

Curt S. Dahl, Council President
Christine B. Ead, Council Member
Paul Fischer, Council Member
Paolo Marano, Council Member
Sonia Abi-Habib, Council Member
Robert Gibbs, Council Member



Ronald Jubin, Ph.D. Mayor

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

15 Mountain Blvd
Watchung, NJ
07069

**Mayor & Council Meeting
AGENDA**

**February 2, 2026
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 TAPinto, 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

Honoring the Winter Olympic Games and the Spirit of Harmony

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**

February 2, 2026 - 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.

DISCUSSION

UNFINISHED BUSINESS

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 Annual Report	2025
Historical Committee Minutes	November 19, 2025
Recreation Commission Minutes	October 1, 2025

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

February 2, 2026 - 7:30 PM

Correspondence #2: Twp of Green Brook Notice of Public Hearing (2/9) on Amended Housing Plan & FSH

CONSENT

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

R1: Establishing and Adopting a Complete Streets Policy

R2: Authorizing Tax Lien Redemption for 1559 Route 22, Block 5702 Lot 5.01

NON-CONSENT

R3: Authorizing Change Order #2 for West End KB, LLC for Additions & Alterations to the Watchung Public Library

R4: Authorizing the Execution of a Holdover Agreement Between the Borough and Crown Atlantic Company, LLC

PUBLIC PORTION - GENERAL DISCUSSION

Each speaker is limited to one 5-minute comment.

EXECUTIVE SESSION

R5: Authorizing Executive Session to Discuss a Personnel Matter

ADJOURNMENT

The next meeting of the Mayor & Council is February 19, 2026.

BOROUGH OF WATCHUNG



ADMINISTRATION AND FINANCE COMMITTEE

Chair: Fischer

Ead

Gibbs

The Committee met twice in January with Administrator Damato, CFO Hance, and Borough Clerk Gil and discussed the following matters:

i. 2026 Budget

The committee discussed capital projects in the pipeline as well as budgeted amounts for these projects. Other matters considered were: furniture expenditures that have to be made for the library, Engineering and DPW expenditures, employee contract agreements, and additional events for the centennial celebration were all considered.

ii. Change Order and updates on the library renovation project

iii. Employee Contracts for the year

iv. Extension of a lease agreement with Crown Castle

v. Possible joint project with Green Brook on the paving of Kappelmann

BOROUGH OF WATCHUNG



Police Committee

Chair: Dahl
Marano
Ead

The Committee met with the Police Chief and Administrator on January 20th and discussed the following:

With Officer Monroy stepping down, the department is looking to fill the open spot. Less lethal training was discussed to be in compliance with state requirements. The Police Department is contemplating an open house in March.

The Department is assessing solar speed signs, quotes are being obtained.

The Committee also discussed the last time Police awards were done and is targeting a future council meeting date to present awards. Towing fees were reviewed and discussed; there is a recommendation to increase the fees and will have to adopt a new ordinance.

BOROUGH OF WATCHUNG ENGINEERING & INSPECTION STATUS REPORT

JANUARY 2026

MATTERS FOR GENERAL DISCUSSION & FOLLOW UP

1. PSE&G distributed a plan for the proposed next two weeks (12/1/2025 to 12/12/2025) 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 table below.
 - 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	1/26/2026	TBD			
	1/27/2026	TBD			
	1/28/2026	TBD			
	1/29/2026	TBD			
	1/30/2026	TBD			
	2/2/2026	TBD			
	2/3/2026	TBD			
	2/4/2026	TBD			
	2/5/2026	TBD			
	2/6/2026	TBD			
Dino Andre	1/26/2026	Knollwood Dr	Deer Rn	Deer Rn	Services
	1/27/2026	Deer Rn	Knollwood Dr	Knollwood Dr	Services
	1/28/2026	Deer Rn	Knollwood Dr	Knollwood Dr	Services
	1/29/2026	Deer Rn	Knollwood Dr	Knollwood Dr	Servies
	1/30/2026	Knollwood Dr	Deer Rn	Deer Rn	Services
	2/2/2026	Knollwood Dr	Deer Rn	Deer Rn	Services
	2/3/2026	Knollwood Dr	Deer Rn	Deer Rn	Services
	2/4/2026	Knollwood Dr	Deer Rn	Deer Rn	Services
	2/5/2026	Knollwood Dr	Deer Rn	Deer Rn	Servies
	2/6/2026	Knollwood Dr	Deer Rn	Deer Rn	Services

2. Borough of Watchung Received an offer from PSEG to enter a Memorandum of Understanding (MOU) in which PSE&G Gas pays the Borough directly in lieu of completing the actual paving that is scheduled for Spring 2026 (Table below)

Town	Street	Between Street 1	Between Street 2
Watchung Boro	Stanie Brae Dr	Anderson Rd	Deer Run
Watchung Boro	Stanie Brae Dr	Deer Run	Anderson Rd
Watchung Boro	Deer Run	Stanie Brae Dr	Knollwood Dr E
Watchung Boro	Knollwood Dr W	Deer Run	1060' N/O Deer Run
Watchung Boro	Knollwood Dr E	Deer Run	355' N/O Deer Run
Watchung Boro	Rock Ave	Mountain Blvd	Heather Ln
Watchung Boro	Maple St	Rock Ave	End
Watchung Boro	Gildersleeve Pl	Rock Ave	425' W/O Rock Ave
Watchung Boro	Beechwood Pl	Brookdale Rd	595' NW/O Brookdale Rd
Watchung Boro	Valleyview Rd	Stirling Rd	105' E/O Hillside Ave
Watchung Boro	Hillside Ave	Valleyview Rd	300' N/O Valleyview Rd
Watchung Boro	Spencer Ln / Fawn Ln	Hillcrest Ln	End
Watchung Boro	Pine Ln	Fawn Ln	605' N/O Fawn Ln
Watchung Boro	PRW 4	Hillcrest Ln	End
Watchung Boro	Crestwood Dr	470' N/O Ridge Rd	875' N/O Ridge Rd
Watchung Boro	Parlin Ln	Ridge Rd	585' N/O Ridge Rd
Watchung Boro	Ridge Rd	485' E/O Parlin Ln	750' E/O High Tor Dr
Watchung Boro	Mountain Dr	95' W/O Edgemont Rd	End
Watchung Boro	Edgemont Rd	740' N/O Mountain Dr	1700' N/O Mountain Dr
Watchung Boro	Edgemont Rd	Mountain Dr	740' N/O Mountain Dr

- i. PSEG initially proposed to perform half-road paving. On December 16, 2025, the Borough Engineer and Borough Administrator conducted a site inspection of all proposed public roads. As a result of the PSEG work, it was determined that 50% of the roadways will require full curb-to-curb pavement restoration. The Borough requested additional funding from PSEG to cover this scope. Ultimately, PSEG elected to perform the roadways restoration using its own contractors, with construction anticipated in spring 2026.
- ii. A pre-construction meeting will be held at Borough Hall prior to the commencement of the work.

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 prepared FY26 grant application documents and Bruno Associates submitted the application to NJDOT early June 2025. ***The grant application was submitted to NJDOT on June 10th and the***

review and selection was completed. We were informed by NJDOT that the Borough has received \$252,952.00 grant for the 2026 road works.

RVE has prepared a scope of work and proposal and was submitted to the Borough for consideration.

Borough is due to adopt complete street policy that will make the Borough eligible to receive additional funding from NJDOT to perform additional paving works each year.

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. This project was awarded to Riverview Paving Inc. A preconstruction meeting has been scheduled for 11/6 at 10:00 AM at the Borough Hall. A preconstruction meeting was held on November 6th. The contractor has already completed the mill and pave of the Skyline Road. Due to the weather conditions and the required concrete works for Brookdale, this project was scheduled for springtime (March 2026). Borough Engineer reached out to Riverview Paving to get update on the commencement of Brookdale Road paving. We were informed that the contractor will inform the Borough with the potential dates even before the spring.

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. A presentation has been prepared and is under review by the Borough Officials. Mayor Jubin, Mr. Damato and the borough Engineer attended the meeting and gave presentation at the Open Space Advisory Committee November 13th meeting. The meeting went very well and we have been informed that the Borough has received \$300,000.00 for phase 1 of the proposed concept plan. In total the Borough has \$366,000.00 for the design and construction of the camp walking trail and parking spaces. RVE is preparing a proposal for design and construction inspection services and will be submitted to the Borough shortly.

The Borough is intending to apply for NJDCA Local Recreation Improvement Grant (LRIG) for the amount of \$75,000.00 to perform Phase II of the camp endeavor project. Bruno Associates will submit the grant application, the deadline for the grant application is February 13th 2026.

SIDEWALK PROJECT- KNIGHTSBRIDGE TO VALLEY DRIVE (NJDOT for TA Set-Aside Grant)

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 employe responsible for 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.*
- *Othe 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. The Borough was unsuccessful for this grant application.**

NEW GRANT- NJDOT FY26 LOCAL FREIGHT IMPACT FUND FOR SIDEWALK PROJECT- KNIGHTSBRIDGE TO BAYBERRY LANE

RVE is revising the concept plan and the cost estimate from previous grant application for NJDOT for TA Set-Aside Grant and the proposed sidewalk extended to be 1.30 miles from Knightsbridge to Bayberry Lane. This grant requires traffic study to show the 10% truck traffic across the study site. RVE will perform a traffic study to collect the traffic data to support the application soon. **The deadline for this application is 12/31/2025. The traffic study was completed. A concept plan and a cost estimation was prepared in the amount of \$1,772,937.75. The grant application was submitted by Bruno Associates in December 2025 and it is currently under review by NJDOT. As requested by NJDOT, the resolution was uploaded to PMRS and was signed by the Mayor and the Borough Clerk.**

CAPITAL IMPROVEMENT & GENERAL ENGINEERING PROJECTS

Share Paving Projects

- **Shared with Greenbrook for Kappelman and Charles Lane**
The borough's estimated construction share is \$32,352.
- **Shared with North Plainfield for Rayman Avenue**
The borough's estimated construction share is \$34,500.

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

The Borough is still addressing the remaining flooding issues across the Borough. The Borough Engineer advised the Public Work Committee to consider the grant opportunity below to address some of the existing flooding issues across the Borough.

The Resilient NJ program, administered through DEP’s Office Climate Resilience, is providing another opportunity for New Jersey municipalities to apply to participate in collaborative regional planning efforts that support the development of regional resilience action plans.

This Resilient NJ opportunity is open to municipalities in all twenty-one counties. As many as four regional teams will receive grants of up to \$300,000 each to improve climate resilience in their communities. Regional teams must be made up of at least three contiguous municipalities and at least one community-based organization; and will be paired with multidisciplinary consulting teams to participate in a comprehensive planning process to develop regional resilience action plans. We encourage Borough of Watchung to join with neighboring communities including Warren Township, Berkeley Heights, Plainfield/North Plainfield or Green Brook to apply for this opportunity.

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. The Borough authorized RVE to perform the lot survey and RVE is planning to perform as soon as possible. The lot survey work was completed and a copy of the survey plan was submitted to the borough review. The design work will start shortly.**

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. The construction has started and the stabilization in front of the exposed manhole has been completed. The contractor will start working on the right bank soon when the materials are received. The**

contractor has started installing the required mattresses according to the plan. This project is completed.

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) and was submitted to the Borough for consideration on 9/9/2025. The Borough authorized RVE to perform this project. RVE informed the Borough that a public hearing needs to be scheduled during one of the upcoming Mayor and Council meetings. Additionally, RVE requested that the submitted WIP report to NJDEP should be posted on the Borough's stormwater webpage.**

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. The Borough has received a change of a licensed LSRP professional and the required actions that needs to be taken.*

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 (Library addition, entrance, ...
- HVAC
- Concrete pouring (Pads for generator

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. The

construction has started and the stabilization of the bridge abutments. The stabilization of two downstream abutments area is completed and the work is in progress. The contractor has started installing the required mattresses according to the plan. **This project is completed.**

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. Still under NJDOT Review.**

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. Still under NJDOT Review.**

PLANNING and / or ZONING BOARD INSPECTION PROJECTS

Raising Cane's Restaurant

The Engineering Department is reviewing the Land Disturbance application for this project.

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. New retaining walls were proposed around the club house.**

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. **We have been attending the quarterly commission meetings. The next meeting will be held on November 3rd.**

New Jersey Department of Transportation

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

Federal Eligibility for Sub-Regions

Local Aid is transitioning the Federal Eligibility process to the PMRS platform. To ensure a seamless transition, NJDOT Local Aid Resource Center is scheduling online training sessions for local government personnel involved in the eligibility process. **A virtual meeting was held regarding this topic on November 3rd.**

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.

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.

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

In Attendance: Don Monetti, Karen Jubin, Stephen Pote, Chris Vander Fliet, Tim Logan, Frank Lazzaro, Emily White, and Sue Tucker.

Absent: Michael DeParto, liaison Mayor Ron Jubin, and Maureen Greenbaum

CALL MEETING TO ORDER: 7:04 p.m.

APPROVAL OF MINUTES: Minutes from the 10/15/2025 meeting need approval. Chris Vander Fliet motion, Karen Jubin seconded. Motion passed. Minutes were approved.

CHAIRPERSON'S REPORT

Photography of Texier House (70 Items)

More than 70 photographs were taken of additional artifacts at the Texier House Museum. This was completed by Russ DeSantis again. The photos taken were of artifacts which were in addition to an original prioritized 100+ photographs taken by Russ DeSantis during the past summer.

Foveonics Training Session and Account Setup

There was training on digitizing and storage of photographs and associated message displays (information most often found on back of documents). Also shown and discussed by Foveonics is how the documents are stored and how they subsequently can be retrieved electronically.

Local Historian Ordinance Change

The Borough of Watchung adopted an ordinance change to allow for a local historian to be named. The ordinance is attached herein.

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Bill Hance managed the receipt of the new computer and scanner. Bill is working to coordinate set up of both computer and scanner. These pieces of equipment will get heavy usage as the Committee continues to digitize documents.

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Jack Jolly was kind enough to provide and let us use recorded footage from the Watchung Easter Egg Hunt from the 1960's. He mentioned that he may also have footage from a town picnic that he would share if he could find it in the archives.

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Tim Logan discussed ongoing efforts to collect glass water bottles with “Watchung” labeled on them. Via internet search, Tim is investigating the possibility of acquiring any available, to enhance the collection and display of bottles at the Texier House.

OTHER PROJECTS/NEW BUSINESS

Watchung Ornament Program – Sue Tucker has been in touch with Watchung artist Laurie Wood to discuss this year’s ornament which was decided upon to focus on the Tree of Lights with Fireworks. The Borough will work with Sue to promote and sell the ornaments.

Folk Art Rug –Sue Tucker coordinated the receipt of a Folk Art Rug, constructed during the 1990s and depicting points of interest in Watchung. She is still working on finding someone to professionally hang it in the foyer/entrance of the Texier House.

2026 Budget Discussion –A draft of the 2026 budget was passed around to the committee for comment. A lower budget of \$15,300 was proposed, and an upper budget of \$16,800 was proposed. \$8,000 was requested to be put to the 100th Anniversary Events to supplement town programs.

Website Update/Presentation by Greg Fitzgerald – Updates to the Watchunghistory.org website. Summary of the presentation by Greg Fitzgerald (from the September meeting is below):

Presentation by Greg Fitzgerald/Website Updates Greg Fitzgerald, who currently works with Warren on their website, has offered to help rebuild (at a cost) Watchung’s Historical Website, organizing website contents and updating use of technology (e.g., how Google Maps might be used) to improve information access. Use of QR codes could lead one to the Historical Committee’s website. The QR codes thus become an extension of the Historical website. It was discussed that historical content could provide a basis for discussion among students (part of the curriculum). This was attempted in the past; the Committee needs to assess and offer possible incorporation of Watchung history into borough school curriculum.

Updates to the website would not be a replacement but instead a “clean up” effort, as part of ongoing maintenance, but on a different website platform. Issues around online security, backup process, anti-hacking, search engine optimization, and accessibility all need to be considered. ADA compliance and transferability from laptop to phone needs to be evaluated.

SCHEDULE FOR TEXIER HOUSE OPENINGS
December 7th

The Meeting was adjourned at 8:37 PM

Submitted by Steve Pote (Secretary)

Next Meeting: December 17th at 7PM (may possibly be cancelled)

Attachments:

- 1. Borough of Watchung, Ordinance 25/20.**
- 2. Budget Request Form**
- 3. Watchung Historical – Website Proposal**



BOROUGH OF WATCHUNG
LAND USE DEPARTMENT
BOARD OF ADJUSTMENT

2025 ANNUAL REPORT

Section 40:55D-70.1 entitled “Report on variance applications, amendment recommendations” of the Municipal Land Use Law (MLUL) Chapter 201, Laws of N.J. 1975 with amendments through the 1993 Legislative Session states:

“The Board of Adjustment shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report of its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendment or revision, if any. The Board of Adjustment shall send copies of the report and resolution to the Governing Body and Planning Board.” Adopted. L. 1985, c.516, Section 16.

The Borough of Watchung Board of Adjustment has used the period of January 1, 2025 through December 31, 2025 as the reporting period.

A total of 6 variance applications were heard and approved and or denied.

APPLICATIONS

The following applications were heard and decided on during the 2025 year by the Board of Adjustment.

1. **CASE NO.:** BA24-05; Rozario/Paul
1040 Johnston Drive
Block 6402, Lot 13
Represented By: Stephen F. Hehl, Esq.
RR Zone
Denied Memorialized 1/09/2025
Approved 11/13/2025

Summary: Applicant proposed a new single-family home requiring bulk C variance for Front Yard Setback, Building Coverage, Lot Coverage, Driveway Side Yard, Parking in Front Yard and Wall Height and a D variance for Building Height. Property contained steep slopes and plans proposed the house to be constructed on 50-foot concrete pedestals resulting in 90 feet in elevation. Application was denied. Applicant filed suit represented by Mr. Hehl esq against the Borough and board, citing it acted arbitrarily,

capricious and unreasonable in denying the variances. Out of the settlement came the Whispering Woods hearing and the Applicant returned with revised plans and presented them to the board and public for review. The board approved the new revised plans.

2. CASE NO.: BA 23-02; BJ's Wholesale Club

1601 US Hwy 22

BLOCK: 5801 LOT: 3; BLOCK 5901 LOT 3

BLOCK 6001, LOT 1, 2 AND 3; BLOCK 6401 LOT 1.02 and

BLOCK 6402, LOT 2.01, 2.03, 2.04, and 2.05

Represented By: Stephen F. Hehl, Esq.

HD ZONE

Approved and memorialized 2/06/2025

Summary: The Applicant was initially approved for the installation of external fuel dispensers (12 bays) for automobiles with attendant kiosk, lighted canopies, and re-configured parking and drive aisles. Applicant revised previous site plan to relocate a cart corral, the generator and several ADA parking spaces. The board granted the requested relief.

3. CASE NO. BA24-03; Carvajal

10 Watchung Crest Drive

Block 4304, Lot 17.01

Represented by Erica Edwards

RMLIII Zone

Denied: 6/12/2025 and memorialized 9/11/2025

Summary: The Applicant requested relief for the front yard setback. The driveway extended to 16.06 feet from the property line where 35 feet is required, a variance is required. Homeowner also removed trees and extended the driveway into an environmental conservation easement and on the neighboring property. In all, a basketball hoop, pillar, driveway and fence were constructed in an environmental conservation easement. The board denied the application and Applicant asked for reconsideration. The board reconsidered, but memorialized the denial and the Applicant filed suit against the board representing himself citing the Board acted arbitrarily, capricious and unreasonable in denying the variances. There is pending litigation in the courts now.

4. CASE NO.: BA 25-01; Betancourth

45 Dug Way

BLOCK 4006 LOT 35

ZONE: RR

Approved 5/15/2025

Summary: The Applicant was approved to install an inground pool to the north and behind the dwelling and patio area. The allowable maximum lot coverage for the R-R

District is 25% (section 28-404 d of the LDO). Due to the steep slopes, the developable lot area is reduced to 39,020 SF (net) from 60,996 SF (gross). The lot coverage proposed is 37.5% and requires a variance (section 23A-3.2 a (9) of the Municipal Code). Applicant is also responsible for installing and maintaining a drywell as a condition of approval.

5. CASE No.: BA 25-02; Msallem

46 Orchard
Block 4307 Lot 10.02
ZONE: RR
Approved 7/10/2025

Summary: Applicant applied and was granted relief for accessory pool structures that were too close to the neighbor's property line. The Applicant's pool equipment was located along the rear (west) of the property and is 1.8 feet from the property line. The ordinance requires a rear yard setback of 20 feet for accessory pool structures (section 28-404 B-2). In addition, the pool fence (section 28-502) follows the rear lot line but does slightly traverse onto the neighbors (Lot 12.01). The board asked the Applicant to remove the fence from the neighboring property and ensure it was on his property as a condition of approval. The board also requested additional landscaping to buffer the equipment from neighboring properties.

6. CASE NO.: BA 25-04; Crown Cadillac

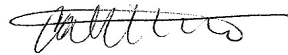
1584 US Rt 22
BLOCK 6101 LOT 1
Represented By: Jay B. Bohn, Esq.
BC ZONE
Approved: 8/14/2025

Summary: 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 requested several modifications to the approved plan. As such, they are now coming back to the board for amended Site Plan approval. The board approved the modifications; being a curb cut on Raymond Ave, reconfiguring of paved areas and a French drain on the northwestern wall.

RECOMMENDATIONS

NONE.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Catherine Furlan', written in a cursive style.

Catherine Furlan
Board Clerk

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Watchung Rescue Squad

Council Report
January 2026

Happy New Year 2026! We appreciate your support in helping us cross the finish line during a very busy December.

We had a successful Tree of Lights ceremony! The event was held in memory of Ms. Vera Stine and in celebration of the Rescue Squad's 75th anniversary. Reaching this milestone was a central theme throughout our events this year, and closing it out with our best fireworks show yet was a wonderful way to send off 2025. Despite an otherwise rainy and snowy month, we caught a fortunate break in the weather, and many local vendors joined us on the green providing snacks and hot cocoa. Thank you for your support with the event—we quite literally would not have been able to proceed with the fireworks without your assistance on the insurance waiver.

We hosted another blood drive on December 15th with our medical director, Dr. Letizia. We collected 22 pints of blood in total—thanks to everyone who came by and donated. Every single pint collected has the potential to save lives for those in need of blood products.

Our focus for 2026 centers on strengthening the squad's foundations. We were significantly impacted by COVID-19, and much of our attention had to shift toward maintaining services through substantial membership turnover. Over the years since, we've been able to rebuild our roster and resume full operations. Now that our day-to-day operations are self-sufficient, we're finally in a position to look ahead. In 2026, you'll see efforts to strengthen our administrative processes, align our structure with current organizational goals, and build a solid framework for the future of our organization.

And to wrap things up, here are our call statistics for the month of December 2025.

December 2025 Call Statistics

BLS Calls: 16

ALS Calls: 5

Cancels: 1

RMA: 11

PT Assist: 1

Total Calls: 34

Total Calls YTD: 349

Top Responders - Crew:

Nicole with 14, Seth with 11, Emma with 8

Top Crew - Shift:

Wednesday night with 9 calls

Hospital Transports - Receiving Hospital

Overlook: 10

RWJ Somerset: 3

JFK Edison: 3

JFK Satellite Plainfield: 1

Morristown: 1

RWJ NB: 1



**RECREATION COMMISSION
MINUTES**

October 1, 2025 - 7:30 pm

CALL TO ORDER

The meeting was called to order at 7:38pm 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 (); Dámaris Gray, Coordinator (√)

CONSENT AGENDA:

A motion to approve the August 27, 2025, meeting minutes was made by Suz Stiles and seconded by Mary Ann Weber, all present were in favor.

COORDINATOR'S REPORT: Update on 2025 Events through December

Summary of Report:

- **Movie Night** - The PTO's Back to School Food Truck event at Mobus Field was successful, running from 4 PM to 6 PM before movie night. High attendance for "Inside Out 2" led to all snacks being consumed. A new ice cream vendor was popular but ran out by 7:30 PM. Maryann and Suz prepared popcorn for over two hours, leaving only three bags of kernels. Maryann Weber informed that the popcorn machine will need to be replaced soon due to the bottom rusting. Bill Jacques volunteered to search for a larger machine. Overall, Movie Night was a success!
- **Fishing Derby**- Matt Buglovsky and his crew at Mr. B's Fishing Camp provided excellent support during the event, assisting kids with bait, measuring fish, and tallying results. Mr. B. provided the top 2 winners with a free week at the 2026 Fishing Camp, and all participants enjoyed snacks, beverages, trophies, and medals. The event ran smoothly, ensuring a great experience for all.
- **Harvest Festival** – Preparations are under way. Lost In Place will perform from 2 PM to 4 PM, with DJ Jeanmarie from 1 PM to 4 PM. Inflatables and entertainment are arranged, and donation requests have been sent. Invites for the Chili Contest have gone out to Board and local organizations. Chick-Fil-A and Trevi Square Pizza are confirmed. Assistance is needed in various areas. Maryann Weber mentioned the need for a new popcorn machine and Bill Jacques volunteered to research a bigger and better replacement.

VOUCHERS SUBMITTED FOR MAYOR/COUNCIL APPROVAL:

(provided at the meeting) No discussion held.

OLD BUSINESS:

- **Additional Items to add to Capital Improvement wish list** – Discuss was held regarding the best location for a year-round skating rink, possibly developing the Ness property into a sports complex and a survey for a dog park. Damaris Gray related suggestion from Council President Ead for the Boy Scouts to create bird houses, benches at Camp Endeavor in the future and to rebuild the out-house at Texier Museum. Mike Onuska inquired about the lighting around the lake and Bill Jacques volunteered to check the lights and report any malfunctioning poles to PSE&G.
- **PTO collaboration for various 2026 events**- no discussion.

NEW BUSINESS:

None was discussed.

ADJOURNMENT:

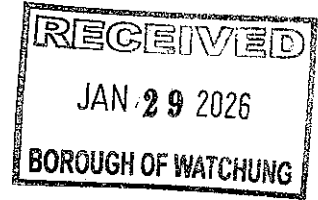
A motion to adjourn the meeting was made by Bill Jacques and seconded by Mary Ann Weber. The meeting was adjourned at 8:35pm. The next meeting is scheduled to be held Wednesday, December 3, 2025, 7:30pm at Borough Hall, at 15 Mountain Boulevard.

Respectfully submitted by,

Damaris Quiñones-Gray

Recreation Coordinator/Recording Secretary

Accepted: 12/3/25



**TOWNSHIP OF GREEN BROOK
LAND USE BOARD
NOTICE OF PUBLIC HEARING
FEBRUARY 9, 2026**

PLEASE TAKE NOTICE that the Land Use Board of the Township of Green Brook will hold a public hearing on **Monday, February 9, 2026, at 7:30 P.M.** The purpose of the public hearing will be to allow public questions and comments on the Amended Housing Plan Element and Fair Share Plan of the Master Plan. Formal action may take place. The meeting location will be as follows:

**Township of Green Brook
111 Greenbrook Road
Green Brook, New Jersey 08812**

A copy of the Amended Housing Plan Element and Fair Share Plan will be on file 10 days before the hearing (January 31, 2026) and available for inspection in the Office of Township Clerk located at the Township of Green Brook, 111 Greenbrook Road, Green Brook, New Jersey 08812 during regular business hours Monday through Friday, 8:30 a.m. – 4:00 p.m. and can also be viewed at the below link:

<https://1drv.ms/f/c/e28b87c1b7f61457/IgDWc7lpvxL8ToudM85T2THIASFI1w3jk8YDRhxEUbaor8Y?e=9AqilMW>

Erin Santora LaGrua
Land Use Board Administrator
Township of Green Brook
111 Greenbrook Road
Green Brook, New Jersey 08812

Phone: 732.968.1023 x6605
E-mail: elagrua@greenbrooktp.org

**BOROUGH OF WATCHUNG
RESOLUTION: R1**

ESTABLISHING AND ADOPTING A COMPLETE STREETS POLICY

WHEREAS, safe, convenient, accessible, equitable, healthy, and environmentally and economically beneficial transportation for all users is a priority of Watchung in Somerset County; and

WHEREAS, Complete Streets is a means to provide a comprehensive, integrated, connected multi-modal network of transportation options through planning, design, construction, maintenance, and operation of new and retrofit transportation facilities along the entire right-of-way for all users of all ages and abilities. “All users” include pedestrians, bicyclists, persons with disabilities, motorists, movers of commercial goods, and transit vehicle users; and

WHEREAS, Complete Street policies support the goals of the Borough of Watchung’s master plan and supporting elements; and

WHEREAS, Complete Streets allow for safe, accessible, and convenient travel, reducing serious injuries and fatalities for all users of the roadway, including pedestrians, bicyclists, children, older adults, people with disabilities, non-drivers, transit riders, residents of Priority Communities, and those who cannot afford a car or choose to reduce their car usage; and

WHEREAS, New Jersey is federally designated as a Pedestrian and Bicycle Safety Focus State due to high numbers of pedestrian/bicycle-involved fatalities, and New Jersey’s pedestrian fatality rate continues to significantly exceed the national average; and

WHEREAS, traffic crashes are preventable and the only acceptable number of traffic deaths for Watchung is zero; and

WHEREAS, Complete Streets that incorporate sustainable Green Streets design elements, such as green stormwater infrastructure,¹² traffic calming treatments, shade trees, and the use of recycled materials, protect and create a healthier natural and social environment, improve air and water quality, and reduce localized flooding; and

WHEREAS, Complete Streets implementation enhances access to local businesses, encourages reinvestment, increases property values and employment, and stimulates private investment, especially in retail districts, downtowns, and tourist areas; ¹³ and

WHEREAS, Complete Streets encourage an active lifestyle through increased physical activity, social connectivity,¹⁴ and sense of community belonging, thereby lowering risk of obesity, reducing chronic disease, improving mental health, and promoting wellness; and

WHEREAS, Complete Streets implementation provides the opportunity to enhance the historic character of our communities and our understanding of our shared history in a way that promotes the economic and social vitality of our communities and should be considered in the design of infrastructure improvements; and

WHEREAS, procedures should be implemented that ensure fair treatment, equitable funding and resource distribution,¹⁵ and meaningful involvement of all communities in all phases from selection, planning, and design to construction and long-term maintenance; and

**BOROUGH OF WATCHUNG
RESOLUTION: R1**

WHEREAS, a balanced and flexible transportation system where all people can easily and safely walk and bicycle to everyday destinations¹⁶ — such as schools, shops, restaurants, businesses, parks, transit, and jobs — enhances neighborhood economic vitality and livability; and

WHEREAS, low- and moderate-income areas, whether in rural, urban, or suburban communities, are typically the least safe for pedestrians and bicyclists,¹⁷ especially for children walking and biking to school, due to long-standing infrastructure disparities and higher concentration of streets with faster-moving and higher-volume traffic;¹⁸ and

WHEREAS, implementation of the Complete Streets policy should not negatively impact the affordability of the neighborhood for current residents;¹⁹ and

WHEREAS, the Complete Streets policy applies to new, reconstruction, retrofit, and resurfacing projects, including design, planning, construction, maintenance and operations, for the entire right-of-way;²⁰ and

WHEREAS requests for all exceptions must be submitted in writing, with supporting documentation, and made publicly available with a minimum of 30 days allowed for public input; and

WHEREAS, all initial planning, concept and design studies of infrastructure projects consider design elements that improve public health, environment, economy, equity, and safety.

NOW THEREFORE, BE IT RESOLVED, by the Governing Body of the Borough of Watchung, that the Borough adopts the Complete Streets Policy attached hereto, and made part of this Resolution.

BE IT FURTHER RESOLVED, that copies of this Resolution shall be forwarded to all Watchung departments within thirty (30) days of the adoption of this Resolution.

Curt S. Dahl, Council President

Ronald Jubin, Ph.D. Mayor

ADOPTED: FEBRUARY 2, 2026
INDEX: MISC
C: ENG, PD,

	DEPARTMENT OF TRANSPORTATION POLICY/PROCEDURE		Policy No. 703 Supersedes: 703 Dated: 12-03-2009
			Page 1 of 6
Complete Streets	Effective Date: 11/26/2024	Commissioner: <i>Frank K. O'Leary</i> Sponsor Approval: Assistant Commissioner Statewide Planning, Safety and Capital Investment <i>[Signature]</i> Contact Telephone #: (609) 963-2255	

I. PURPOSE AND SCOPE

This policy provides for the New Jersey Department of Transportation's ("NJDOT" or "the Department") integration of Complete Streets into the planning, design, construction, maintenance, and operation of all new, rehabilitated, and retrofitted transportation facilities, public highways, and public transportation projects funded or administered under the NJDOT Capital Program, to provide safe and equitable access for all users.

This policy and the associated Comprehensive Solutions Handbook and checklists are intended to apply only to NJDOT Capital Program projects. The policy is not applicable to Local System Support projects.

II. DEFINITIONS

Complete Streets – streets that are designed to be safe and feel safe for all roadway users, supported by policies and implementation strategies across all transportation projects and public agencies, to provide safe, connected, and equitable transportation networks.

Complete Streets Checklist – a document intended to guide the selection of Complete Streets solutions that adhere to the Department's project delivery process and is used by project managers to record existing roadway conditions, Complete Streets Policy considerations and exemptions, as applicable.

Complete Streets Comprehensive Solutions Approach – an approach that considers a wide range of Complete Streets solutions (Type A, Type B, Type C) for all user types and follows a standardized process that ensures thorough consideration of Complete Streets solutions at the earliest stages of the project delivery process.

Constraint – a limitation to implement a preferred "Type" of Complete Streets Comprehensive Solution that is based on the criteria listed within the Major Constraints and Moderate Constraints.

Constraint Criteria Determination – the use of criteria listed within the Major Constraints and Moderate Constraints to make a decision on the feasibility of including Complete Streets Comprehensive solutions of Type A, Type B, or Type C by the project manager or job manager.

Department Head – a director, manager, and/or equivalent title.

Exemption – project will not be implementing Complete Streets solutions.

Full Scope Project – an NJDOT project that aligns with Federal Highway Administration regulations and follows a standardized project delivery process that consists of the following five phases: Problem Screening, Concept Development, Preliminary Engineering, Final Design, and Construction. A Full Scope Project considers Complete Streets at the earliest stages of the

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Concept Development phase.

Limited Scope Project – an NJDOT project that is intended to extend the functional and structural life of the Department’s assets by addressing deficiencies and follows a standardized project delivery process that consists of the following four phases: Problem Screening, Concept Development, Final Design, and Construction. A Limited Scope Project considers Complete Streets at the earliest stages of the Concept Development phase.

Major Constraint – a limitation to implement a preferred “Type A” of Complete Streets Comprehensive Solution that is based on the criteria listed within the Major Constraints.

Moderate Constraint – a limitation to implement a preferred “Type B” of Complete Streets Comprehensive Solution that is based on the criteria listed within the Moderate Constraints.

Type A Complete Streets Comprehensive Solutions – high effort solutions that are typically suited for full scope projects and involve new construction or significant reconstruction which can include right-of-way acquisition, environmental permitting, and utility work. Type A solutions can be applicable to Limited Scope projects in cases where constraints are limited.

Examples include sidewalks, curb extensions, median refuge islands, protected bicycle lanes, multi-use paths and curb cuts.

Type B Complete Streets Comprehensive Solutions – medium effort solutions which are typically suited for limited scope projects but may also involve full scope projects and maintain the existing footprint and involve minor utility work and no right-of-way acquisition or accelerated right-of-way acquisition.

Examples include pedestrian-scale lighting, dedicated pedestrian signal phases, pedestrian detection, lead pedestrian intervals, bicycle lanes, and improved shoulders.

Type C Complete Streets Comprehensive Solutions – solutions that are suited for simple fix type projects, preventative maintenance projects, limited scope checklist-only projects, limited scope projects, and full scope projects; have minimal effect on project schedule or cost; and are primarily limited to striping, pavement markings and signage.

Examples include striped crosswalks, high visibility crosswalks, sharrows, pedestrian signage and wayfinding, and painted conflict areas.

III. RESPONSIBILITY

- The Bureau of Safety, Bicycle, and Pedestrian Programs (BSBPP) under the Director of Highway Safety and the Assistant Commissioner of Statewide Planning, Safety and Capital Investment is responsible for maintaining this policy.
- The project manager or job manager for the project is responsible for ensuring this policy is incorporated into the project development process, the selection of the “Type” of Complete Streets Comprehensive Solution, and for providing documentation including justification for all policy exemptions to respective Department heads for approval and subsequently to the Assistant Commissioner if an agreement cannot be reached.
- Department heads are responsible for policy compliance.
- The Assistant Commissioner responsible for the project is responsible for submitting a request, with supporting documentation, for exemption and constraint criteria determination to the Assistant Commissioner of Statewide Planning, Safety and Capital Investment when an

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agreement cannot be reached on a proposed exemption and constraint criteria determination.

- BSBPP is responsible for establishing Complete Streets performance measures and for tracking Complete Streets implementation progress with input from the project manager and other NJDOT units as needed.

IV. POLICY AND PROCEDURES

Policy

The Department will implement this updated Complete Streets Policy to all NJDOT projects funded or administered under the NJDOT Capital Program. All projects will account for the safety, mobility, and access of all roadway users, of all ages and abilities, including the most vulnerable and underserved. This vision will be realized by planning, designing, constructing, and operating a comprehensive, integrated, connected multi-modal transportation network, based on local context.

The Department continues to strongly encourage the adoption of similar Complete Streets policies by regional and local jurisdictions who apply for funding through NJDOT Local Aid programs.

The Department, when feasible, will implement a Complete Streets policy that will:

- Improve the safety of pedestrians, bicyclists, children, individuals with disabilities, older citizens, motorists, non-drivers, transit users, freight delivery personnel, and those who are mobility-challenged, as well as those that cannot afford a car or choose to live car-free.
- Provide safe access to all users, including bicyclists, pedestrians, transit riders, individuals with mobility impairments, and persons diagnosed with autism spectrum disorder and persons with intellectual and developmental disabilities.
- Consider and develop universal design elements and infrastructure improvement projects that promote the ability of persons diagnosed with autism spectrum disorder and persons with intellectual and developmental disabilities to travel independently.
- Create a safe, comprehensive, integrated, connected multi-modal network by providing accommodations for walking and bicycling to trip generators such as employment centers, educational facilities, residential neighborhoods, parks and recreational areas, retail centers, transit services and other public facilities. Emphasis should be placed on historically disadvantaged and underserved communities. Jurisdictional coordination between the Department, other roadway jurisdictions, and adjacent property owners must be considered.
- Promote health, physical activity, well-being and the connectivity of people and places.
- Create more livable, equitable, sustainable, and economically viable communities.
- Improve air quality and public health, and reduce reliance on carbon fuels, thereby reducing greenhouse gas emissions and enhancing community resiliency.
- Ensure that, as long-term investments, transportation facilities serve existing and future land use demand for safe and accessible biking, walking, transit, and freight facilities that comply with Title VI, The Americans with Disabilities Act (ADA), and Environmental Justice requirements and shall consider a community's Complete Streets Policy and Municipal Master Plan, as well as complement the context of the surrounding area.

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Procedure

The project manager, job manager or Designer for the project shall:

1. Complete checklists which comply with Complete Streets design measures including, but not limited to, accessible sidewalks (on bridge structures as well as roadways), ADA compliant curb ramps, crosswalks, pedestrian countdown signals, median refuges, pedestrian-scale lighting, bike lanes, and multi-use paths, as well as transit and freight amenities such as bus stops, bus turnouts, and mountable truck aprons. Accommodations shall be included in each project, unless supporting documentation for an exemption or constraint criteria determination is provided.
2. Address the need for bicyclists and pedestrians to cross corridors as well as travel along them. Even where bicyclists and pedestrians may not commonly travel along a travel corridor that is being improved or constructed, they will likely need to be able to cross that corridor safely and conveniently to achieve network connectivity. Therefore, intersections, interchanges, and bridges shall accommodate bicyclists and pedestrians in a manner that is safe, accessible, and convenient.
3. Make provisions for pedestrians and bicyclists when closing roads, bridges, or sidewalks for construction projects as outlined in NJDOT Policy #705 – Accommodating Pedestrians and Bicycle Traffic during Construction.
4. Ensure that Complete Streets facilities are designed using the most recent editions of available references including, but not limited to the New Jersey Roadway Design Manual, the American Association of State Highway and Transportation Officials’ (AASHTO) Guide for the Development of Bicycle Facilities, the AASHTO Guide for the Planning, Design and Operation of Pedestrian Facilities, the Manual on Uniform Traffic Control Devices (MUTCD), New Jersey Complete Streets Design Guide, NJDOT Complete Streets Implementation Guide - Comprehensive Solutions Handbook (CS Handbook), Federal Highway Administration (FHWA) Pedestrian Safety Guide and Countermeasure Selection System (PEDSAFE), and FHWA Bicycle Safety Guide and Countermeasure Selection System (BIKESAFE).
5. Incorporate design elements and universal design concepts in the planning, design, construction, maintenance and operations of all new and retrofitted transportation facilities to promote independent travel and advance the mobility options for individuals with mobility impairments.

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Exemption and Constraint Criteria

Complete Streets Comprehensive Solutions (“Solution(s)”) are categorized as Type A, Type B, or Type C solutions, and considered on projects accommodating all user types. The application of Complete Streets solutions, exemptions, and constraint criteria determinations must be evaluated during the project development process and documented in the selection of the project’s preliminary preferred alternative (PPA). For limited scope pavement preservation projects, Complete Streets considerations will be limited to Type C solutions.

Constraints are not exemptions from considering all “Types” of Complete Streets Comprehensive Solutions. A constraint in applying one “Type” of Complete Streets Comprehensive Solution leads to the consideration of other “Types” of Complete Streets Comprehensive Solutions available in the tiered Complete Streets Comprehensive Solutions approach.

Projects **may** be fully exempt from Complete Streets consideration **only** where non-motorized users are prohibited on the roadway, not including ramp connections with minor roadways where non-motorized users may be permitted.

Projects may be considered for exemption if the project addresses improvements beyond the roadway where the potential for pedestrian and bicycle travel does not exist and where future pedestrian or bicycle facilities will not be affected. Projects eligible for exemption include sign structure installation, concrete pavement repair, rockfall mitigation, culvert lining and outfalls, bridge substructures, scour mitigation, guiderail replacement, and horizontal curve signage.

Major Constraints:

A specific Type A Solution **may** be considered for omission if it is subject to any of the following major constraints:

- Scarcity of population, travel, and attractors, both existing and future, indicates an absence of need for such design measures and is supported by applicable data for applicable peak periods.
- Detrimental environmental, right of way, or socio-economic impacts outweigh the need for implementation of Complete Streets solutions.
- The safety of the public or the construction contract award date is determined to be significantly compromised by the inclusion of specific Complete Streets Comprehensive Solutions. An example would be a need for emergency repairs.

Moderate Constraints:

A Type B solution **may** be considered for omission if it is subject to any of the following moderate constraints:

- Detrimental environmental, utility impacts, right of way, or socio-economic impacts outweigh the need for implementation of Complete Streets solutions.
- The safety of the public or the construction contract award date is determined to be significantly compromised by the inclusion of Complete Streets solutions. An example would be the loss of the scheduled construction season for time-sensitive Limited Scope system preservation projects.

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V. AUTHORITY

N.J.S.A. 27:1B-21.39
N.J.S.A. 27:1A-5

VI. RELATED POLICIES

Policy #705 – Accommodating Pedestrians and Bicycle Traffic During Construction.

VII. ADDITIONAL RESOURCES

- New Jersey Roadway Design Manual
- American Association of State Highway and Transportation Officials' (AASHTO) Guide for the Development of Bicycle Facilities
- AASHTO Guide for the Planning, Design and Operation of Pedestrian Facilities
- Manual on Uniform Traffic Control Devices
- New Jersey Complete Streets Design Guide
- NJDOT Complete Streets Implementation Guide - Comprehensive Solutions Handbook (CS Handbook)
- Federal Highway Administration (FHWA) Pedestrian Safety Guide and Countermeasure Selection System (PEDSAFE)
- FHWA Bicycle Safety Guide and Countermeasure Selection System (BIKESAFE)

**BOROUGH OF WATCHUNG
RESOLUTION: R2**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #25-00031 held by Ram Tax Lien Fund II LP on Block 5702 Lot 5.01, 1559 Route 22, assessed in the name Extra Space Properties 101 LLC, and the Mayor and Council must approve the distribution of these funds.

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

Ram Tax Lien Fund II LP
4450 Cedarglen Ct
Moorpark, CA 93021-1054

Principal	\$1,271.08
Premium	\$1,500.00
Interest & Fees	\$ 92.81
Total:	\$2,863.89

Curt S. Dahl, Council President

Ronald Jubin, Ph.D. Mayor

ADOPTED: FEBRUARY 2, 2026
INDEX: FINANCE MISC.
C: BH, TAX CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R3**

WHEREAS, the Borough of Watchung awarded a contract to West End KB LLC, 14 Bridgewaters Drive, Oceanport, NJ 07757, on March 27, 2025, via resolution R9 for “Awarding Bid Contract to West End KB LLC on Proposed Additions to Library” in the amount of \$5,985,000; and

WHEREAS, the Borough previously authorized Change Order #1 increasing the original contract by \$9,545.00 to provide for a change in the sprinkler system from a wet sprinkler system to a dry sprinkler system and was authorized as R6 on December 18, 2025; and

WHEREAS, the Borough’s Administrator has recommended the approval of **Change Order #2**, increasing the contract by \$36,058.00 to provide for additional underpinning for back wall including materials and labor; and

WHEREAS, the Chief Financial Officer of the Borough of Watchung has certified that funds are available in the following accounts: C-02-914-Z11 & 6-01-610-202.

William J. Hance, CFO

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that **Change Order #2** to the contract of **West End KB LLC** for a net increase of \$36,058.00 is hereby approved and the contract sum, including this Change Order, is \$6,030,603.00

BE IT FURTHER RESOLVED, that the Mayor and Borough Officials are hereby authorized to sign the Change Order form.

BE IT FURTHER RESOLVED, that a true copy of this Resolution be forwarded to: West End KB LLC., the Borough Engineer and the Borough Chief Financial Officer.

Christine Ead, Council Member

Ronald Jubin, Ph.D., Mayor

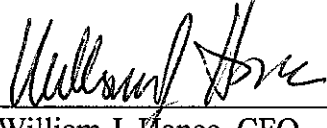
ADOPTED: FEBRUARY 2, 2026
INDEX: AWARDS, ROADS, FINANC-MISC
C: B. HANCE, ENG.

**BOROUGH OF WATCHUNG
RESOLUTION: R6**

WHEREAS, the Borough of Watchung awarded a contract to West End KB LLC, 14 Bridgewaters Drive, Oceanport, NJ 07757, on March 27, 2025, via resolution R9 for "Awarding Bid Contract to West End KB LLC on Proposed Additions to Library" in the amount of \$5,985,000; and

WHEREAS, the Borough's Administrator James Damato, has recommended the approval of **Change Order #1**, increasing the original contract by \$9,545.00 to provide for a change in the sprinkler system from a wet sprinkler system to a dry sprinkler system; and

WHEREAS, the Chief Financial Officer of the Borough of Watchung has certified that funds are available in the following account: C-02-914-Z11



William J. Hance, CFO

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that **Change Order #1** to the contract of **West End KB LLC** for a net increase of \$9,545.00 is hereby approved and the contract sum, including this Change Order, is \$5,994,545.

BE IT FURTHER RESOLVED, that the Mayor and Borough Officials are hereby authorized to sign the Change Order form.

BE IT FURTHER RESOLVED, that a true copy of this Resolution be forwarded to: West End KB LLC., the Borough Engineer and the Borough Chief Financial Officer.



Christine Ead, Council President



Ronald Jubin, Ph.D., Mayor

ADOPTED: DECEMBER 18, 2025
INDEX: AWARDS, ROADS, FINANC-MISC
C: B. HANCE, ENG.

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

***A RESOLUTION AUTHORIZING THE EXECUTION OF A HOLDOVER AGREEMENT
BETWEEN THE BOROUGH OF WATCHUNG AND CROWN ATLANTIC COMPANY, LLC.***

WHEREAS, the Borough of Watchung (“Borough”) and Crown Castle Atlantic Company, LLC (“Crown Castle”) are parties to that certain Communications Site Lease Agreement and Memorandum of Lease Agreement (“Lease”) dated May 8, 2000, as further amended on May 3, 2001; and

WHEREAS, the Lease is currently set to expire on February 7, 2026; and

WHEREAS, the Borough and Crown Castle desire to extend the agreement for a lease of space as currently in place for a period of ninety (90) days until May 8, 2026; and

WHEREAS, following the expiration of the Holdover Agreement, the Borough will proceed with a bid process for this site, in full compliance with the Local Lands and Buildings Law, N.J.S.A. 40A:12-14. ; and

WHEREAS, the Parties have mutually expressed their intent to preserve and uphold the existing terms and conditions of the Lease, as executed and amended, and wish to continue operating under those terms for the duration of the Holdover Agreement; and

WHEREAS, the governing body of the Borough has determined that it would be in the best interests of the Borough to authorize the Borough to execute a holdover agreement extending that lease for a period of ninety (90) days until May 8, 2026; and

NOW THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Watchung hereby authorizes and the Borough to enter into and execute a holdover agreement with Crown Castle to extend the current lease agreement with Crown-Castle for a term of ninety (90) days, subject to the same terms and conditions therein.

BE IT FURTHER RESOLVED that the Mayor, Borough Clerk, and/or Borough Administrator are hereby authorized and directed to sign any required documentation to execute the Holdover Agreement on behalf of the Borough as authorized herein.

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

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

Paul Fischer, Council Member

Ronald Jubin, Mayor

ADOPTED: FEBRUARY 2, 2026
INDEX: BOROUGH PROPERTIES,
C: CFO, DPW,

TEMPORARY HOLDOVER OF THE COMMUNICATIONS SITE LEASE AGREEMENT

This **TEMPORARY HOLDOVER OF THE COMMUNICATIONS SITE LEASE AGREEMENT** (the “**Holdover Agreement**”) is entered into on the date of full execution hereof by and between the **BOROUGH OF WATCHUNG** (“Borough” or “Lessor”) and **CROWN ATLANTIC COMPANY, LLC**. (“Crown Castle” or “Lessee”) (collectively the Lessor and Lessee are at times collectively referred to as the “Parties” or individually as the “Party”).

STATEMENT OF PURPOSE

- A. On May 8, 2000, the Parties entered into an Agreement (“Lease Agreement”) for the lease of Borough owned property known and designated on tax maps of the Borough as Block 1604, Lot 15.01, for the construction and installation of a communications tower and related appurtenances.
- B. On May 8, 2000, the Parties entered into a Memorandum of the Lease Agreement memorializing the same.
- C. On May 3, 2001, the Parties further amended the Lease Agreement to allow for the height of the aforementioned tower to exceed the amount originally provided for.
- D. On July 18, 2019, the Borough by Resolution consented to Lessee subleasing a portion of the communications tower subject to the Lease Agreement to DISH Network pursuant to section 14.3 of the Lease Agreement.
- E. The Lease Agreement, as amended, between the Parties is set to expire on February 7, 2026.

The Borough and Lessee mutually agree to extend the lease for a period of ninety (90) days, under the same terms and conditions as the original lease, as executed and amended, through the execution of this Holdover Agreement.

NOW THEREFORE, in consideration of the foregoing, and the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and detailed herein, the Parties agree as follows:

1. Holdover Agreement. The Lease Agreement, as currently executed and amended, is extended by this Holdover Agreement for an additional ninety (90) days, concluding on May 8, 2026, with all original terms and conditions remaining in full effect.

2. Lessee’s Responsibilities. Lessee shall continue to pay rent at the current rate and in accordance with the same terms set forth in the Lease Agreement until the expiration of this Holdover Agreement on May 8, 2026. Lessee shall remain responsible for the payment of rent at the prescribed monthly rate until the communications equipment is removed from the Property, as required under the Lease Agreement.

3. **Counterparts and Facsimile Signatures.** This Amendment may be executed in several counterparts, each of which shall be deemed original, but such counterparts shall together constitute but one and the same Holdover Agreement. The execution of this Holdover Agreement by any of the Parties may be evidenced by way of a scanned, electronic transmission of such Party's signature, or a photocopy of such transmission, and such signature shall be deemed to constitute the original signature of such Party hereto.

4. **Full Force and Effect.** Except as amended hereby, the Lease Agreement shall remain in full force and effect according to its terms and shall be read and construed as if the terms of this Holdover Agreement were included therein. In the event a conflict exists between the terms of this Holdover Agreement and any term in the Lease, the terms of this Holdover Agreement will control.

In consideration of the foregoing, the Parties have executed this Holdover agreement as of the day and year last written below.

BOROUGH OF WATCHUNG
(Lessor)

CROWN ATLANTIC COMPANY, LLC.
(Lessee)

By:

By:

Dated: _____, 2026

Dated: _____, 2026