding				
			1,052.50					
44015	10/01/25	DEFILIPP Teresa Defilippis					6115	
25-01097	1	Mums - Fall Decoration	159.96	5-01- -215-253	Budget		98	1
				Horticultural Materials				
44016	10/01/25	DESANDLO Albert DeSandlo					6115	
25-01045	1	REIMBURSEMENT-HIDEF RADIO STRA	160.50	5-01- -185-248	Budget		49	1
				Communications Equip. Parts				
44017	10/01/25	DSP DEBLYN SCREEN PRINTERS					6115	
25-01073	1	2025 DPW CLOTHING EXPENSE	2,913.00	5-01- -205-239	Budget		72	1
				Uniforms, Clothing Expense				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND		Current Fund	Continued						
44018	10/01/25	EMERI005 Emerick, Brian					6115		
25-01009	1	PBA Uniform Allowance 2025	250.00	5-01- -190-239	Budget		20	1	
				Uniforms, Clothing Expense					
44019	10/01/25	FIRSTONS Insurance Restoration Special.					6115		
25-00982	1	library cleanup services	40,000.00	5-01- -610-202	Budget		10	1	
				Buildings & Grounds Improvements					
44020	10/01/25	GENERALC General Code					6115		
25-01015	1	eCode Annual Maintenance	1,195.00	5-01- -120-226	Budget		26	1	
				Books, Subs. & Periodicals					
44021	10/01/25	GFG GRAY'S FLORIST & GREENHOUSE					6115		
25-01046	1	9/11 Ceremony	414.90	5-01- -110-278	Budget		50	1	
				Community Relations					
25-01072	1	LIT AGAINST CYBERBULLY BOUQUET	60.00	5-01- -110-278	Budget		71	1	
				Community Relations					
			<u>474.90</u>						
44022	10/01/25	GPU JCP & L					6115		
25-01088	1	September payment	7.49	5-01- -283-263	Budget		90	1	
				Electricity					
44023	10/01/25	GTBM GOLD TYPE BUSINESS MACHINE INC					6115		
25-01031	1	BackTrace Renewal - Annual	2,016.00	5-01- -190-273	Budget		38	1	
				Other Contractual Service					
44024	10/01/25	HANNON Hannon Floors					6115		
25-00963	1	fire house flooring	11,485.75	4-01- -610-205	Budget		7	1	
				Fire Department Equipment					
44025	10/01/25	HAVIS005 HAVIS					6115		
25-00828	1	Repair MDT Dock for FZ-55	299.00	5-01- -190-233	Budget		2	1	
				Computer Expense					
44026	10/01/25	INTERGLO Interglobe Communications					6115		
25-01087	1	September Second Bill list	19.47	5-01- -190-259	Budget		89	1	
				Telephone					
44027	10/01/25	KEANUNIV KEAN UNIVERSITY					6115		
25-01029	1	CLEAN COMMUNITIES COUNCIL	75.00	5-01- -205-276	Budget		34	1	
				Training Aids & Programs					
44028	10/01/25	LINNU FRANCIS P LINNUS ESQ					6115		
25-01069	5	PB Attendance 9/16	633.75	5-01- -160-279	Budget		67	1	
				Prof. & Cons. Servs. Legal					
25-01069	6	A-001651-24 TLE	858.00	5-01- -160-279	Budget		68	1	
				Prof. & Cons. Servs. Legal					
			<u>1,491.75</u>						

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
CURRENT FUND							
		Current Fund	Continued				
44029	10/01/25	MAL MALANGA FARM MARKET					6115
25-01039	1	fall decorations	82.07	5-01- -215-273	Budget		45 1
				Other Contractural Services			
44030	10/01/25	MCASC MUNICIPAL CLERKS ASSC SOMERSET					6115
25-01014	1	GiI Registration	50.00	5-01- -120-276	Budget		24 1
				Training Aids & Programs			
25-01014	2	Lange Registration	50.00	5-01- -120-276	Budget		25 1
				Training Aids & Programs			
			100.00				
44031	10/01/25	MCCORMAC Chris McCormack					6115
25-01084	1	us national parks program	104.46	5-01- -110-278	Budget		88 1
				Community Relations			
44032	10/01/25	MEDEMERG Medemerge, PA					6115
25-00838	1	PHYSICAL - DAVID PETERSEN	147.00	5-01- -205-285	Budget		3 1
				Physicals			
25-01032	1	New Hire Physical - 142	70.00	5-01- -190-285	Budget		39 1
				Physical Exams			
25-01061	1	Physical - Drew Rayford	147.00	5-01- -205-285	Budget		64 1
				Physicals			
			364.00				
44033	10/01/25	MORPHO IDEMIA					6115
25-00897	1	Replacement PC Windows 11	3,082.00	5-01- -190-271	Budget		4 1
				Equip. Repair & Maint.			
44034	10/01/25	NJAWC NJ AMERICAN WATER					6115
25-01092	1	October payment	536.70	5-01- -283-664	Budget		94 1
				water (fire hydrant)			
25-01092	2	October payment	5,276.17	5-01- -283-564	Budget		95 1
				water			
			5,812.87				
44035	10/01/25	NJCOP N.J.S.A.C.O.P.					6115
25-01019	1	Meaningful Review Training	225.00	5-01- -190-276	Budget		28 1
				Training Aids & Program			
25-01019	2	Advanced IA Investigation	449.00	5-01- -190-276	Budget		29 1
				Training Aids & Program			
25-01048	1	Front Line Supervision Program	600.00	5-01- -190-276	Budget		51 1
				Training Aids & Program			
			1,274.00				
44036	10/01/25	NJHMG005 New Jersey Hills Media Group					6115
25-01020	1	sept boa notice	37.74	5-01- -165-255	Budget		30 1
				Advertising & Promotional			
25-01041	1	tax sale advertisement	300.00	5-01- -140-255	Budget		46 1
				Advertising Expenses			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND	Current Fund		Continued						
44036	New Jersey Hills Media Group	Continued							
25-01079	1	Carvajal resolution	27.54	5-01- -165-255	Budget		74	1	
				Advertising & Promotional					
			<u>365.28</u>						
44037	10/01/25	NJLM NJ LEAGUE OF MUNICIPALITIES					6115		
25-01006	1	NJLM Essentials of Mgmt Course	300.00	5-01- -120-276	Budget		18	1	
				Training Aids & Programs					
25-01060	1	NJLM	75.00	5-01- -110-274	Budget		63	1	
				Conference Expense					
			<u>375.00</u>						
44038	10/01/25	NJPO NEW JERSEY PLANNING OFFICIALS					6115		
25-01050	1	NJPO Membership	425.00	5-01- -165-256	Budget		54	1	
				Membership Dues					
44039	10/01/25	PSEG PSE&G CO.					6115		
25-01089	1	Traffic street lighting	2.39	5-01- -283-263	Budget		91	1	
				Electricity					
25-01089	2	Building Electricity	1,412.00	5-01- -283-163	Budget		92	1	
				Electricity					
25-01089	3	Building Gas	800.00	5-01- -283-362	Budget		93	1	
				Heating/AC					
25-01095	1	Second PO for October 6, 2025	6,264.69	5-01- -283-163	Budget		97	1	
				Electricity					
			<u>8,479.08</u>						
44040	10/01/25	REMINGTON Remington & Vernick Engineers					6115		
25-00818	2	tax map services	48.75	5-01- -150-281	Budget		1	1	
				Prof. & Cons. Serv. Other					
44041	10/01/25	SAVOSCHA Savo, Schalk, Corsini, Warner					6115		
25-01028	2	balance of invoice	40.00	5-01- -165-281	Budget		33	1	
				Prof. & Cons. Servs. Other					
44042	10/01/25	SDL Spatial Data Logic LLC					6115		
25-00996	2	website management	1,700.00	5-01- -250-233	Budget		13	1	
				Computer Expenses					
25-00996	3	website management	15,400.00	5-01- -110-278	Budget		14	1	
				Community Relations					
			<u>17,100.00</u>						
44043	10/01/25	SHT Somerset Hills Towing					6115		
25-01012	1	Towing of PD Car 19 to WSC	51.00	5-01- -190-269	Budget		22	1	
				Vehicle Repair & Maint.					
44044	10/01/25	STAPL STAPLES BUSINESS ADVANTAGE					6115		
25-01033	1	Blue Pens	28.47	5-01- -115-227	Budget		40	1	
				Office Supplies & Materials					
25-01033	2	Small Legal Pads	11.98	5-01- -115-227	Budget		41	1	
				Office Supplies & Materials					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
CURRENT FUND	Current Fund	Continued						
44044	STAPLES	BUSINESS ADVANTAGE	Continued					
25-01033	3	Poster Adhesive	17.35	5-01- -115-227	Budget		42	1
			<u>57.80</u>	Office Supplies & Materials				
44045	10/01/25	TTSI TIMETRACK SYSTEMS INC.					6115	
25-01093	1	Hosted-Softwae Service	114.75	5-01- -130-281	Budget		96	1
				Prof. & Contr. Services-Other				
44046	10/01/25	ULINE Uline Ship.Supply Specialist					6115	
25-01005	1	HARD HATS	60.00	5-01- -205-225	Budget		15	1
				Other Equipment				
25-01005	2	HI-VIS VESTS	60.00	5-01- -205-225	Budget		16	1
				Other Equipment				
25-01005	3	SHIPPING	25.46	5-01- -205-225	Budget		17	1
				Other Equipment				
25-01024	1	SUPPLIES	3,452.58	5-01- -155-238	Budget		31	1
				Janitorial, Household Expen.				
25-01025	1	L INDUSTRIAL DESK	1,371.81	5-01- -155-237	Budget		32	1
				Bldg. Supplies & Materials				
25-01049	1	HARD HATM VESTS & DOLLY	145.46	5-01- -155-232	Budget		52	1
				General Supplies				
25-01049	2	HARD HATM VESTS & DOLLY	114.83	5-01- -155-232	Budget		53	1
			<u>5,230.14</u>	General Supplies				
44047	10/01/25	ULTATEL ULTATEL					6115	
25-00965	2	police phone service	1,087.28	5-01- -283-459	Budget		8	1
				Telephone				
44048	10/01/25	VW VERIZON WIRELESS					6115	
25-00990	1	September payment	1,518.81	5-01- -283-459	Budget		11	1
				Telephone				
25-00990	2	September payment	1,518.75	5-01- -283-459	Budget		12	1
			<u>3,037.56</u>	Telephone				
44049	10/01/25	WAI WITMER PUBLIC SAFETY GROUP					6115	
25-01030	1	SAFETY YELLOW USCG	397.42	5-01- -185-239	Budget		35	1
				Uniforms, Clothing Expense				
25-01030	2	SAFETY YELLOW USCG	314.84	5-01- -185-239	Budget		36	1
				Uniforms, Clothing Expense				
25-01030	3	SAFETY YELLOW USCG	259.87	5-01- -185-239	Budget		37	1
			<u>972.13</u>	Uniforms, Clothing Expense				
44050	10/01/25	ZAITON Sherif Zaiton					6115	
25-01077	1	102 Uniform Allowance 2025	50.00	5-01- -190-239	Budget		73	1
				Uniforms, Clothing Expense				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
CURRENT FUND	Current Fund		Continued				
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
		Checks:	105	1	3,436,093.37	82.07	
		Direct Deposit:	0	0	0.00	0.00	
		Total:	<u>105</u>	<u>1</u>	<u>3,436,093.37</u>	<u>82.07</u>	
PNC DEV ESCROW	Developer Escrow						
15755 09/16/25	PITN2	PITNEY HARDIN LLP		(Replacement of: PNC DEV ESCROW 15750)			6085
23-00282 1	escrow return		1,000.00	E-PB06-01 Project			8 1
				angular			
15756 09/16/25	PSEG1	PSE&G Company		(Replacement of: PNC DEV ESCROW 15751)			6085
22-01089 1	escrow return		14.00	E-BA12-19 Project			5 1
				1660 Route 22			
15757 09/16/25	SAVOSCHA	Savo, Schalk, Corsini, Warner		(Replacement of: PNC DEV ESCROW 15752)			6085
25-00950 2	BA24-06	Rozario Paul Review	74.00	E-BA24-05 Project			15 1
				1040 Johnston Drive ba24-05			
25-00950 3	Crown Cadillac	resolution	795.50	E-BA23-10 Project			16 1
			<u>869.50</u>	1584 US Route 22 BA25-04			
15758 09/16/25	TOBEY	Jeffrey & Virginia Tobey		(Replacement of: PNC DEV ESCROW 15753)			6085
21-00456 1	escrow return		280.00	E-BA12-05 Project			2 1
				127 Valley Drive			
15759 09/16/25	BATEM	DIFRANCESCO, BATEMAN, COLEY,		(Replacement of: PNC DEV ESCROW 15754)			6091
25-00410 43	legal services	Bonnie Burn Rd	126.00	E-PB24-01 Project			1 1
				Bonnie Burn Rd PB19-01			
15760 09/16/25	REMINGTO	Remington & Vernick Engineers					6100
25-00997 1	land disturbance inspections		215.00	E-E25-0028 Project			1 1
				27 Redmont Road			
25-00997 2	land disturbance inspections		322.50	E-E25-0109 Project			2 1
				93 Sunlit Drive gcp25-00109			
25-00997 3	land disturbance inspections		322.50	E-E25-0155 Project			3 1
				110 Knollwood Drive			
25-00997 4	land disturbance inspections		215.00	E-BOND2538 Project			4 1
				170 Johnston Dr Ext			
25-00997 5	land disturbance inspections		107.50	E-BOND1444 Project			5 1
				270 Valley Drive			
25-00997 6	land disturbance inspections		107.50	E-BOND2538 Project			6 1
				170 Johnston Dr Ext			
25-00997 7	land disturbance inspections		107.50	E-BLUESTAR Project			7 1
				Blue Star Performance Guarante			
25-00997 8	land disturbance inspections		215.00	E-BA21-05 Project			8 1
				1375 Plainfield Avenue			
25-00997 9	land disturbance inspections		215.00	E-E25-0155 Project			9 1
				110 Knollwood Drive			
25-00997 10	land disturbance inspections		215.00	E-BA21-05 Project			10 1
				1375 Plainfield Avenue			
25-00997 11	land disturbance inspections		322.50	E-E25-0015 Project			11 1
				55 Jared Court			

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
PNC DEV ESCROW Developer Escrow Continued								
15760	Remington & Vernick Engineers	Continued						
25-00997	12	land disturbance inspections	81.38	E-E24-0271 110 Oakwood Road West	Project		12	1
25-00997	13	land disturbance inspections	215.00	E-E25-0109 93 Sunlit Drive gcp25-00109	Project		13	1
25-00997	14	land disturbance inspections	215.00	E-E25-0055 25 Knightsbridge 25-00055	Project		14	1
25-00997	15	land disturbance inspections	215.00	E-E25-0182 35 Crestwood Drive	Project		15	1
25-00997	16	land disturbance inspections	215.00	E-E25-0109 93 Sunlit Drive gcp25-00109	Project		16	1
25-00997	17	land disturbance inspections	26.12	E-E25-0028 27 Redmont Road	Project		17	1
			<u>3,332.50</u>					
15761	09/16/25	WAT03 WATCHUNG BOROUGH CURRENT FUND					6100	
25-01001	1	land disturbance permits	17.50	E-E25-0109 93 Sunlit Drive gcp25-00109	Project		18	1
25-01001	2	land disturbance permits	20.00	E-E25-0155 110 Knollwood Drive	Project		19	1
25-01001	3	land disturbance permits	20.00	E-E25-0055 25 Knightsbridge 25-00055	Project		20	1
25-01001	4	land disturbance permits	20.00	E-E25-0182 35 Crestwood Drive	Project		21	1
25-01001	5	Land disturbance	2.50	E-BLUESTAR Blue Star Performance Guarante	Project		22	1
			<u>80.00</u>					
15762	10/01/25	BATEM DIFRANCESCO,BATEMAN,COLEY,					6114	
25-00410	46	legal services Bonnie Burn Rd	594.00	E-PB24-01 Bonnie Burn Rd PB19-01	Project		27	1
15763	10/01/25	BJSWHOLE BJ's Wholesale Club					6114	
25-01054	1	Escrow Returns	1,994.50	E-BA23-02 1601 US Hwy 22 BJs Wholesale	Project		36	1
15764	10/01/25	BRIGHTVI Bright View Engineering, LLC					6114	
25-01027	1	Raising Cane's review /reso	2,120.00	E-PB24-02 Raising Cane's	Project		33	1
25-01027	2	Shoprite review	3,700.00	E-PB25-02 Village Supermarket	Project		34	1
25-01068	1	July 31st invoice	30,753.75	E-PB24-01 Bonnie Burn Rd PB19-01	Project		40	1
25-01068	2	August 31 invoice	23,116.25	E-PB24-01 Bonnie Burn Rd PB19-01	Project		41	1
			<u>59,690.00</u>					
15765	10/01/25	CARTY Keven Carty					6114	
25-01055	1	escrow returns	232.46	E-BA24-01 BA24-01	Project		37	1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
Continued									
PNC DEV ESCROW	Developer Escrow								
15766	10/01/25	HEALEY Mark Healey					6114		
25-01022	1	American Recycling	240.00	E-PB25-01	Project		30	1	
25-01022	2	final site plan reivew	600.00	E-PB24-02	Project		31	1	
25-01022	3	shoprite reviews	300.00	E-PB25-02	Project		32	1	
			1,140.00	Village Supermarket					
15767	10/01/25	LINNU FRANCIS P LINNUS ESQ					6114		
25-01069	1	Raising Cane's	526.50	E-PB24-02	Project		42	1	
25-01069	2	Bonnie Burn easement	19.50	E-PB24-01	Project		43	1	
25-01069	3	Villiage Supermarkets	273.00	E-PB25-02	Project		44	1	
			819.00	Village Supermarket					
15768	10/01/25	NJHMG005 New Jersey Hills Media Group					6114		
25-01004	1	crown reso	27.54	E-BA23-10	Project		29	1	
				1584 US Route 22 BA25-04					
15769	10/01/25	QUICENO Quiceno, Anthoula					6114		
25-01063	1	escro return	1,600.00	E-BA23-03	Project		38	1	
				109 Wildwood Terrace					
15770	10/01/25	REMINGTO Remington & Vernick Engineers					6114		
25-00042	3	Bonnie Burn	4,085.00	E-PB24-01	Project		1	1	
25-00042	5	engineering services	170.00	E-E25-0206	Project		2	1	
25-00042	6	engineering services	340.00	E-BA23-10	Project		3	1	
25-00042	7	engineering services	170.00	E-E25-0055	Project		4	1	
25-00042	9	land dist inspections	215.00	E-E25-0015	Project		5	1	
25-00042	10	land dist inspections	215.00	E-E25-0055	Project		6	1	
25-00042	11	land dist inspections	215.00	E-BA21-05	Project		7	1	
25-00042	12	land dist inspections	215.00	E-E25-0067	Project		8	1	
25-00042	13	land dist inspections	150.00	E-E25-0055	Project		9	1	
25-00042	14	land dist inspections	215.00	E-E24-0230	Project		10	1	
25-00042	15	land dist inspections	132.50	E-E25-0015	Project		11	1	
25-00042	16	land dist inspections	255.66	E-E15-047	Project		12	1	
				317 Valley Road E15-047					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	
PO #	Item	Description					Ref Seq	Acct
PNC DEV ESCROW Developer Escrow Continued								
15770	Remington & Vernick Engineers	Continued						
25-00042	17	land dist inspections	215.00	E-E24-0168	Project		13	1
				317 Valley Road Skowronski				
25-00042	18	land dist inspections	215.00	E-E25-0235	Project		14	1
				90 Century Lane				
25-00042	19	land dist inspections	215.00	E-E25-0234	Project		15	1
				88 Century Lane				
25-00042	20	land dist inspections	215.00	E-BA21-05	Project		16	1
				1375 Plainfield Avenue				
25-00042	21	land dist inspections	215.00	E-BA23-10	Project		17	1
				1584 US Route 22 BA25-04				
25-00042	22	land dist inspections	215.00	E-E25-0067	Project		18	1
				55 Acorn Road				
25-00042	23	land dist inspections	215.00	E-BA23-10	Project		19	1
				1584 US Route 22 BA25-04				
25-00042	24	land dist inspections	215.00	E-E25-0182	Project		20	1
				35 Crestwood Drive				
25-00042	25	land dist inspections	215.00	E-E25-0235	Project		21	1
				90 Century Lane				
25-00042	26	land dist inspections	215.00	E-E25-0234	Project		22	1
				88 Century Lane				
25-00042	27	land dist inspections	215.00	E-E25-0234	Project		23	1
				88 Century Lane				
25-00042	28	land dist inspections	215.00	E-E25-0235	Project		24	1
				90 Century Lane				
25-00042	29	land dist inspections	430.00	E-PB24-01	Project		25	1
				Bonnie Burn Rd PB19-01				
25-00046	5	engineering services PSEG	5,070.00	E-PSEG	Project		26	1
				PSE&G road insp fee				
			14,458.16					
15771	10/01/25	SAVOSCHA Savo, Schalk, Corsini, Warner					6114	
25-01003	1	Carvajal review and reso	666.00	E-BA24-03	Project		28	1
				10 Watchung Crest Drive				
25-01028	1	resolution compliance	1,070.00	E-BA24-03	Project		35	1
				10 Watchung Crest Drive				
			1,736.00					
15772	10/01/25	WAT03 WATCHUNG BOROUGH CURRENT FUND					6114	
25-01085	1	land disturbance permit	20.00	E-E25-0206	Project		45	1
				86 Redmont Road				
25-01085	2	land disturbance permit	20.00	E-E25-0179	Project		46	1
				95 Redmont Road				
25-01085	3	land disturbance permit	20.00	E-E25-0235	Project		47	1
				90 Century Lane				
25-01085	4	land disturbance permit	20.00	E-E25-0234	Project		48	1
				88 Century Lane				
			80.00					
15773	10/01/25	WOO Kenneth Woo					6114	
25-01064	1	escrow return	54.84	E-BA24-04	Project		39	1
				74 Lakeview Ave BA24-04				

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
PNC DEV ESCROW		Developer Escrow	Continued				
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
		Checks:	19	0	88,128.50	0.00	
		Direct Deposit:	0	0	0.00	0.00	
		Total:	<u>19</u>	<u>0</u>	<u>88,128.50</u>	<u>0.00</u>	
PNC OTHER ESC		Citizens Savings Other Escrow					
200 09/29/25	WAT01	WATCHUNG BORO. PAYROLL ACCT.					6103
25-01037	1	Watchung Boro Pd Payroll	14,110.00	T-93-	-100-5ED	Budget	1 1
					Extra Duty Solutions Funds		
201 09/30/25	WAT01	WATCHUNG BORO. PAYROLL ACCT.					6108
25-01096	1	Watchung Boro PD Payroll	31,705.00	T-93-	-100-5ED	Budget	1 1
					Extra Duty Solutions Funds		
15534 09/30/25	NFSINC	NATIONAL FENCE SYSTEMS, INC.					6113
25-00797	1	Mobus Field fence repair	12,950.00	T-93-	-100-215	Budget	1 1
					Storm Recovery Trust Fund		
15535 09/30/25	WAT03	WATCHUNG BOROUGH CURRENT FUND					6113
25-01038	1	Watchung Boro PD Admin Fees	3,652.00	T-93-	-100-5ED	Budget	2 1
					Extra Duty Solutions Funds		
25-01098	1	Watchung Boro PD Admin Fees	8,206.00	T-93-	-100-5ED	Budget	3 1
					Extra Duty Solutions Funds		
			<u>11,858.00</u>				
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
		Checks:	4	0	70,623.00	0.00	
		Direct Deposit:	0	0	0.00	0.00	
		Total:	<u>4</u>	<u>0</u>	<u>70,623.00</u>	<u>0.00</u>	
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
		Checks:	131	1	3,901,303.37	82.07	
		Direct Deposit:	0	0	0.00	0.00	
		Total:	<u>131</u>	<u>1</u>	<u>3,901,303.37</u>	<u>82.07</u>	

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	4-01	47,108.62	0.00	0.00	47,108.62
Current Fund	5-01	3,388,984.75	0.00	0.00	3,388,984.75
Capital Fund	C-02	305,854.00	0.00	0.00	305,854.00
	H-06	604.50	0.00	0.00	604.50
	T-93	70,623.00	0.00	0.00	70,623.00
Total of All Funds:		3,813,174.87	0.00	0.00	3,813,174.87

Project Description	Project No.	Project Total
127 Valley Drive	E-BA12-05	280.00
1660 Route 22	E-BA12-19	14.00
1375 Plainfield Avenue	E-BA21-05	860.00
1601 US Hwy 22 BJs wholesale	E-BA23-02	1,994.50
109 Wildwood Terrace	E-BA23-03	1,600.00
1584 US Route 22 BA25-04	E-BA23-10	1,593.04
BA24-01	E-BA24-01	232.46
10 Watchung Crest Drive	E-BA24-03	1,736.00
74 Lakeview Ave BA24-04	E-BA24-04	54.84
1040 Johnston Drive ba24-05	E-BA24-05	74.00
Blue Star Performance Guarante	E-BLUESTAR	110.00
270 Valley Drive	E-BOND1444	107.50
170 Johnston Dr Ext	E-BOND2538	322.50
317 Valley Road E15-047	E-E15-047	255.66
317 Valley Road Skowronski	E-E24-0168	215.00
79 Park Place	E-E24-0230	215.00
110 Oakwood Road West	E-E24-0271	81.38
55 Jared Court	E-E25-0015	670.00
27 Redmont Road	E-E25-0028	241.12
25 Knightsbridge 25-00055	E-E25-0055	770.00
55 Acorn Road	E-E25-0067	430.00
93 Sunlit Drive gcp25-00109	E-E25-0109	770.00
110 Knollwood Drive	E-E25-0155	557.50
95 Redmont Road	E-E25-0179	20.00
35 Crestwood Drive	E-E25-0182	450.00
86 Redmont Road	E-E25-0206	190.00
88 Century Lane	E-E25-0234	665.00

Project Description	Project No.	Project Total
90 Century Lane	E-E25-0235	665.00
anguilar	E-PB06-01	1,000.00
Bonnie Burn Rd PB19-01	E-PB24-01	59,124.50
Raising Cane's	E-PB24-02	3,246.50
	E-PB25-01	240.00
village Supermarket	E-PB25-02	4,273.00
PSE&G road insp fee	E-PSEG	5,070.00
Total Of All Projects:		<u>88,128.50</u>

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

**ORDINANCE AMENDING CHAPTER 17, STREETS & SIDEWALKS, OF
THE BOROUGH CODE TO UPDATE THE BOROUGH'S REGULATIONS
ON STREET OPENING PERMITS AND THE REPAVING
REQUIREMENTS.**

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

Section 1. Section 17-1 entitled "Excavation, Maintenance and Restoration of Streets and Rights-of-way" of Chapter 17 entitled "Streets and Sidewalks" of the Code of the Borough of Watchung is hereby supplemented and amended to read as follows: [New language **bold and underlined** and deleted language ~~double-strikethrough.~~]

§17-1. EXCAVATION, MAINTENANCE AND RESTORATION OF STREETS AND RIGHTS-OF-WAY.

§17-1.1. Permit Required.

No person, company, firm, corporation or other entity, municipal or private, nor any utility company, public or private, shall for any purpose, open, tear up, excavate, disturb, bore, tunnel or drive under or in any way impair the surface or subsurface of any municipal roadway, sidewalk, right-of-way or public land without having first obtained a permit from the Borough ~~Engineer~~ **Director of Public Works, or his/her designee**, whose duty it shall be to grant such permit when all the requirements of this section have been complied with. A separate permit shall be required for each opening. The permit or copy thereof shall be available at the site during the duration of the work and shall be presented for inspection upon request. For excavations performed on County of Somerset or State of New Jersey roadways or other areas under their control, permits must be obtained from the County or State as appropriate.

The entity obtaining the permit shall be responsible to comply with all applicable laws and requirements pertaining to construction site safety.

§17-1.2. Permit Restrictions.

No permit shall be issued to open the pavement surface course of any road which has been newly constructed or reconstructed, either with New Jersey Department of Transportation (NJDOT) Municipal Aid Grant or municipal funds, for a period of five **(5)** years from the date of completion of said work except in the event of an emergency.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

No permit shall be issued to open the pavement surface course of any road which has been resurfaced for a period of ~~three~~ **five (5)** years from the date of completion of said work except in the event of an emergency.

An emergency shall include a utility line break or any situation which may result in harm to the public health, safety or welfare or damage to public and/or private property. New residential/commercial utility connections do not constitute an emergency.

§17-1.3. Application of Permit.

An application for a permit authorizing an excavation within streets or rights-of-way shall be made in writing and signed by a properly authorized person on forms as prescribed by the Borough ~~Engineer~~ **Director of Public Works, or his/her designee**, at least five (5) business days prior to the proposed commencement of any work. Such application shall state the location and approximate size of the proposed opening, along with other information required by the Borough ~~Engineer~~ **Director of Public Works, or his/her designee**.

Plans, profiles, and other details necessary to accurately depict the work to be performed and all required State, County and Borough permits and approvals, as determined necessary by the Borough ~~Engineer~~ **Director of Public Works, or his/her designee**, shall be submitted with the application.

The Borough ~~Engineer~~ **Director of Public Works, or his/her designee**, will issue a permit only when the applicant has satisfied all provisions governing the application. Except in the event of an emergency, no work shall commence until a minimum of 48 hours notice [two working days] is given to the Borough ~~Engineer~~ **Director of Public Works, or his/her designee**, after the date set forth in the issued permit.

In the event of an emergency, the Borough ~~Engineer~~ **Director of Public Works**, or his/her authorized representative, may issue the permit within a shorter period if deemed necessary and appropriate. If circumstances warrant, the Borough ~~Engineer~~ **Director of Public Works, or his/her designee**, may also issue a permit authorizing an oral application. In such cases, the applicant shall submit a formal written application within two days **of the issuance of the permit**. Permits will not be required of any entity under contract with the Borough to perform work in Borough roads or other areas set forth above; **however such work shall**. ~~They shall, however,~~ comply fully with all provisions stated in this section.

§17-1.4. Applicant.

The applicant must be the person, company, firm, corporation or other entity, municipal or private, or utility company, public or private, who will be actually engaged in the performance of the work under the permit and who will be directly responsible for the performance of the work, for compliance with the specifications, and for the safety of the public. In addition, except for public utility corporations, all applications shall be made for and on behalf of the property owner for whom the work is being done and shall be countersigned by the property owner. Permits will not

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

be issued to private property owners unless the property owner has certified that he/she is to complete the scope of work without the assistance of a contractor.

§17-1.5. Permit and Engineering Review/Inspection Fees.

The applicant shall pay to the Borough, before any permit is granted, the permit fee and nonrefundable engineering review/inspection fee as provided for in the Fee Schedule set forth in Section 17-1.16 and shall submit proof of insurance as required by this section.

Public utility companies, as defined in N.J.S.A. 48:2-13, which are subject to the jurisdiction and control of the Board of Public Utilities of the State of New Jersey, shall pay the required permit fees to the Borough before any permit is granted. Engineering review and inspection fees will not be required provided the public utility company has filed with the Borough a standing agreement and continuing bond.

§17-1.6. Performance Guarantee Fees.

The Borough ~~Engineer~~ Director of Public Works, or his/her designee, will not issue a permit unless the applicant has deposited, as security for faithful performance, a certified check made payable to the "Borough of Watchung," the amount thereof to be based on the Performance Guarantee Schedule set forth in Section 17-1.16.

Public utility companies, as defined in N.J.S.A. 48:2-13, which are subject to the jurisdiction and control of the Board of Public Utilities of the State of New Jersey shall file with the Borough a standing agreement and continuing bond, approved by the Governing Body as to form and surety, and in the amount or amounts to be determined by it from time to time to guarantee the proper excavation, maintenance and restoration of the roadway, sidewalks, rights-of-way or public lands to be disturbed in compliance with Section 17-1.7. However, any person, partnership or corporation under contract to a public utility to install, replace or repair any pipe, conduit or facility shall comply fully with all provisions stated herein.

When deemed necessary by the Borough Engineer or Public Works Manager, the Borough shall be authorized to use the performance guarantee to perform general or emergency road repairs.

§17-1.7. Public Utility Standing Agreement/Continuing Bond.

In order for a public utility company to avoid the requirement that its contractor comply with the provisions of this section requiring the payment of nonrefundable engineering review/inspection fees and the deposit of the performance guarantee, the public utility company must enter into a standing agreement with the Borough which provides for the following:

- a. The public utility company shall post a continuing bond in the amount of \$25,000 to insure and guarantee the restoration of the roadway excavation and compliance with the specifications and obligations set forth in the technical provisions of this section.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

- b. The public utility company shall deposit a four thousand (\$4,000.00) dollar performance guarantee cash bond with the Borough to be used by the Borough to perform general or emergency road repairs when deemed necessary by the Borough Engineer or Public Works Manager.
- c. In the event any monies are drawn against the cash bond, the public utility company must immediately replace the sum withdrawn upon notification by the Borough.
- d. Comply with the requirements to provide insurance certificates for themselves and their contractors as required in these specifications.
- e. The public utility company must have a representative on the job site at all times. This representative shall serve as the liaison between the public utility company and its contractor and shall be responsible to inform the Borough Engineer or Public Works Manager of the status of the work.
- f. The public utility company must provide emergency telephone numbers for its field representative. The field representative must be available day or night, seven days a week.
- g. The public utility company shall be responsible to maintain all road excavation restorations for so long as the road restoration is visible. Upon reconstruction or overlay of the road by the Borough, the public utility company's maintenance obligation ceases.
- h. The standing agreement will be entered into on an annual basis and may not be renewed if the public utility company has not complied with the terms of this section.

§17-1.8. Notification of Excavation.

The applicant shall notify the Borough Engineer, Director of Public Works, and the Borough Police Department at least 48 hours in advance of the actual commencement of any work. The applicant shall also provide the Borough Police Department with the names and night phone numbers of at least two individuals authorized to make emergency repairs to the road opening.

The applicant shall comply with all applicable laws pertaining to notification of any person, company, firm, corporation or other entity, municipal or private, or utility company, public or private, engaged in the distribution or transmission of manufactured, mixed or natural gas or synthetic natural gas, liquefied natural gas or propane gas in the area of the proposed road opening and ascertain from such person or corporation the location of all such gas lines or pipe lines within 200 feet of the proposed excavation. **This notification requirement shall include any State requirement such as the New Jersey One Call dig notification.**

The applicant shall be solely responsible for ascertaining the location of all utilities and for the repair of same if damaged as a result of work for which the road opening permit was issued.

The applicant shall notify all property owners at least 48 hours in advance of any work which will interfere with access to their residence or place of business.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

§17-1.9. NJDOT Standard Specifications.

The latest New Jersey State Department of Transportation Standard Specifications for Road and Bridge Construction with all amendments and supplements shall govern all of the work performed under these specifications except as supplemented herein.

§17-1.10. Installation of Utilities.

All utilities shall be constructed with a minimum of four feet of cover to provide protection for the utilities in the event that future municipal road reconstruction, repair or modifications necessitate excavation, undercutting, or installation of facilities in the area where the utility is located.

§17-1.11. Maintenance and Protection of Traffic.

Traffic must be maintained throughout the project area during construction. As required, prior to the commencement of any work, the contractor shall submit a traffic control plan to the Borough for review and approval by the Borough Engineer, Director of Public Works, and Police Department. No work within the Borough road right-of-way shall be started until the plan has received the necessary approvals. Traffic control shall be in conformance with the NJDOT Standard Specifications, as amended.

The contractor shall provide and/or be prepared to provide traffic protection in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) 1988 edition for streets and highways, as may be supplemented and amended. All roads shall remain open to at least one lane of traffic during construction unless a detour plan and road closing has been previously approved by the Borough. A reduction in the number of lanes available for traffic will not be permitted until after 9:00 a.m. and shall be removed prior to 4:00 p.m. unless otherwise directed by the Borough Engineer or Director of Public Works. Work which will interfere with traffic or restrict the width of traveled way available for traffic shall not be performed on Saturdays, Sundays or legal holidays unless otherwise directed by the Borough Engineer or Director of Public Works.

All roads which do not have an approved detour for overnight road closing shall be open to two way traffic at the end of the work day.

Construction signing shall be installed 24 hours in advance of a multiday construction project and arrangements made with the Borough Engineer or his/her representative to inspect same before construction begins.

Approved construction signing shall remain in place until the construction within the municipal right-of way is complete and approved by the Borough Engineer.

§17-1.12. Road Closings.

The contractor will make all arrangements for establishing, maintaining and signing any detours. The contractor shall furnish, erect and maintain all traffic control devices as specified.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

All traffic control devices shall conform to the standard details for traffic control devices as developed by the New Jersey Department of Transportation.

Traffic control devices shall be placed as directed by the Borough Engineer, **Director of Public Works, or Police Department** to provide traffic control for persons doing inspections, sampling or taking measurements required for the project.

The contractor shall barricade all obstructions within the project limits in accordance with the MUTCD. The contractor shall install all necessary barricades to provide alternate two way traffic maintained in a single lane, whenever a contractor's operations require closing of a lane or a portion of a lane, whenever a contractor's equipment or vehicles are entering or leaving active roadways at other than normal traffic control devices (traffic signals, signs) within a work area and whenever else in the opinion of the Engineer, **Director of Public Works**, or Police Department the contractor's operations cause such hazards to require the use of traffic directors.

Traffic directors (employed at the expense of the contractor) shall be responsible and thoroughly familiar with their responsibilities and while serving as traffic directors shall not be required to perform any other duties. **All certified flagmen must have completed a nationally recognized Basic Flagger Training Course, and shall wear approved traffic vests and must be certified as to the proper operation of traffic flag controls.** Traffic directors shall be provided with STOP/SLOW sign paddles, an orange or orange fluorescent traffic safety vest and white or orange hard hats or other appropriate head gear. In general, the use of red flags is not permitted and shall be limited to emergency situations and at low-speed and/or low volume locations which can best be controlled by a single flagger. **If flagmen cannot see each other, they must have radio communication between them.** The contractor may, at his option and expense, secure the services of uniformed police officers.

§17-1.13. Insurance Requirements and Indemnification.

A. The applicant shall procure, at its own expense, insurance as follows:

- (1) Workers compensation insurance shall be maintained in full force during the life of the contract, covering all employees engaged in performance of the contract up to the statutorily maximum amount pursuant to NJ law. Employer's Liability coverage shall also be included with limits of not less than \$1,000,000 Each Accident/ \$1,000,000 Each Employee/ \$1,000,000 Policy Limit.**
- (2) General liability insurance shall be provided with limits of not less than \$1,000,000 per occurrence and aggregate for bodily injury, property damage, personal injury and advertising injury, which shall be maintained in full force during the life of the contract. Products/Completed Operations coverage shall also be included. The general liability policy shall be primary and non-contributory. The Borough shall be named as Additional Insured. Waiver of**

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

Subrogation shall be included in favor of same. Said policy must afford coverage for XCU (explosion, collapse, underground) exposures.

- (3) Commercial Automobile liability insurance covering Applicant for claims arising from owned, hired and non-owned vehicles with limits of not less than \$1,000,000 Combined Single Limit for bodily injury and property damage, which shall be maintained in full force during the life of the contract. The Borough shall be named as Additional Insured on a primary and non-contributory basis. Waiver of Subrogation shall be included in favor of same.
- (4) Excess or umbrella coverage with limits of not less than \$2,000,000 per occurrence and aggregate shall be maintained as shall follow the form of primary general liability, commercial automobile liability and Employer's Liability insurance coverages, including additional insured, primary and non-contributory and waiver of subrogation provisions of each as required. Any combination of primary and excess policies may be used to satisfy the total limit requirements.
- (5) Property coverage for your owned, leased, rented or borrowed property and equipment to be used in this agreement. A Waiver of Subrogation shall be included in favor of the Borough.
- B. The insurance policies shall be provided by insurance companies authorized to do business in the State of New Jersey and having an A.M. Best Rating of at least "A-, Class VIII." All insurance required herein shall be maintained in full force and effect during the term of the successful Applicant's Agreement with the Borough and for a period of not less than 3 years following completion of the work performed. All coverage for the Applicant shall constitute primary coverage over any other applicable insurance.
- C. The Applicant shall furnish Certificates of Insurance in compliance with these requirements and the Borough may request a certified copy of each policy, including the provisions establishing premiums. All policies shall contain a provision that the policies shall not be changed or canceled prior to thirty (30) days after written notice has been provided by the insurance carrier directly to the Borough. The description on the Certificate of Insurance shall read: "*Borough of Watchung is included as additional insured for both ongoing & completed operations on the General Liability, as well as Auto Liability coverage, the associated Umbrella evidenced on this certificate, and the Environmental Liability on a primary & non-contributory basis. A waiver of subrogation applies in favor of the Borough of Watchung on all lines of coverage evidenced. 30 Day Notice of Cancellation applies on all lines of coverage evidenced.*"
- D. During the term of the Agreement with the Borough, the Applicant shall be obligated to renew each and every insurance policy which may expire. In cases where a required insurance policy is cancelled or terminated during its term, the successful Applicant shall immediately procure insurance to replace such policy (or policies) and

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

shall immediately provide all insurance information required by the Borough as proof that the cancelled or terminated policy has been restored or replaced. In the event the successful Applicant fails or refuses to renew its insurance policies, or the coverage is cancelled, terminated or modified so that the insurance does not meet the requirements of the successful Applicant's Agreement with the Borough, such failure shall constitute default of the successful Applicant's Agreement with the Borough.

- E. Applicant shall cause all Subcontractors to indemnify the Borough and to provide insurance in precisely the manner and under the circumstances required by the Borough of the Applicant. Applicant shall be solely responsible to ensure Subcontractors remain in compliance with these provisions, and to provide all proof of insurance applicable to its subcontractors' obligation to provide the Borough with additional insurance coverage, should the Borough so request.**
- F. Insurance coverage having policy limits in the amounts required by the Borough shall not be construed to relieve the Applicant of its subcontractors from liability in excess of such coverage, nor shall it preclude the Borough from taking such other actions as are available to it in accordance with then applicable law. The Borough, in its sole discretion, reserves the right to require additional types or limits of insurance as may be reasonably necessary.**
- G. Indemnification. Applicant hereby indemnifies and shall defend and hold harmless the Borough of Watchung from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorney's fees, costs and expenses of whatsoever kind or nature and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part, by reason of any action, omission, fault or negligence whether active or passive of Applicant, or of anyone acting under its direction or control or on Applicant's behalf. Applicant's aforesaid indemnity and hold harmless agreement shall not be applicable to any liability caused by the sole negligence of the Borough.**

~~Every applicant shall, as a condition of accepting any permit issued hereunder, save and hold harmless the Borough and indemnify the Borough from and against any loss, damage, claim, expense or demand whatsoever, including legal fees and court costs, arising out of any matter or resulting from the opening of any street or the issuance of a permit therefor.~~

~~Workmen's compensation and liability insurance shall be maintained in force during the life of the work under the permit by the applicant covering all employees engaged in performance of the work under this permit in accordance with applicable law.~~

~~As a minimum, the applicant shall carry the following kinds and amounts of insurance in addition to any other forms of insurance or bonds required under the terms of this section or by the Municipal Joint Insurance Fund. When applying for a permit, the applicant shall file with the Borough Engineer a certificate from his insurers, showing the amounts of insurance carried and the risks covered thereby, or a copy of the required insurance policies. All insurance policies described herein shall contain a provision that the same shall remain in full force and effect for a~~

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

~~period not to exceed two years after the last work under any permit has been completed and accepted by the Borough and shall name the Borough, its officers and employees as additional insureds.~~

~~Public liability insurance of not less than \$500,000 for all damages arising out of bodily injury or death of one person, and subject to that limit for each person a total limit of \$1,000,000 arising out of bodily injury or death of two or more persons in any one accident or occurrence.~~

~~Property damage liability insurance providing for the limit of not less than \$500,000 for all damages arising out of injury or destruction of property in any one accident or occurrence and subject to that limit per accident, a total or aggregate limit of \$1,000,000 for all damages arising out of injury to or destruction of property during the policy period.~~

~~Automobile liability insurance covering the applicant for claims arising from owned, hired or non-owned vehicles with limits of not less than \$1,000,000 per person and \$3,000,000 any one accident for bodily injury and \$1,000,000 each accident for property damage shall be maintained in force during the life of the work under this permit.~~

~~In addition, with respect to the operations the applicant's subcontractors perform, the applicant shall carry for them and in the name of the Borough, regular protective liability insurance in the amount of \$500,000/\$1,000,000 and regular protective property damage liability insurance in the amount of \$500,000/\$1,000,000.~~

It shall be agreed by the permit holder that it is not intended by any of the provisions of any part of this section to create for the public or any member thereof a third party beneficiary hereunder, or to authorize anyone not a party to the requirements of this permit to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this permit.

§17-1.14. Inspections.

The Borough Engineer or his/her authorized representative shall periodically inspect all road openings and the repair and resurfacing thereof for the purpose of determining compliance with any conditions imposed on the issuance of the permit and compliance with this section. The Borough Engineer may:

- a. Order a temporary stop to any road opening and order that the applicant perform or correct specified work in accordance with the decision of the Borough Engineer.
- b. Order a stop to any work and revoke the permit in which event the Borough Engineer shall complete or cause to be completed any work necessary to restore the road.
- c. Correct or cause to be corrected any work, after notification to the applicant by the Borough Police or Borough Engineer and the neglect or refusal of the applicant to make corrections as indicated.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

- d. Correct or cause to be corrected, any work should the Borough Police or Borough Engineer be unable to contact the applicant or any of the applicant's representatives whose phone numbers appear on the permit application.
- e. Take any other action deemed reasonable under the circumstances.

§17-1.15. Maintenance Guaranty.

Upon satisfactory completion and acceptance of all restoration work required under the permit, the applicant shall post a one year cash maintenance guarantee. The maintenance guarantee shall be 20% of the performance guarantee, minimum of \$250. The amount of the required maintenance guarantee shall be retained from the performance guarantee.

All maintenance bonds shall remain in effect for a period not to exceed one year after the restoration work has been completed and accepted by the Borough Engineer.

§17-1.16. Fee Schedule.

- a. Permit Fee (nonrefundable): ~~\$25~~**\$75.00.**
- b. Engineering Review/Inspection Fee (nonrefundable): ~~\$100~~**\$600.00.**
- c. Performance Guarantee Schedule: **All applicants, except public utility companies having a standing agreement pursuant to Section 17-1.7, shall also deposit a bond with the Borough Clerk for each permit in an amount to be determined by the Borough Engineer. The bond may be posted in cash or in lieu of cash by way of a surety bond issued by a responsible surety company licensed to business in the State of New Jersey in a form acceptable to the Borough Clerk, in consultation with the Borough Attorney. The bond shall be in compliance with the terms of Section 17-1.6.**
 - 1. ~~First 100 square feet opened or any part thereof (including shoulders, lawn or parking areas): \$500.~~
 - 2. ~~Each additional square foot opened: \$5.~~

§17-1.17. Technical Provisions.

- a. Site Preparation. Prior to the start of construction, all warning or detour signs shall be in place in conformance with the MUTCD and as required by the Borough Engineer.

Prior to the start of construction, all materials of construction shall be inspected and accepted by the Borough Engineer.

Prior to the start of construction, the applicant shall make all arrangements with adjacent property owners to remove and replace landscaping, fencing, trees or other obstructions when necessary for construction, whether they are on municipal rights-of-way or private

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

property. The Applicant shall also make all arrangements with utility providers for the necessary relocation of facilities.

- b. Excavation. Paved roadway surfaces shall be saw cut to the full depth of the existing pavement on a straight line before excavating. Roadway surfaces beyond the limits of the trench shall not be disturbed and the lifting of pavement adjacent to the trench shall be prevented.

Tunneling may be permitted along or crossing Borough roads. All voids created by tunneling shall be filled with concrete by an approved method.

The applicant shall not allow excavated material to be placed on lawn areas. Surplus earth shall be properly stockpiled in an approved area or immediately removed from the site.

Excavated pavement materials shall be separated from the excavated earth material and shall be removed from the site and properly disposed of in accordance with all laws.

- c. Backfill and Restoration of Pavement Areas. Backfill material shall meet the requirements of Soil Aggregate Type I-3 or Dense Graded Aggregate Base Course or approved equal. Backfill material shall be deposited in layers and compacted in such a manner and by such methods to achieve 95% standard proctor density throughout the entire backfill. At no time shall the thickness of each layer exceed 12 inches. The material excavated from the trench opening shall not be used as backfill unless specifically permitted by the Borough Engineer.

The trench opening shall be backfilled and paved as prescribed herein by the end of the working day. Exceptions to this provision will not be permitted except for the following:

1. The applicant has submitted and the Borough Engineer has approved detailed plans for an alternate method of protecting the trench area, or,
2. When the trench must remain open due to an emergency condition. In the case of an emergency, the applicant must immediately notify the Borough Police Department and the Borough Engineer. The applicant shall be fully responsible to assure that all reasonable and proper precautions are followed to protect the trench and the surrounding area so as to allow for the safe passage of vehicular and pedestrian traffic.

Prior to paving, the applicant shall be responsible to set all manholes, inlets, utility boxes, and trench drains so that they conform to the final grade of the restored surface of the roadway.

The compaction of pavement courses shall be by use of rollers having a minimum weight of 10 tons or the equivalent thereof.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

The trench backfill shall be compacted to a level three inches below the level of the adjacent pavement surfaces. All adjacent pavement surfaces of the trench shall be tack coated and a three inch compacted thickness of Bituminous Stabilized Base shall be constructed level with the existing pavement surface. After a minimum of six months, the pavement surface course shall be saw cut to its full depth in neat straight lines a minimum of 12 inches beyond the perimeter of the existing trench repair. The trench shall then be excavated to a depth of eight inches and all adjacent surfaces of said trench shall be tack coated. A six inch compacted thickness of Bituminous Stabilized Base (two lifts) and a two inch compacted thickness of I-5 FABC surface course paving material shall then be constructed level with the adjacent pavement surfaces.

- d. Backfill and Restoration in Unpaved Shoulder Areas. Backfill material shall meet the requirements of Soil Aggregate Type I-3 or Dense Graded Aggregate Base Course or approved equal. Backfill material shall be deposited in layers and compacted in such a manner and by such methods to achieve 95% standard proctor density throughout the entire backfill. At no time shall the thickness of each layer exceed 12 inches. The material excavated from the trench opening shall not be used as backfill unless specifically permitted by the Borough Engineer.

All openings in unpaved shoulder areas shall be brought to grade with compacted backfill material. After a minimum of six months, the shoulder area shall again be compacted and redressed with a layer of Dense Graded Aggregate Base Course. Where existing or proposed manholes are located in disturbed shoulder areas, a minimum of three inches of I-5 FABC surface course paving material shall be placed around the manhole casting for a minimum distance of four feet from the manhole casting.

- e. Backfill and Restoration of Non-Pavement Areas. All openings beyond the shoulder area shall be brought to grade with compacted backfill. After a minimum of six months, a minimum thickness of four inches of topsoil shall be constructed in the trench area and seeded, fertilized and mulched or sodded. Should a proper growth not be achieved, the area shall be re-seeded, fertilized and mulched or sodded as necessary.

- f. **Recently paved streets. In an attempt to preserve the integrity of recently paved streets, even in the event of an emergency where a permit is issued within five (5) years of a roadway having been constructed or reconstructed or resurfaced, the Borough reserves the right to require significantly greater restoration of the roadway, which may include extensive milling and repaving to return the street to the condition it was in prior to the opening, as well as curb-to-curb repaving, where deemed necessary by the Borough Engineer.**

- g. Authorization of the Borough Engineer. The Borough Engineer may modify or add to the above technical provisions as appropriate or necessary for the specific project.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

The Borough Engineer may require, at any time during the maintenance guarantee period that any portion of a trench be re-excavated and restored in accordance with the provisions contained herein.

Borough facilities other than pavements, shoulders or lawn areas, which have been disturbed as a result of work performed, shall be repaired to the satisfaction of the Borough Engineer.

§17-1.18. Violations and Penalties.

Any person violating any provision of this section shall, upon conviction thereof, be liable to the penalty stated in Chapter 1, Section 1-5, General Penalty.

§17-1.19. Waiver.

The provisions herein set forth are designed as minimum requirements for the safety and welfare of the general public. However, if an applicant can demonstrate that, with reference to his application, the ideal enforcement of one or more of said provisions will exact an undue hardship, the Borough Council may permit such waiver or waivers as may be reasonable and within said general purposes.

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

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/18**

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

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

INTRODUCED BY: GIBBS

PASSED:

PUBLISHED:

ADOPTED:

C: ENG, POLICE
CONSTRUCTION

ATTEST:

BOROUGH OF WATCHUNG

Edith G. Gil, Borough Clerk

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

**BOROUGH OF WATCHUNG
ORDINANCE NO. 25/19**

**ORDINANCE AMENDING THE BOROUGH'S CODE, CHAPTER 7,
ENTITLED "TRAFFIC" TO ESTABLISH PARKING RESTRICTIONS
ALONG A PORTION OF CARRAR DRIVE.**

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

Section 1. Section 7-15 entitled "Parking Prohibits at all Times on Certain Streets" of Chapter 7 entitled "Traffic" of the Code of the Borough of Watchung is hereby supplemented and amended to read as follows: [New language **bold and underlined** and deleted language ~~double-strikethrough.~~]

Chapter 7. Traffic.

§7-15. PARKING PROHIBITS AT ALL TIMES ON CERTAIN STREETS.

No person shall park a vehicle at any time upon any of the streets or parts thereof described below.

Name of Street	Sides	Location

<u>Carrar Drive</u>	<u>Both</u>	<u>From its intersection with Mountain Boulevard (CR 527) to its intersection with Shawnee Drive</u>

[Note to Codifier: Please insert the new language alphabetically within the table.]

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

BOROUGH OF WATCHUNG
ORDINANCE NO. 25/19

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

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

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

INTRODUCED BY: GIBBS
PASSED:
PUBLISHED:
ADOPTED:
C: POLICE, COURTS
CODE,

ATTEST:

BOROUGH OF WATCHUNG

Edith G. Gil, Borough Clerk

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

**BOROUGH OF WATCHUNG
RESOLUTION: R7**

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 October 6, 2025.
2. The general nature of the subject matter to be discussed:
 - Personnel Matter: Employee Health Benefits
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.
4. The Borough Council may take official action on those items discussed in executive session upon completion of the executive session.

Christine B. Ead, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: OCTOBER 6, 2025
INDEX: MISC.
C: