

**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 19, 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**

**PUBLIC PORTION / AGENDA ITEMS ONLY**

Each speaker is limited to one 5-minute comment.

**DISCUSSION**

Watershed Inventory Report Phase I - Public Hearing

**REPORTS & CORRESPONDENCE**

Acknowledging Receipt of the Following Reports:

Animal Control Solutions	January 2026
Board of Adjustment Minutes	January 8, 2026
Board of Adjustment ES Minutes	January 8, 2026
Construction Department Monthly Report	January 2026
Environmental Commission Minutes	November 17, 2025
Library Advisory Committee Minutes	January 14, 2026
Municipal Council Executive Session Minutes	February 2, 2026
PARSA Minutes	January 8, 2026

Correspondence #3: Berekely Heights Notice of Introduction of Ordinance 2026-01

**CONSENT**

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

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

**February 19, 2026 - 7:30 PM**

R1: Authorizing the Appointment of Deputy OEM Coordinators

R2: Authorizing a Field and Facility Permit to Watchung Hills Baseball Softball

R3: Authorizing the Submission of a Grant Application to the New Jersey Department of Community Affairs' FY26 Local Recreation Improvement Grant Program

R4: Awarding Contract for 2026 to 2028 Payroll Services - Action Data Services

R5: Authorizing Submission of a Strategic Plan for the Watchung Hills Regional Municipal Allilance Grant for FY 2027

R6: Resolution of Support Authorizing the Sustainable Jersey Grant Application

R7: Authorizing a Temporary Exception to § 16-1.15 of the Borough Code to Permit Catch-And-Keep Fishing at Best Lake in Connection with the New Jersey Division of Fish and Wildlife Trout Stocking Program

**NON-CONSENT**

R8: Authorizing Accumulated Benefits Payout for Christopher Monroy

R9: Authorizing the Re-Appointment of Scott Anderle as Chief of Police Department

R10: Resolution Amending R5 (2025) and Authorizing the Borough Tax Appeal Attorney To Enter Into A Stipulation of Settlement Relative to the Tax Appeal Captioned Lunar, Eduardo & Renata, N Reis VS. Watchung Borough, Tax Court of New Jersey, Docket Nos. 001794-2024 & 005095-2025

R11: Authorizing Payment of the Fire Department Stipends for 2025

R12: Amending Prior Resolution Authorizing a Professional Services Contract for Special Litigation Counsel to Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fischer, P.A.

R13: Authorizing a Bill List

**ORDINANCES ON FIRST READING**

**ORD 26/02:** AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, TO REVISE THE ROUTE 22 AFFORDABLE HOUSING OVERLAY ZONE DISTRICT IN COMPLIANCE WITH THE BOROUGH'S AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4<sup>TH</sup> ROUND AFFORDABLE HOUSING OBLIGATIONS

**ORD 26/03:** AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, TO REVISE THE S-W SOMERSET STREET / WATCHUNG AVENUE AFFORDABLE HOUSING OVERLAY ZONE DISTRICT IN COMPLIANCE WITH THE BOROUGH'S AMENDED

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

**February 19, 2026 - 7:30 PM**

HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4<sup>TH</sup> ROUND AFFORDABLE HOUSING OBLIGATIONS

**ORD 26/04:** AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, ESTABLISHING A NEW ROUTE 22 AFFORDABLE HOUSING OVERLAY ZONE DISTRICT – 2 IN COMPLIANCE WITH THE BOROUGH’S AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4<sup>TH</sup> ROUND AFFORDABLE HOUSING OBLIGATIONS

**PUBLIC PORTION - GENERAL DISCUSSION**

Each speaker is limited to one 5-minute comment.

**EXECUTIVE SESSION**

R14: Authorizing Executive Session to Discuss Contract Negotiations & Attorney-Client Privilege/Anticipated Litigation Matters

**ADJOURNMENT**

The next meeting of the Mayor and Council is March 5, 2026

**Watchung Borough**  
**NJDEP MS4 ([Watershed Inventory Report](#))**  
**Fact Sheet**  
**February 2026**

Watchung Borough (and all NJ municipalities) are permitted to manage and treat municipal stormwater under **NJMS4 (Municipal Separate Storm Sewer System (MS4))** municipal permits, including but not limited to stormwater design, collection, treatment, infrastructure and maintenance activities required per its permit.

To meet its permit obligations, Watchung (and all municipalities) were required to prepare and file an **MS4 ([Watershed Inventory Report](#))** with the NJDEP. An interim draft of this WIP Phase 1 assessment report was completed for Watchung Borough and filed prior to the January 1, 2026 regulatory deadline.

**A copy of the Phase 1 assessment report is available for public review on Watchung Borough's stormwater webpage ([hyperlink above](#)):**

<https://watchungnj.gov/stormwater>

This current (draft) report will be modified to include additional storm water infrastructure data (also completed for Watchung Borough) and review comments and input from the NJDEP, Watchung Borough staff and the public.

**As part of the permit process, two (2) semi-annual public meetings are required to make the public aware, and to solicit questions or comments regarding the WIP plan.**

Questions or comments regarding the WIP report may be directed to Watchung's Stormwater Consultant (contact information below):

Terence Vogt, PE, CME  
Terry.Vogt@rve.com

**Two future additional phases of the WIP reporting will be necessary – the Phase 2 Watershed Assessment Report (due January 1, 2027) and the Phase 3 Watershed Improvement Plan Report (due December 31, 2027).** Additional information on both of these (future) plans will be provided by NJDEP.

# Watershed Inventory Report

*Phase 1 of the Watershed Improvement Plan –  
INITIAL DRAFT= Pre January 1, 2026 filing  
deadline*

## WATCHUNG BOROUGH SOMERSET COUNTY

Date Approved: *Pending (Dec 2025)*

Permit Number: NJG0149993

Stormwater Program Coordinator: Terence Vogt, PE

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**DISCLAIMER - STORMWATER MAPPING IS BEING COMPLETED FOR WATCHUNG BOROUGH PRIOR TO THE JANUARY 1 2026 FILING DEADLINE. MAPPING WILL BE FILED WITH NJDEP AND MADE AVAILABLE THROUGH WATCHUNG BOROUGHS STORMWATER WEBLINK (BELOW).**

[HTTPS://WATCHUNGNJ.GOV/STORMWATER](https://watchungnj.gov/stormwater)

**THE FINAL PHASE 1 WIP REPORT WILL BE REVISED TO INCLUDE DATA FROM THIS MAPPING WORK AFTER IT IS COMPLETED (BY OR BEFORE SPRING, 2026)**

## Acronyms & Definitions

### 1. Acronyms

- i. “BMP” – Best Management Practice
- ii. “DO” – Dissolved Oxygen
- iii. “EPA” – U.S. Environmental Protection Agency
- iv. “GIS” – Geographic Information System
- v. “HUC 14” – Hydrologic Unit Code 14
- vi. “MS4” – Municipal Separate Storm Sewer System
- vii. “MTD” – Manufactured Treatment Device
- viii. “NJPDES” – New Jersey Pollutant Discharge Elimination System
- ix. “NJ-WET” – New Jersey Watershed Evaluation Tool
- x. “TDS” – Total Dissolved Solids
- xi. “TMDL” – Total Maximum Daily Load
- xii. “TSS” – Total Suspended Solids
- xiii. “WIP” – Watershed Improvement Plan

### 2. Definitions

- i. “HUC 14” or “hydrologic unit code 14” means an area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a 14-digit hydrologic unit boundary designation, delineated within New Jersey by the United States Geological Survey. (N.J.A.C. 7:9B)
- ii. “Municipal separate storm sewer” (or MS4 conveyance) means a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains) as defined in more detail at N.J.A.C. 7:14A-1.2.
- iii. “Outfall” means any point source which discharges directly to waters of the United States and does not include open conveyances connecting two municipal separate storm sewers, or pipes, tunnels or other conveyances which connect segments of the same stream or other waters of the United States and are used to convey waters of the United States.
- iv. "Storm drain inlet" means the point of entry into the storm sewer system.
- v. "Stormwater" means water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, is captured by separate storm sewers or other sewerage or drainage facilities or is conveyed by snow removal equipment.
- vi. "Stormwater facility" means stormwater infrastructure including, but not limited to, catch basins, infiltration basins, detention basins, green infrastructure (GI), filter strips, riparian buffers, infiltration trenches, sand filters, constructed wetlands, wet basins, bioretention systems, low flow bypasses, Manufactured Treatment Devices (MTDs), and stormwater conveyances.
- vii. "Stormwater management basin" means a stormwater management basin as defined in N.J.A.C. 7:8.
- viii. "Stormwater management measure" means a stormwater management measure as defined in N.J.A.C. 7:8.
- ix. “Stormwater runoff” means water flow on the surface of the ground or in storm sewers,

resulting from precipitation.

- x. “Total maximum daily load” or “TMDL” means a total maximum daily load formally established pursuant to Section 7 of the Water Quality Planning Act (N.J.S.A. 58:11A-7) and Section 303(d) of the Clean Water Act, 33 U.S.C. §§12512 et seq. A TMDL is the sum of individual wasteload allocations for point sources, load allocations for nonpoint sources of pollution, other sources such as tributaries or adjacent segments, and allocations to a reserve or margin of safety for an individual pollutant.
- xi. “Waters of the State” means the Somerset and its estuaries, all springs, streams and bodies of surface or ground water, whether natural or artificial, within the boundaries of the State of New Jersey or subject to its jurisdiction” (see N.J.A.C. 7:9B-1.4)

## Acknowledgements

Watchung Borough's Phase 1 Watershed Inventory Plan (WIP) report was prepared by Remington & Vernick, Engineers. Funding for preparation of the plan was provided by Watchung Borough.

This WIP Inventory Report was prepared using NJDEP-GIS stormwater infrastructure mapping data obtained by RVE; which was funded in-part by a \$25,000 NJDEP stormwater mapping grant provided to Watchung Borough.

## Regional Collaboration

Watchung Borough has not collaborated regionally in the preparation of this Phase 1 Inventory Report. At Watchung's discretion it may choose to collaborate for preparation of Phase 2 and Phase 3 reports due January 1, 2027 and December 31, 2027, respectively.

## Introduction

The purpose of this watershed inventory report is to provide a comprehensive understanding of key, defining features within the watersheds throughout Watchung Borough. This involves gathering, organizing, and presenting information about existing conditions and infrastructure within each watershed. It aims to serve as a tool for informed decision-making, planning, and implementation of sustainable watershed management strategies aimed to protect and enhance the health of the watershed, its associated ecosystems, and the surrounding communities.

In the 2020 census, Watchung borough had a population of 6,449, a 11.2% increase from 2010. The median age was 45.5 years, with 2,218 households and an average of 2.8 people per household. The racial makeup was 74% White, 14% Asian, and 4% other, with a per capita income of \$73,470.

- **Population:** 6,449
- **Population Change:** +11.2% from the 2010 census
- **Median Age:** 45.5 years
- **Number of Households:** 2,218
- **Average Household Size:** 2.8 people
- **Race and Ethnicity:** 74% White, 14% Asian, 4% Other
- **Per Capita Income:** \$73,470
- **Poverty Rate:** 1.8%

Watchung Borough is a developed suburban municipality with little vacant land remaining. The majority of its land is dedicated to single-family dwellings, with a smaller percentage allocated to multi-family dwellings and utility structures. The borough's land use is governed by its zoning districts, which include Rural Single-Family Residential (R-R) and specific overlays for highway development, quarries, and cemeteries.

**Overall land use:** Watchung is a developed suburban area with 85.68% of its land allocated to single-family dwellings and 2.36% to multi-family dwellings.

- **Zoning:** The primary zoning category is R-R (Rural Single-Family Residential), with various districts and overlays including Highway Development (H-D), Quarry District (QU), Cemetery (CE), and an Affordable Housing Overlay District (S-W).

- **Vacant land:** There is little vacant land remaining for new development, as the entire borough is designated as a PA2 Suburban Planning Area by the State Development and Redevelopment Plan.
- **Recreation and conservation:** The borough owns 9 properties for active municipal recreation use, totaling 24.88 acres, and has 31.56 acres of undeveloped land held for conservation purposes.
- **Slope regulations:** Land use regulations are impacted by slope, with permitted lot coverage decreasing as the slope percentage increases. For example, slopes over 20% and up to 30% allow only 63% of the lot coverage permitted in the zone.

## Public Participation (Watchung Borough Phase 1 WIP Inventory Report)

- **List of stakeholders**

The Phase 1 Watershed Inventory Report (WIP) was prepared for Watchung Borough by Remington & Vernick, Engineers (RVE).

Stakeholders for this plan include Watchung Borough, Watchung Borough Committee, Watchung Borough Planning Board, Watchung Borough Zoning Board and the Watchung Borough Department of Public Works (DPW).

- **List of Previously Held Meetings (Watchung January 2026 Committee meeting)**

Watchung Borough shall solicit input from stakeholders, including residents, business owners, owners of private stormwater facilities (as per b.xiii below), and other municipalities and/or dischargers to the subwatershed(s) to be involved in the Plan development process

Watchung Borough shall conduct semi-annual public information sessions (in-person or virtual) beginning on or before January 1 2026, throughout the development of the Plan. These sessions could be included on the agenda for Borough Committee (or equivalent) meetings.

- **Summary of Feedback**

- *Summarize any feedback received from informational or stakeholder sessions. Include notes and meeting minutes from any public meetings for the WIP*

- **Future Scheduled Meetings**

A second (and final) semi-annual public information session shall be held by or before June, 2026. The final draft of the Phase 1 Watershed Inventory Report will be available on Watchung Borough's Stormwater Webpage at the link below:

<https://watchungnj.gov/stormwater>

The second meeting date and time will be advertised on Watchung's municipal website:

<https://www.Watchungnj.gov/>

## Stormwater Outfall(s)

**STORMWATER MAPPING IS BEING COMPLETED FOR WATCHUNG BOROUGH PRIOR TO THE JANUARY 1 2026 FILING DEADLINE. MAPPING WILL BE FILED WITH NJDEP AND MADE AVAILABLE THROUGH WATCHUNG BOROUGH'S STORMWATER WEBLINK (BELOW).**

**[HTTPS://WATCHUNGNJ.GOV/STORMWATER](https://watchungnj.gov/stormwater)**

**THE FINAL PHASE 1 WIP REPORT WILL BE REVISED TO INCLUDE DATA FROM THIS WORK ONCE IT IS COMPLETED**

## Receiving Surface Water Bodies & Water Quality Classifications

Watchung Borough is situated within NJ Watershed Management Area 9 (Lower Raritan, South River, and Lawrence).

The main water bodies in Watchung are Watchung Lake and Best Lake, both of which are part of the Watchung Lake Park area. There is also the Stony Brook, which has monitoring locations in the area and connects to Best Lake.

### Major water bodies

- Watchung Lake: A central body of water in Watchung, located within Watchung Lake Park. It is a reservoir and has specific regulations regarding activities like swimming, boating, and fishing.
- Best Lake: Another lake in Watchung, surrounded by greenery and trails. Like Watchung Lake, it has restrictions on swimming and wading.
- Stony Brook: A waterway that is monitored in the Watchung area and is connected to Best Lake.

As illustrated on the enclosed “*Surface Water Quality Classification*” Map, classifications of Borough Waters are as follows:

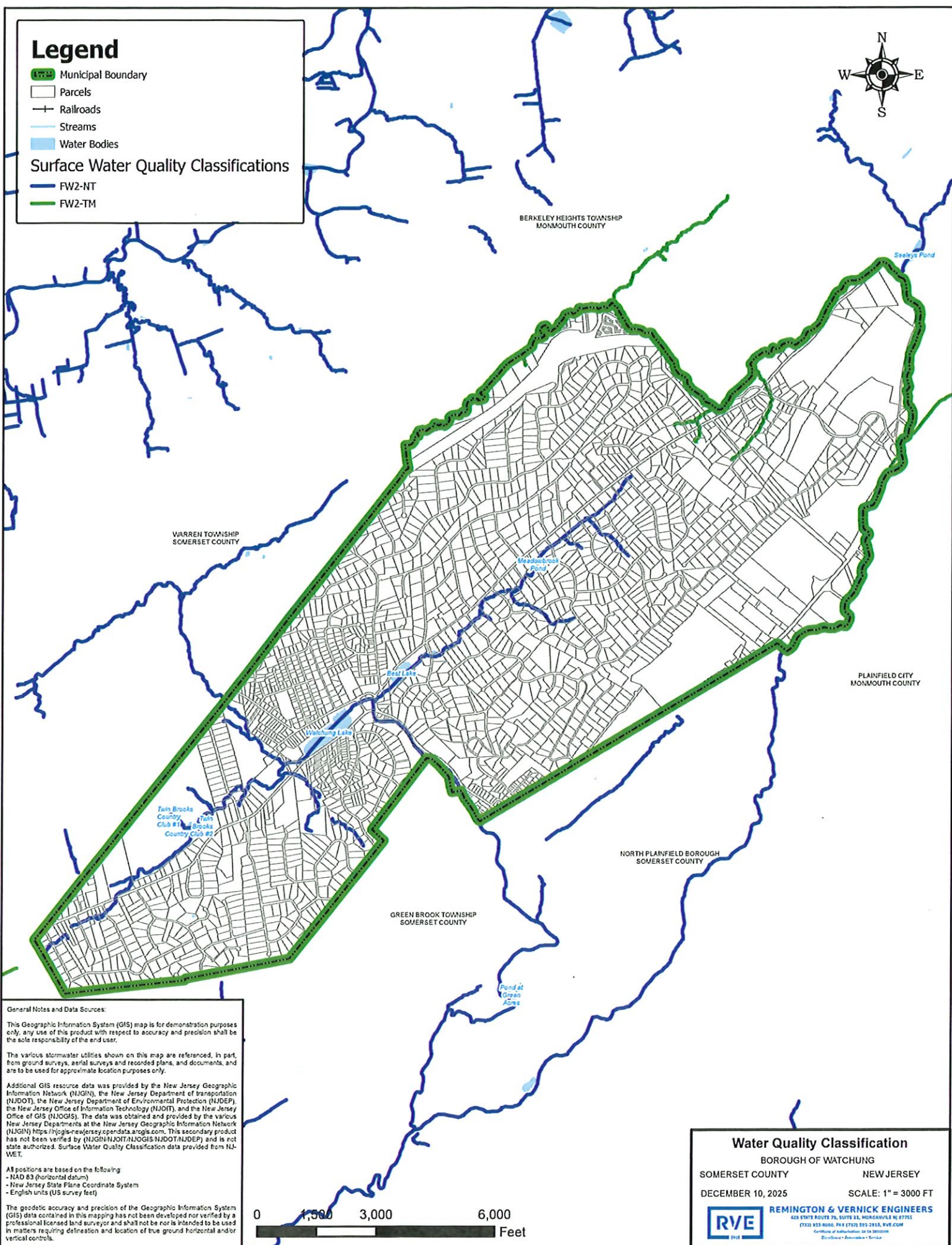
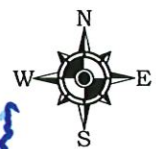
- **FW2-NT (Freshwater 2, Non-Trout)** – most of the Borough’s waters are classified as such. The "FW2" stands for the general classification for most freshwaters, while the "-NT" specifies it is a non-trout water. These waters are still designated for uses like supporting aquatic life and recreation.

# Legend

-  Municipal Boundary
-  Parcels
-  Railroads
-  Streams
-  Water Bodies

## Surface Water Quality Classifications

-  FW2-NT
-  FW2-TM



**General Notes and Data Sources:**

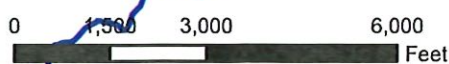
This Geographic Information System (GIS) map is for demonstration purposes only, any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The various stormwater utilities shown on this map are referenced, in part, from ground surveys, aerial surveys and recorded plans, and documents, and are to be used for approximate location purposes only.

Additional GIS resource data was provided by the New Jersey Geographic Information Network (NJGIN), the New Jersey Department of Transportation (NJDOT), the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Office of Information Technology (NJGIT), and the New Jersey Office of GIS (NJOGIS). The data was obtained and provided by the various New Jersey Departments at the New Jersey Geographic Information Network (NJGIN) <https://njgis-newjersey.opendata.arcgis.com>. This secondary product has not been verified by (NJGIN/NJGIT/NJOGIS/NJDOT/NJDEP) and is not state authorized. Surface Water Quality Classification data provided from NJDEP.

All positions are based on the following:  
 - NAD 83 (horizontal datum)  
 - New Jersey State Plane Coordinate System  
 - English units (US survey feet)

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.



**Water Quality Classification**

BOROUGH OF WATCHUNG  
SOMERSET COUNTY NEW JERSEY

DECEMBER 10, 2025 SCALE: 1" = 3000 FT



**REMINGTON & VERNICK ENGINEERS**  
425 STATE ROUTE 76, SUITE 33, MORRISTOWN, NJ 07951  
 (973) 953-8000, FAX (973) 953-2816, WWW.RVE.COM  
 Equal Opportunity Employer

- **FW2-TM (Freshwater 2, Trout Maintenance Waters) -FW2-TM** – several streams in the northern portion of the Borough are assigned as FW2-TM. Which is a classification for surface waters that are designated as Trout Maintenance waters. This classification means the water is suitable for supporting trout populations throughout the entire year and is a sub-classification of the general FW2 designation, which applies to most non-estuarine freshwater in the state.
  - **FW2:** The general classification for all non-tidal freshwater in New Jersey, excluding certain special-purpose waters.
  - **TM:** Specifically indicates that the water's quality is sufficient to support trout throughout the year, making it a designated trout maintenance water.

Specific water quality issues in Watchung include the following:

- **Fecal contamination:** Well water testing from June 2024 found that over 10% of tested wells showed fecal coliform bacteria, which can indicate contamination from human or animal waste.
- **Nonpoint source pollution:** This includes pollution from diffuse sources like runoff, such as trash that degrades habitats and chemicals from road salt that can wash into waterways, especially during drought conditions.
- **Trash and debris:** Improper disposal of trash contaminates waterways and harms habitats.
- **Potential for other pollutants:** While not confirmed as a widespread problem for surface water, a 2024 well water study in Watchung did show concerning results for certain chemicals, including PFOA and PFOS, which are types of PFAS chemicals.

## Stormwater Interconnection(s)

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[HTTPS://WATCHUNGNJ.GOV/STORMWATER](https://watchungnj.gov/stormwater)

**THE FINAL PHASE 1 WIP REPORT WILL BE REVISED TO INCLUDE DATA FROM THIS WORK ONCE IT IS COMPLETED**

## Drainage Area(s) for Stormwater Outfalls and Stormwater Interconnections

*This section should detail the following information for outfalls owned/operated by the permittee and interconnection(s) from the permittee's MS4 into another entity's system:*

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## Storm Drain Inlets

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[HTTPS://WATCHUNGNJ.GOV/STORMWATER](https://watchungnj.gov/stormwater)

**THE FINAL PHASE 1 WIP REPORT WILL BE REVISED TO INCLUDE DATA FROM THIS WORK ONCE IT IS COMPLETED**

## TMDLs and Water Quality Impairments






In accordance with Section 305(b) and 303(d) of the Federal Clean Water Act, New Jersey is required to assess the overall water quality of the state's waters and identify those waterbodies with a water quality impairment for which total maximum daily loads (TMDLs) may be necessary. NJDEP fulfills its assessment obligation under the Clean Water Act through the Integrated Water Quality Monitoring and Assessment Report (i.e., Integrated Report), which includes the Integrated List of Waterbodies, issued biennially. A TMDL represents the assimilative or carrying capacity of a waterbody, taking into consideration point and nonpoint sources of pollutants of concern, the natural background, and surface water withdrawals. A TMDL can be thought of as a "budget" for the total amount of a pollutant that can enter a waterbody while still maintaining surface water quality standards. TMDLs have been developed for various pollutants in various waterbodies throughout the state. Tier A MS4 discharges are considered point sources under the Clean Water Act;

Watchung Borough contains portions of three (3) HUC-14 watersheds, summarized below and illustrated on the enclosed HUC-14 Watershed Map:





- **Stony Brook (North Plainfield)** – HUC-14 02030105120030.
- **Green Bk (Bound Bk to N Plainfield gage)**– HUC-14 02030105120020.
- **Green Bk (above/including Blue Brook)** – HUC-14 02030105120010.

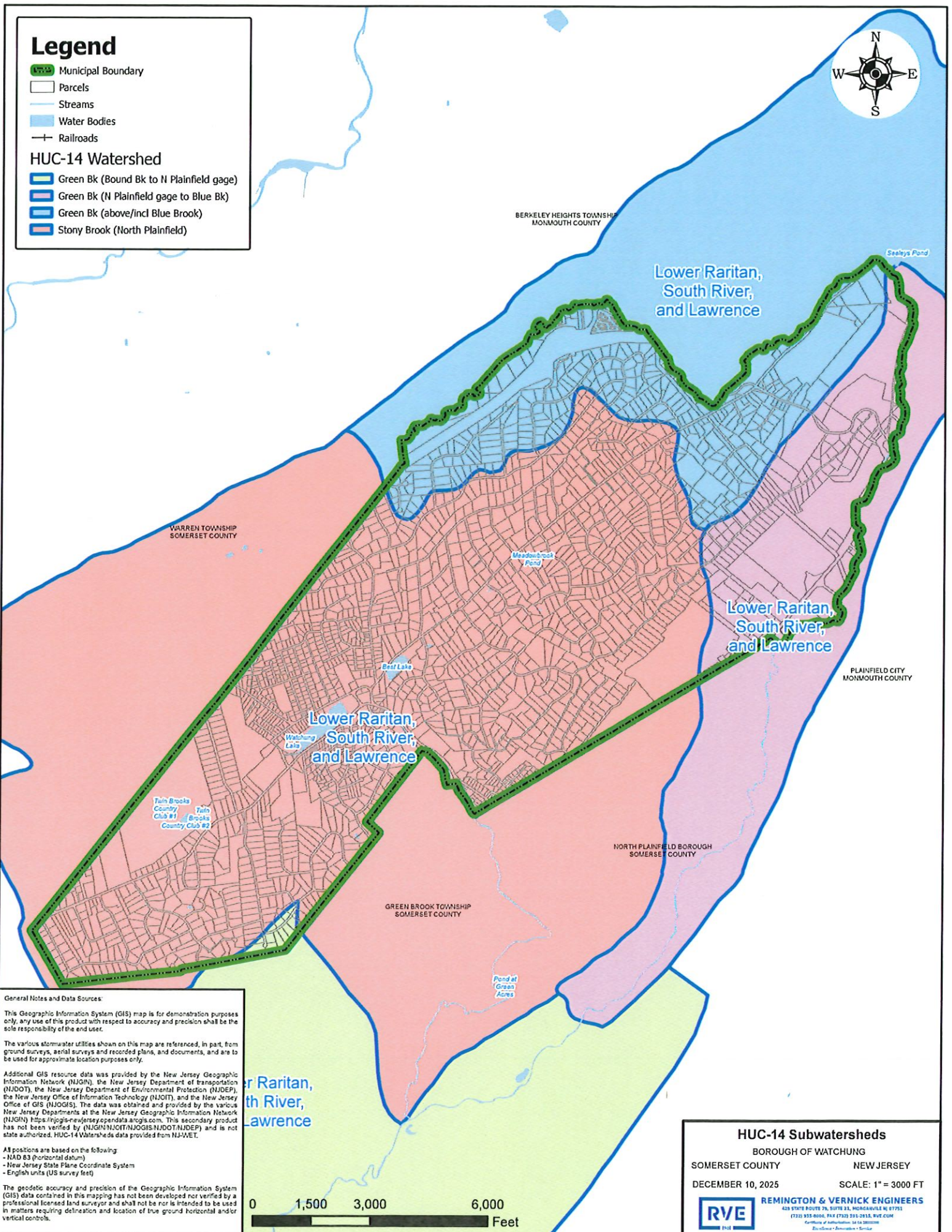
**TMDL's and impairments for the respective subwatersheds are summarized in the Table (below):**

# Legend

-  Municipal Boundary
-  Parcels
-  Streams
-  Water Bodies
-  Railroads

## HUC-14 Watershed

-  Green Bk (Bound Bk to N Plainfield gage)
-  Green Bk (N Plainfield gage to Blue Bk)
-  Green Bk (above/incl Blue Brook)
-  Stony Brook (North Plainfield)



**General Notes and Data Sources:**

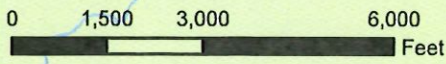
This Geographic Information System (GIS) map is for demonstration purposes only; any use of this product with respect to accuracy and precision shall be the sole responsibility of the end user.

The various stormwater utilities shown on this map are referenced, in part, from ground surveys, aerial surveys and recorded plans, and documents, and are to be used for approximate location purposes only.

Additional GIS resource data was provided by the New Jersey Geographic Information Network (NJGIN), the New Jersey Department of Transportation (NJDOT), the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Office of Information Technology (NJGIT), and the New Jersey Office of GIS (NJOGIS). The data was obtained and provided by the various New Jersey Departments at the New Jersey Geographic Information Network (NJGIN) <https://njgis-newjersey.opendata.arcgis.com>. This secondary product has not been verified by (NJGIN/NJGIT/NJOGIS/NJDOT/NJDEP) and is not state authorized. HUC-14 Watersheds data provided from NJWET.

All positions are based on the following:  
 - NAD 83 (horizontal datum)  
 - New Jersey State Plane Coordinate System  
 - English units (US survey feet)

The geodetic accuracy and precision of the Geographic Information System (GIS) data contained in this mapping has not been developed nor verified by a professional licensed land surveyor and shall not be nor is intended to be used in matters requiring delineation and location of true ground horizontal and/or vertical controls.



**HUC-14 Subwatersheds**  
 BOROUGH OF WATCHUNG  
 SOMERSET COUNTY NEW JERSEY  
 DECEMBER 10, 2025 SCALE: 1" = 3000 FT



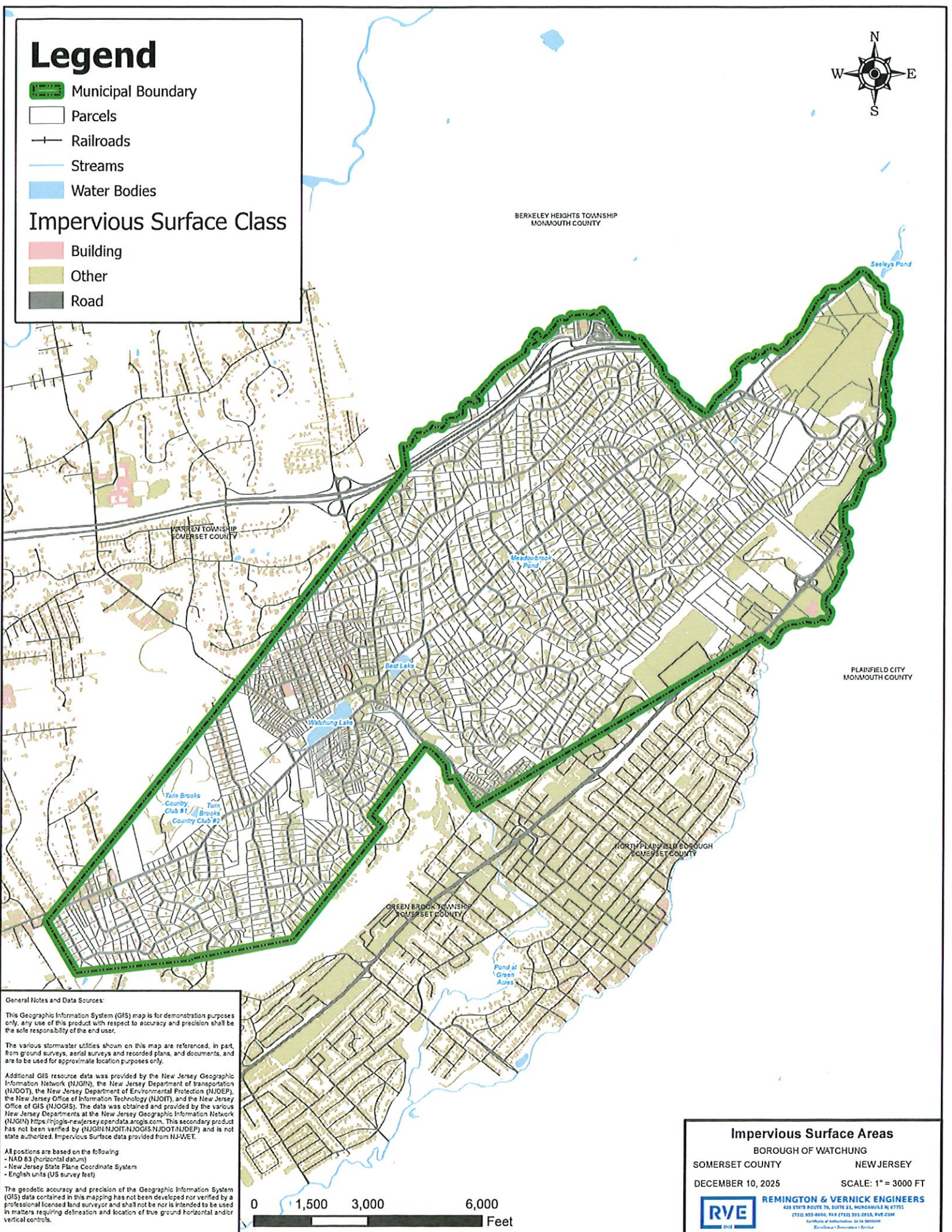
**REMINGTON & VERNICK ENGINEERS**  
 425 STATE ROUTE 79, SUITE 21, MORGANVILLE NJ 07751  
 (732) 953-8000 FAX (732) 591-2415, RVE.COM  
Partners of Architecture • 3414 • Structure

# Legend

-  Municipal Boundary
-  Parcels
-  Railroads
-  Streams
-  Water Bodies

## Impervious Surface Class

-  Building
-  Other
-  Road



**General Notes and Data Sources:**

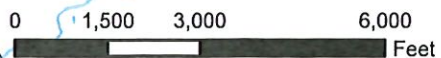
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**Impervious Surface Areas**  
 BOROUGH OF WATCHUNG  
 SOMERSET COUNTY NEW JERSEY

DECEMBER 10, 2025 SCALE: 1" = 3000 FT



**REMINGTON & VERNICK ENGINEERS**  
425 STATE ROUTE 76, SUITE 21, MORGANVILLE NJ 07751  
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## TMDLs and Impairments for Subwatersheds within or bordering Watchung Borough

HUC 14	Subwatershed Name	TMDL(s)	Impairment(s)
02030105120030	Stony Brook (North Plainfield)	<u>Stream sheds</u> Total Suspended Solids (2013)	None
02030105120010	Green Bk (Bound Bk to N Plainfield gage)	<u>Stream sheds</u> Suspended Solids (2016)	PH, Temperature, Total Dissolved Solids
02030105120010	Green Bk (above/including Blue Brook)	<u>Stream sheds</u> Suspended Solids (2016),	PH, Temperature, Total Dissolved Solids

### Impairments summary

**pH** (scientifically referred to as the Potential of Hydrogen) measures the concentration of hydrogen ions in a solution and is the indicator of the acidity or alkalinity of a substance, representing its ability to donate or accept hydrogen ions. pH values can range from 0 to 14, with 0 representing the most acidic and 14 representing the most basic. Fluctuations in pH and pH levels outside of the typical levels for a waterbody can negatively impact aquatic life, including reduced biodiversity if those values exceed critical thresholds. These impacts happen when the receiving waters experience even slight changes in pH levels that negatively impact reproduction, growth, and the ability to sustain life for species that live within them.

Pure water has a neutral pH equal to 7 but when chemicals or pollutants are mixed with stormwater runoff, the mixture can become either acidic or basic. Such is the case when stormwater comes into contact with ammonia, sulfur, battery acids, lime, cement, wet or fresh concrete, fertilizers, compost, and other pollutants. This mixing can happen on the ground with runoff, or can happen in the atmosphere with air pollutants causing “acid rain.” When acid rain or pH impacted storm water runoff collect in streams and ponds, the pH of that water body is changed.

**Temperature:** The concentration of dissolved oxygen in the receiving waters is also affected by the temperature of the water. Cold water holds more dissolved oxygen than warm water, so in New Jersey during winter and early spring, the dissolved oxygen concentration in the surface waters is relatively high. However, in summer and fall, the dissolved oxygen concentration is often lower and therefore can pose a risk to designated uses associated with aquatic life. Deeper water also tends to be colder and hold more dissolved oxygen than shallower waters. Yet, turbid waters will absorb more heat. The elevated temperatures are especially harmful to cold water fish, such as trout.

Temperature impairments in the receiving waters can be due to heating of stormwater runoff as it runs across hot paved areas, such as roadways and parking lots, overflow of heated stormwater ponded in basins, stream bank erosion that widens the stream and creates more shallow stream beds, and increased solar incidence in areas where shading vegetation is lacking in the riparian buffer. In addition to the other Tier A permit conditions noted below, the increased temperature impacts associated with stormwater runoff can also be mitigated by implementing green infrastructure measures to manage stormwater runoff at the source rather than direct it into the MS4 and receiving waterbodies, providing proper stormwater management practices, and conducting streambank restoration projects where needed.

**Pathogens, including fecal coliform, and total coliform,** enter the receiving waters when stormwater comes into contact with sources of these pathogens, such as pet waste, animal waste from geese and other wildlife, some farming activities, illicit discharges, failing sewage conveyance systems and septic systems, combined sewage overflows, and sanitary sewer overflows (SSOs).

While sewage treatment plants contribute a steady input of treated sewage to their receiving waters, stormwater runoff is the primary contributor to pathogen loads in the surface waters of the state. Many of these pathogens affect the designated uses of the receiving waters and are harmful to human or animal health when ingested causing intestinal disease. Pathogens can attack the immune system and cause infections that may result in abdominal issues, respiratory problems, fever, headache, skin rashes, etc. (Water Quality Topics: Pathogens | US EPA).

When receiving surface waters include shellfish harvesting as a designated use, pathogens also pose additional concerns. Proximity to potential sources such as marinas, development served by septic systems and concentrated stormwater outfall locations warrant precautionary closures of shellfish waters on a seasonal or full-time basis. The National Shellfish Sanitation Program has established criteria for pathogens that are used to determine support of the shell fishing use.

**Total Dissolved Solids (TDS)** is the measure of the concentration of dissolved inorganic substances, such as calcium, chlorides nitrate, phosphorus, iron, sulfur, and other ion particles, in water that can pass through a filter with pores of approximately 0.002 cm. TDS differs from TSS in that TSS particles will not pass through the same filter. TDS affects aquatic and human health by altering the water balance in the cells of organisms. For instance, when an aquatic organism is placed in water with very low TDS, such as distilled water, it will swell up because water will tend to move into its cells, which have a higher concentration of solids. Conversely, an organism placed in water with high TDS will shrink somewhat because the water in its cells will tend to move out. This will in turn affect the organism's ability to maintain the proper cell density, making it difficult to keep its position in the water column by causing it to float up or sink down to depths to which it is not adapted, and it might not survive. High concentrations of TDS may also cause adverse health effects due to the chemicals making up the TDS, make drinking water unpalatable and cause additional adverse health effects on people who are not used to drinking such water. Levels of TDS that are too high or too low can also adversely affect industrial processes that use raw water.

TDS is discharged into the receiving waters via stormwater as the runoff picks up various substances on the ground surface, such as salts and brine solutions used for de-icing of motor vehicle surfaces and walkways, fertilizers, motor vehicle parts and fluids, illicit connections, and soil particles through erosion.

Finally, **Watchung's flooding problems** stem from heavy rainfall events, like the July 2025 storms that caused extensive flash flooding, damaging roads and properties and leading to a "shelter in place" order. The borough is also at high risk from long-term flooding, with a significant portion of properties facing risk in the next 30 years, and is actively working on mitigation with the help of grants and state and federal agencies, including the [Green Brook Flood Control Commission](#) and the [U.S. Army Corps of Engineers](#).

## Long-term and systemic issues


- **High risk:** [First Street](#) reports that 12.8% of properties in Watchung are at risk of flooding in the next 30 years.
- **Contributing factors:** Slow-moving storms and a tropical air mass have increased the risk of prolonged downpours and significant flooding in the region.
- **Long-term solutions:** Watchung is working with multiple agencies on long-term solutions, including:
  - Receiving county grants for "pocket drainage projects".
  - Collaborating with the Green Brook Flood Control Commission on flood control efforts in key areas.
  - Supporting the U.S. Army Corps of Engineers' general reevaluation report on the Upper Basin, which includes Watchung.
  - Focusing on hazard mitigation efforts to break the cycle of disaster damage.

## Overburdened Communities









Overburdened communities with limited financial resources have less capacity to invest in adequate stormwater management systems, increasing the vulnerability of the community to flooding. Flooding in overburdened communities can also lead to public health issues since these communities are already more susceptible to health disparities. This dataset was extracted from NJDEP's GIS Open Data source in December, 2025.

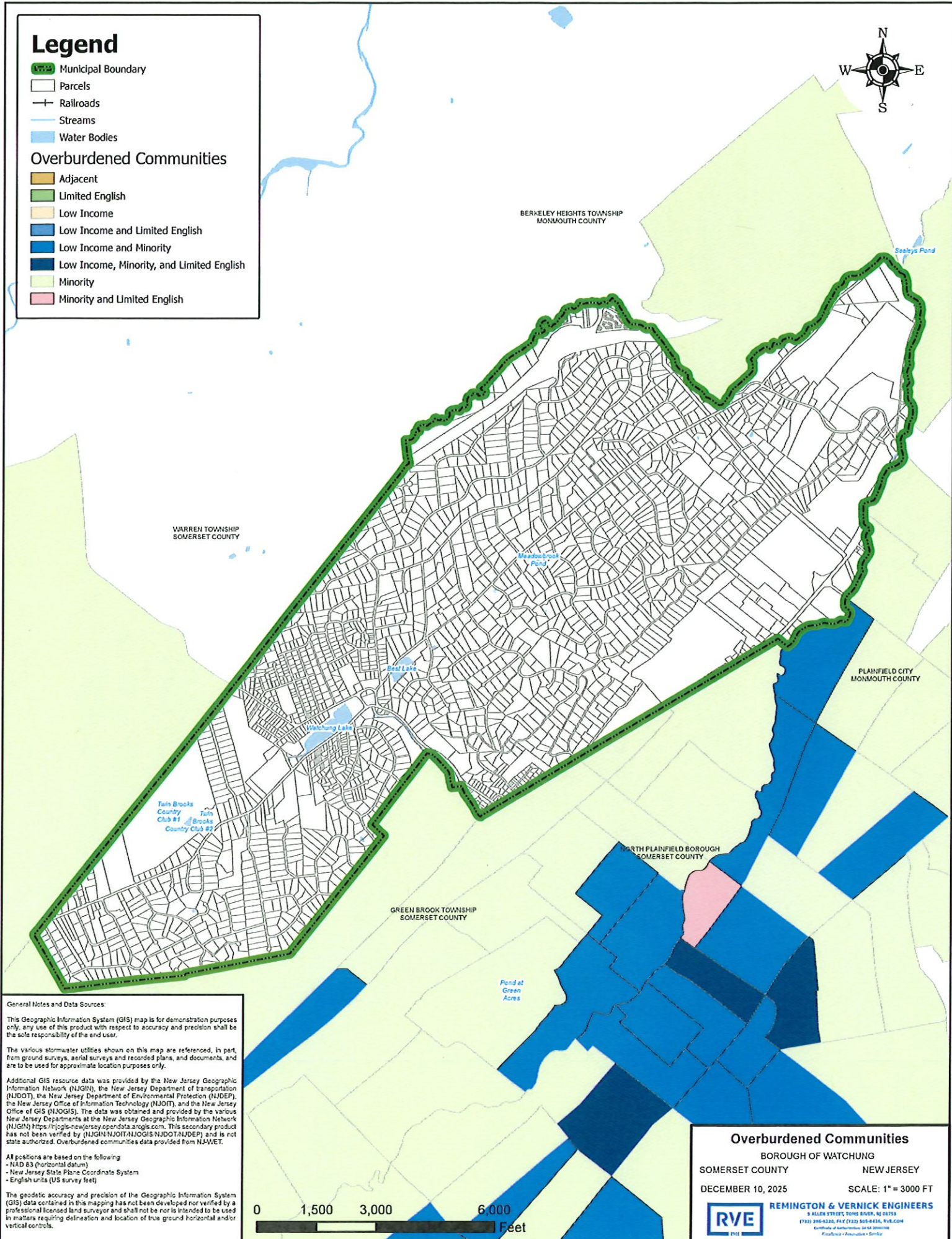
*See Watchung Overburden Communities Map (enclosed)*

# Legend

-  Municipal Boundary
-  Parcels
-  Railroads
-  Streams
-  Water Bodies

## Overburdened Communities

-  Adjacent
-  Limited English
-  Low Income
-  Low Income and Limited English
-  Low Income and Minority
-  Low Income, Minority, and Limited English
-  Minority
-  Minority and Limited English



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**Overburdened Communities**  
 BOROUGH OF WATCHUNG  
 SOMERSET COUNTY NEW JERSEY  
 DECEMBER 10, 2025 SCALE: 1" = 3000 FT



**REMINGTON & VERNICK ENGINEERS**  
 8 ALLEN STREET, TOWNSHIP OF BURLINGTON, NJ 08816  
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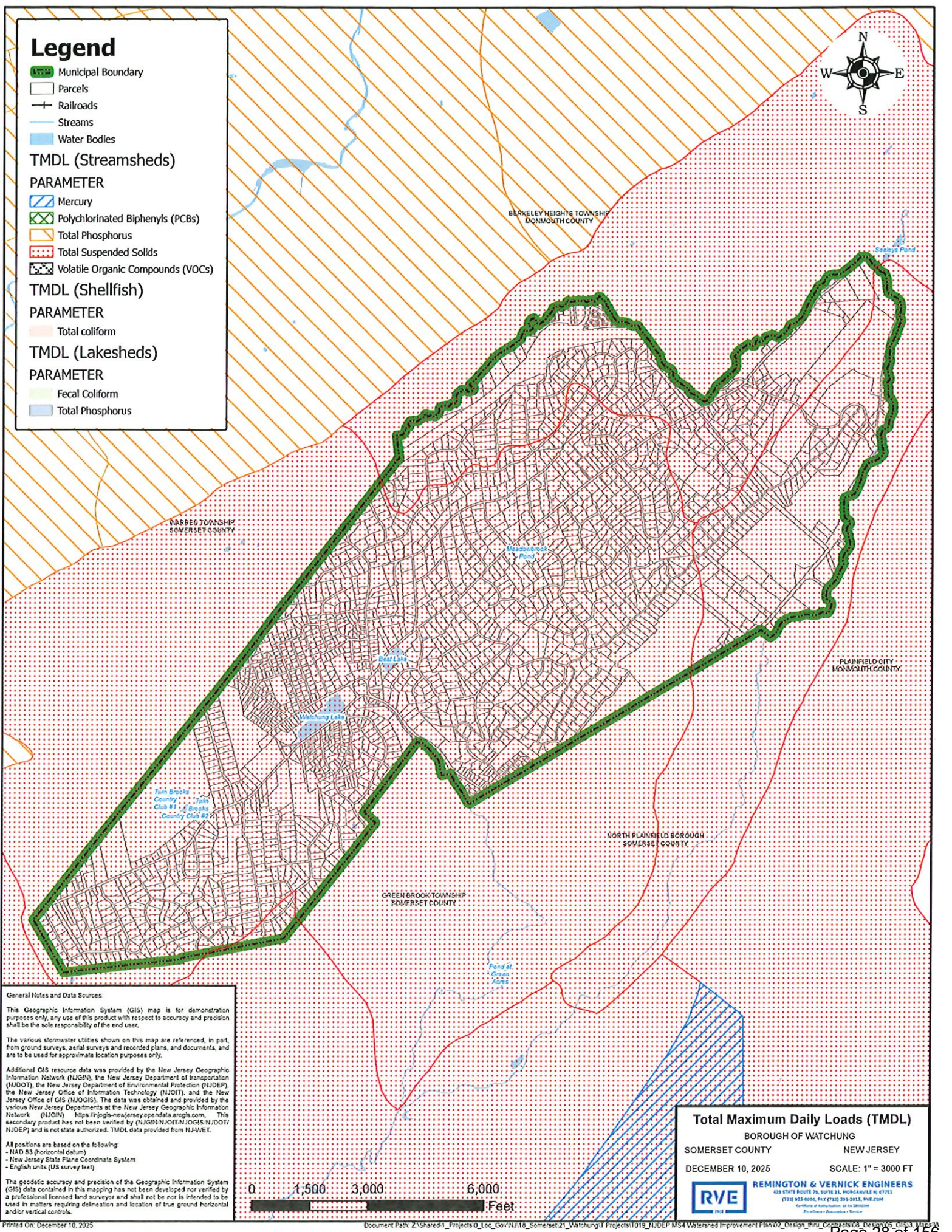
## Impervious Area (see “Impervious Cover” Map enclosed)

NJDEP’s Open Data impervious surface GIS data layer depicts surfaces throughout Watchung Borough that have been covered with materials that are highly resistant to infiltration by water, rendering them impervious. These impervious cover values were used to estimate the impervious coverage for Watchung Borough. NJWET data was used in December, 2025 to obtain data for Watchung Borough.

Impervious cover can have considerable impacts on ecosystem and stream health. Due to an increase in stormwater runoff caused by impervious cover, the potential for pollutants to be carried to streams and rivers increases, which in turn can impact stream quality. *Additionally*, stormwater runoff discharging into streams increases the volume of water traveling within those streams. Increases in stream volume can lead to changes in stream conditions as it reaches equilibrium, such as increases in erosion, sediment load, and other stream attributes.

# Legend

- Municipal Boundary
  - Parcels
  - Railroads
  - Streams
  - Water Bodies
- TMDL (Streamsheds)**
- PARAMETER
- Mercury
  - Polychlorinated Biphenyls (PCBs)
  - Total Phosphorus
  - Total Suspended Solids
  - Volatile Organic Compounds (VOCs)
- TMDL (Shellfish)**
- PARAMETER
- Total coliform
- TMDL (Lakesheds)**
- PARAMETER
- Fecal Coliform
  - Total Phosphorus



**General Notes and Data Sources:**

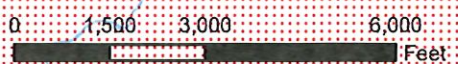
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**Total Maximum Daily Loads (TMDL)**  
 BOROUGH OF WATCHUNG  
 SOMERSET COUNTY NEW JERSEY  
 DECEMBER 10, 2025 SCALE: 1" = 3000 FT

**REMINGTON & VERNICK ENGINEERS**  
 425 STATE ROUTE 79, SUITE 31, MORRISVILLE NJ 07951  
 (732) 952-8000 FAX (732) 291-0245 WWW.RVE.COM  
 Earthcare • Innovation • Service

## Non-Municipally Owned or Operated Stormwater Facilities

**STORMWATER MAPPING IS BEING COMPLETED FOR WATCHUNG BOROUGH PRIOR TO THE JANUARY 1 2026 FILING DEADLINE. MAPPING WILL BE FILED WITH NJDEP AND MADE AVAILABLE THROUGH WATCHUNG BOROUGH'S STORMWATER WEBLINK (BELOW).**

**[HTTPS://WATCHUNGNJ.GOV/STORMWATER](https://watchungnj.gov/stormwater)**

**THE FINAL PHASE 1 WIP REPORT WILL BE REVISED TO INCLUDE DATA FROM THIS WORK ONCE IT IS COMPLETED**

## Conclusion

This Watershed Inventory Report shall serve as a record of the known stormwater infrastructure, water quality data, and additional relevant information within Watchung Borough. All the datasets contained in this report have been compiled into a GIS digital map that can be utilized to look at the data in far more detail than the static maps included will provide. This report will be followed by a Watershed Assessment Report, which will provide an assessment of potential water quality improvement projects that can be done to address water quality issues that have been identified in this report.

## References

### **Data Sources**

- 2020 Census of Population and Housing. Retrieved on December 22, 2025 from U.S. Department of Commerce, U.S. Census Bureau website: <https://data.census.gov/>.
- New Jersey 2022 Integrated Water Quality Report, including the 303(d) Impaired Waters List. Retrieved on December 22, 2025 from New Jersey Department of Environmental Protection, Bureau of Bureau of Environmental Analysis, Restoration and Standards website: <https://dep.nj.gov/wms/bears/integrated-wq-assessment-report-2022/>.
- New Jersey Watershed Evaluation Tool (NJ-WET). Retrieved on December 22, 2025 from Division of Watershed and Land Management, Bureau of NJPDES Stormwater Permitting & Water Quality Management website: <https://dep.nj.gov/njpdes-stormwater/municipal-stormwater-regulation-program/watershed-improvement-plan-guidance/>.
- NJDEP Open Data. Retrieved on December 22, 2025 from Division of Information Technology, NJDEP Bureau of GIS website: <https://gisdata-njdep.opendata.arcgis.com/>.
- Total Maximum Daily Load (TMDL) Look-Up Tool. Retrieved on December 22, 2025 from New Jersey Department of Environmental Protection, Bureau of NJPDES Stormwater Permitting and Water Quality Management website: <https://dep.nj.gov/njpdes-stormwater/municipal-stormwater-regulation-program/tmdl/>.
- Master Plan Re-Examination Report of the Borough of Watchung Somerset County, December, 2020, prepared by Mark Healey, PP.
- Report entitled “Hamilton Borough (Mercer County) Watershed Inventory Report”, developed by the Rutgers Cooperative Extension Water Resources Program, dated January 31, 2024.
- NJDEP *Pollutants of Concern* document, not dated.
- Watchung Flooding Risk report by *First Street*, not dated.

**BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT  
REORGANIZATIONAL & REGULAR MEETING**  
Thursday, January 8th, 2026 7:30pm

**OFFICIAL MINUTES  
Adopted on: 02/12/2026  
ROLL CALL**

Mr. Daniel Cronheim - Present	Mr. DJ Hunsinger Chairman, - Present
Mr. PJ Panzarella, Vice Chair – Present	Mr. Alex Xie – Present
Mr. Mitchell Taraschi- Present	David A. Stires, PE, PP, Board Engineer – Present
Mr. Anthony Terrezza - Present	Steve Warner Esq – Attorney - Present (on zoom)
Mr. George Sopko - Present	Mr. Graeme Birrell - Present
Mr. John Van De Castle – Present	Catherine Furlan, Board Clerk -Present

Mr. Warner called the meeting to order and read the Open Meetings Act statement as required by law and acted as Chair pro tem. Everyone stood for the Pledge of Allegiance. Next, Mr. Warner led renewing board members; Graeme Birrell, John Van de Castle and Doyle Hunsinger in the Oath of Office followed by Roll Call. Then, Mr. Warner asked for nominations for Chairman for the new calendar year 2026. Mr. Panzarella made the motion to nominate Doyle Hunsinger as Chairman and was seconded by Mr. Terrezza. There were no other nominations so it was followed by a unanimous voice vote in favor. No one opposed or abstained. Mr. Warner handed the gavel off to Mr. Hunsinger, the new board chair who gave a short speech thanking Mr. Cronheim.

Next, Chairman Hunsinger asked for nominations for Vice Chair. Mr. Terrezza made a motion to nominate PJ Panzarella and was seconded by Mr. Birrell. There were no other nominations so it was followed by a unanimous voice vote in favor. No one opposed or abstained.

Then, Chairman Hunsinger nominated Catherine Furlan, Board Clerk, to be Board Secretary seconded by Mr. Terrezza. There were no other nominations so it was followed by a unanimous voice vote in favor. No one opposed or abstained.

**RESOLUTIONS**

**Resolution BA 26-R1: Appointment of Board Professionals.**

Chairman Hunsinger presented the first resolution to appoint Dave Stires, Board Engineer, and Mr. Warner Esq the Board Attorney. On motion by Mr. Terrezza and seconded by Mr. Birrell.

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Not voting
Mr. Mitchell Taraschi- Aye	Mr. George Sopko - Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – not voting
	Mr. Graeme Birrell - Aye

**Resolution BA 26-R2; Meeting Dates**

Chairman Hunsinger asked for a motion to approve the calendar meeting dates for 2026. On motion by Mr. Birrell, seconded by Mr. Panzarella.

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Not voting
Mr. Mitchell Taraschi- Aye	Mr. George Sopko - Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – not voting
	Mr. Graeme Birrell - Aye

**Resolution BA 26-R3; Official Newspapers**

Chairman asked for a motion to approve the official newspapers as the Courier News and TAP into Watchung. Notices will also be posted on the Borough website. On motion by Mr. Terrezza and seconded by Mr. Taraschi.

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Not voting
Mr. Mitchell Taraschi- Aye	Mr. George Sopko - Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – not voting
	Mr. Graeme Birrell - Aye

**Resolution BA 26-R4; Adoption of Bylaws**

Chairman Hunsinger asked for a motion to adopt the Bylaws as they stood last year, 2025. On motion by Mr. Birrell seconded by Mr. Terrezza.

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Not voting
Mr. Mitchell Taraschi- Aye	Mr. George Sopko - Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – not voting
	Mr. Graeme Birrell - Aye

**Resolution BA 26-R5; Annual Report**

The Board reviewed the report, there were no recommendations. On motion by Mr. Panzarella and seconded by Mr. Terrezza.

The Board then adjourned to the Regular Meeting on motion by Chairman Hunsinger and seconded by Mr. Taraschi followed by a unanimous voice vote.

----- Regular Meeting -----

**Minutes**

Chairman Hunsinger asked for a motion to approve the Regular Meeting Minutes from November 13th, 2025. On motion by Mr. Taraschi, seconded by Vice Chair Panzarella.

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Not voting
Mr. Mitchell Taraschi- Aye	Mr. George Sopko - Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – not voting
	Mr. Graeme Birrell - Aye

**APPLICATIONS**

BA25-05; Abreu  
 339 Johnston Drive  
 Block 5301 Lot 2  
 Expiration: 12/12/2025

Mr. Warner announced that this application would be carried with further notice to the February 12<sup>th</sup> meeting at 7:30pm. Mr. Terrezza asked about the expiration date. The applicant verbally asked the clerk for an extension to act until March 31<sup>st</sup>, 2026.

**RESOLUTION BA26-R6; EXECUTIVE SESSION;** Mr. Warner advised the public that once closed session is finished the meeting would be over as there was no further business afterwards. Mr. Warner read the resolution aloud.

On motion by Chairman Hunsinger and seconded by Mr. Terrezza.

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Not voting
Mr. Mitchell Taraschi- Aye	Mr. George Sopko - Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – not voting
	Mr. Graeme Birrell - Aye

The board concluded the Executive Session and the meeting at 8:18pm. The next meeting will be **Thursday, February 12<sup>th</sup>, 2026 at 7:30pm.**

ADJOURN

Respectfully Submitted,



Catherine Furlan  
Board Clerk

## **Watchung Environmental Commission Zoom Meeting Minutes**

**Monday, November 17, 2025 – 7:30 PM**

### **Present:**

Commission Members: Doug Speeney, Rachel Funcheon, Coraleine Kitt, Andy Stout, Denise Soppas, Jennifer Principato, Karen Pennett and Council Liaison, Paolo Marano.

Guests: Members of the Watchung Green Team (Charlie Neiss and Kayla Briant)

1. **Call to Order** – 7:30 PM by Doug Speeney

### **Approval of Minutes**

2. Minutes of the September 15, 2025 meeting were approved as distributed.

### **Skip the Stuff Initiative**

3. Charlie and Kayla Briant (Green Team) led discussion on advancing a “Skip the Stuff” ordinance that would require restaurants and food-delivery services to provide single-use plastics (utensils, straws, napkins, condiments, etc.) only upon customer request.
  - DoorDash already implements an “opt-in” model successfully.
  - Consensus to initially encourage voluntary participation with public recognition for participating businesses, while keeping a mandatory ordinance as a future option.
  - **Action:** Doug Speeney and Charlie Briant will draft a joint letter to Borough Council outlining the program, its environmental and cost-saving benefits, and offering Commission/Green Team assistance in outreach to local businesses.

### **4. Reports**

#### **a. Tree Committee**

- Updated tree-removal/replacement spreadsheet is complete; residents with outstanding replanting obligations have been identified.
- Discussion on potential amendment to the Tree Ordinance to move beyond 1:1 replacement ratio and adopt NJ Watershed Guidelines that better match canopy coverage/caliper of removed trees.
- **Action:** Further review of ordinance language in 2026.

#### **b. Planning Board**

Minor site-plan amendments for ShopRite approved. No November meeting.

#### **c. Green Team**

5. Successful conclusion of the 2025 Farmers Market season – congratulations to the Green Team.

**d. Recycling**

- Anthony Nappe (DPW) is the new Recycling Coordinator.
- Need to ensure tonnage from Environmental Commission collection bins is credited toward borough totals for state grants.
- Concern raised about absence of recycling bins at the 2025 Town Picnic; reportedly removed because “everything ends up in the trash anyway.”
- Broader discussion on end-market transparency for collected recyclables.

**Litter Reduction Efforts**

a. Anti-litter signs – Still awaiting delivery.

b. 2026 School Poster Contest on anti-littering theme to be announced.

6. c. Post-Halloween cleanup – Significant litter observed after trick-or-treating. A large tree fell in Watchung Park ~45 minutes before Halloween festivities began.

- **Action:** Organize a community cleanup the morning after Halloween 2026.

**7. Bird Box Maintenance**

- Jennifer Principato will clean and prepare boxes near the tennis courts.
- Karen will maintain boxes near the baseball field.

**Fall Planting Recap – Best Lake East**

8. Karen, Andy, and Doug planted spicebush and native berries, removed invasive vines, and repaired deer fencing damaged by flooding. Winter is an ideal time for continued invasive-species removal.

**Reusable Shopping Bag Recycling Program**

9. Denise coordinated with Bill Hance at Borough Hall for storage and pickup logistics. Residents may drop off clean reusable bags at Borough Hall; Bill will notify Denise when pickup is needed.

**Salem Oak Sign Update**

10. Mayor Jubin and Council prefer to delay installation until the tree is larger and less vulnerable to vandalism.

**Environmental Commission Holiday Party**

11. Thursday, December 5, 2025 – invitations have been sent.

**Term Expirations**

12. Terms of Doug Speeney, Denise Soppas, Rachel Funcheon, and Andy expire December 31, 2025. Members wishing to renew should contact Edith Gil.

**13. Correspondence**

- Shade Tree Bulletin received.
- Public notice of wetlands permit application at 18 Drift Road (potential future development).

**14. Open Forum & 2026 Project Ideas**

- Karen to follow up with Maria regarding Block 4301, Lot 37 as possible open-space acquisition or bird sanctuary.
- Potential 2026 projects discussed: • Restoration of neglected rain garden at First Aid Squad (possible joint project with Traffic & Beautification Committee) • New native buffer planting near tennis courts • Pollinator garden demonstration project • Centennial tree-planting initiative (“The 100-Year Tree”) in honor of Watchung’s 2025–2026 centennial

**Next Meeting**

15. Monday, January 26, 2026 at 7:30 PM

**Adjournment** – 9:46 PM

Respectfully submitted,

Jennifer Principato

Secretary

Watchung Environmental Commission

## September, October & November 2025 Tree Report

**Tree Inspections: 12 excluding 2 completed for J.DeMato**

**Tree Removal permits approved: 12**

**Trees to be removed: 116**

**Trees to be replaced: 14**

D. Soppas & K. Pennett

### **Tree Inspections:**

**20 Birchwood— 12 trees—Approved no replacements**

Inspection: 9/18/25. (KP)

All dead/disease

Trees **not marked**, could see dead trees also on map.

**70 Nottingham – Approved 8 Trees: permit for 6, 2 additional dead trees found no replacements**

Inspection: 9/18/25. (KP)

All dead/disease

Owner can take the 2 additional dead trees down if chooses to

**206 Anderson 9 trees --Approved 4 replacements**

Inspection: 9/18/25. (KP)

- 4 live trees, 5 dead

**270 Anderson 7 trees --Approved 1 replacement**

Inspection: 9/18/25. (KP)

- 4 Ash, 2 Black Locus (dead), 1 Oak (live)

**205 BayBerry Lane Approved 5+ashes no replacement**

Inspection 9/29/25 (KP)

All dead/disease

Maple, Oak, 2 pine, 1 cedar, many ashes. **Ashes not marked**

**49 BayBerry Lane Approved 10 trees, no replacements**

Inspection 10/22/25

Various Tree types, mostly ashes, some already fallen and or split.

There are several long stumps, created by PSEG. These may also be taken down

**441 Valley Road Approved 8 Trees, replace 1**

Inspection 10/22/25

Trees not marked went by map.

Permit submitted for dead trees, one pine alive with few dead branches

**25 Edgemont Approved 14 trees mostly ash no replacement**

Inspection 10/22/25

1 tree in front, split being held up by another tree. Told home owner if tree dangerous, which this one is, not necessary to wait for permit. Notify town, take pictures of and submit permit

Most trees on permit in wooded area in back, all seemed to be Ash. Found additional ash trees, said ok to remove

**356 Johnston Approved 6 trees 4 replacements**

2 trees in front dead, 4 trees near pool are alive. Pines, tall trees stretching for the sun

**80 Sherwood Approved 12 trees no replacements all dead**

Inspected 11/17/25

All dead/disease

**9 Parlin Lane Approved 13 trees no replacements**

Inspection 11/17/25

All dead/disease

**141 Park Place Approved 12 trees replace 4**

Most of the trees were dead, replace live trees with exception one live tree dangerous

Completed 2 inspections for Jim DeMato:

25 Timberline Way 1 oak, rotten near bottom

112 Hillside 1 Oak, rotten near bottom

Question Tall trees, reaching for sun, not the nicest looking . Should they be taken down

1 Watchung Library Advisory Committee  
MINUTES  
2 WEDNESDAY, JANUARY 14, 2026  
7:00 p.m.  
3 In-Person Meeting  
TEMPORARY LOCATION  
4 THE WATCHUNG LIBRARY  
20 Stirling Road  
5 Watchung, NJ

6 PRESENT:

7 Mayor Ronald Jubin  
Manuela Miracle  
8 Catherine Leigh, President  
Marianne Candiloros, Secretary  
9 Bradford Leigh  
Gail Tafaro  
10 Sonia Abi-Habib, Council Liaison  
Maria Dahl  
11 Heather Berg, Absent  
Sofia Marisa Perez

12  
\* Mayor Jubin swears in Marianne Candiloros  
13 for three-year term

14 \* Report from Librarian Manuela Miracle  
Some highlights:

15  
6,515 patron utilized library programs  
16 in 2025

17 SCLSNJ's MAIN LIBRARY ALLIANCE launched in  
November and there have been significant  
18 Delays in online materials which are being  
addressed

19  
\* Bradford Leigh reiterated free IBM courses on  
20 AI, UDEMY, COSARA, skillsbuilder.org

21 \* Mayor Jubin:  
WLAC on projected soft opening of new  
22 library for Founders Day/Ribbon  
cutting June 13, 2026 with full  
23 opening set for fall  
June 13, 2026b Founders Day Parade  
24 finishing at Best Lake with Time

25 Capsule reveal  
May 13, 2026 Benefit Concert  
No Community Picnic 2026

D'Amico Certified Reporting, LLC  
908.546.7650

2

1 Regatta  
Pubic safety  
2 Youth Services Committee for At Risk  
youth  
3 MyWatchung@ app  
4 \* Sponsor a Fish update - few fish still  
thriving and program to resume in new library  
5  
6 \* Report from President Leigh on finances from  
William Hance are as follows:  
7 Fish Fund \$3,831.59  
General Library Fund 22,812.79  
8  
9 \* WLAC meeting schedule:  
3/11/26, 5/13/26, 7/15/26, 9/16/26,  
11/11/26  
10  
11 \* Next meeting is 3/11/26  
12 \* Adjourn meeting at 8:50 p.m.  
13  
14  
15  
16  
17  
18  
19  
20  
21

22

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25

D'Amico Certified Reporting, LLC  
908.546.7650

**PLAINFIELD AREA REGIONAL SEWERAGE AUTHORITY**

200 CLAY AVENUE MIDDLESEX, N.J. 08846

**732) 968-2471 FAX: (732) 968-2450**

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Serving Dunellen, Fanwood, Green Brook, North Plainfield, Plainfield, Scotch Plains, South Plainfield, Watchung and Bridgewater

**REGULAR MEETING MINUTES  
VIRTUAL VIA WEBEX AND IN-PERSON**

**THURSDAY, JANUARY 8, 2026  
6:30 PM**



**PLAINFIELD REGIONAL SEWERAGE AUTHORITY  
200 CLAY AVENUE MIDDLESEX, NJ 08846  
MIDDLESEX, NJ**

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**ATTENDANCE**

- Colleen Mahr, PARSA Member, Fanwood
- John Richards, PARSA Member, Green Brook
- Basil D'Armiento, PARSA Member, North Plainfield
- Carol A. Brokaw, PARSA Member, Plainfield
- Robert LaCosta, PARSA Member, Scotch Plains
- Glenn Cullen, PARSA Member, South Plainfield
- Christine Barbara Ead, PARSA Member, Watchung
- David Ruitenber, PARSA Attorney, Murphy, McKeon, PC.
- Dan Madden, PARSA Engineer, Johnson, Mirmiran & Thompson, Inc.
- Robert A. Snyder Jr., PARSA Executive Director
- Jeffrey Walden, PARSA Alt. #1, Plainfield

I. CALL TO ORDER

Chairman Glenn Cullen called the meeting (Virtual via WebEx and In-Person) to Order at 6:30 PM.

II. STATEMENT OF COMPLIANCE

Chairman Glenn Cullen read the Statement of Compliance with the Open Public Meeting Act.

III. SALUTE TO FLAG

The Commissioners saluted and recited the Pledge to the Flag.

---

IV. ROLL CALL

Roll was called and Dunellen was not represented; Fanwood was represented by Commissioner Colleen Mahr; Green Brook was represented by Commissioner John Richards; North Plainfield was represented by Commissioner Basil D'Armiento; Plainfield was represented by Commissioner Carol A. Brokaw; Scotch Plainfield was represented by Commissioner Glenn Cullen; and Watchung was represented by Commissioner Christine Barbara Ead.

V. APPROVAL OF MINUTES

Chairman Cullen called for a motion to approve the Minutes of the Regular Meeting held on December 4, 2025. Commissioner Richards moved to approve the Minutes, and the motion was seconded by Commissioner Ead. There were no amendments, additions, or corrections. All were in favor, with one abstention by Commissioner Brokaw.

**VI. TREASURER'S REPORT**

Commissioner D'Armiento reported that we are coming along at year's end and our numbers are looking good, better than we thought they would be.

**VII. APPROVAL OF BILLS**

Chairman Cullen called for a motion to approve the Bills. Commissioner Brokaw moved to approve the Bills and the motion was seconded by Commissioner D'Armiento. There were no discussions.

**ROLL CALL VOTE:**

**AYES:** Commissioner Colleen Mahr  
Commissioner John Richards  
Commissioner Basil D'Armiento  
Commissioner Carol A. Brokaw  
Commissioner Robert LaCosta  
Commissioner Glenn Cullen  
Commissioner Christine Barbara Ead

**NAYES:** None

**ABSTAINED:** None

**ABSENT:** Robert Seader

**VIII. COMMITTEE REPORTS**

A) **FINANCE COMMITTEE REPORT:** None presented

B) **PERSONNEL COMMITTEE REPORT**: None presented.

C) **ENGINEERING COMMITTEE REPORT**: None presented.

## IX. **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Snyder reported on the emergency in Bound Brook. They have ordered the materials to make the repairs. It is about three (3) weeks until they come in. Executive Director Snyder explained the process for the repairs that are needed once the materials are received. The lead time is a bit longer because of the holidays. He talked about their plan to grout the boring to the bottom of the pipe.

Executive Director Snyder indicated he wanted to poll the Board, regarding the Authority's health benefits for the staff. The State's Health Benefits Plan went up, tentatively, by 36%. When that is compared to the average raise for the staff member, there will be a net loss to much of our staff, based on that increase to their benefits. He presented a comparable situation that happened about four (4) years ago where the benefits went up drastically. He continued and noted that while they were investigating joining a HIF, the Board (Commissioners) allowed him to hold the prior year's rate for the staff's contribution to the benefits. At that time, there were no HIF interested, because of the Authority's size. He did not' receive a lot of response back to going that route. We are in that situation now. The main difference is, upon entering the State's Health benefits site, there is (in bold "red" text) text which indicates that the plans are going to change at some point in 2026. There is no indication what the State is going to change.

He stated the process, in November (with the company), that we will be appointing, as our Risk Manager, Acrisure, during the reorganization meeting, for their health insurance fund. They are interested in giving us the option to get into the HIF. He is unsure what their rates or coverage is going to be. Therefore, Executive Director Snyder

is asking the Board if they would consider allowing him to hold the employee's contribution, to the same rate that they were paying in 2025, until this is sorted out this year. There was a lengthy discussion by the Commissioners on this issue. The Commissioners expressed their concerns and opinions. After the discussions, Chair Cullen called for a motion on the issue at hand: **"To Temporarily Freeze the Employees 2026 Dollar Contribution to their State Health Benefit to the 2025 Level with the Understanding that the Issue and Continuation of the Freeze will be Revisited at the June Meeting and that the Additional Understanding that the Temporary Offset is to be Funded out of the Authority's Surplus."** The motion was moved by Commissioner LaCosta and seconded by Commissioner Richards.,

**ROLL CALL VOTE:**

AYES: Commissioner Colleen Mahr  
Commissioner John Richards  
Commissioner Basil D'Armiento  
Commissioner Carol A. Brokaw  
Commissioner Robert LaCosta  
Commissioner Glenn Cullen  
Commissioner Christine Barbara Ead

NAYS: None

ABSTAINED: None

ABSENT: Commissioner Robert Seader

X. **ENGINEER'S REPORT**

Mr. Madden reported that he has continued to collaborate with Executive Director Snyder on the G.I.S. Management System and Asset Management. That is going well.

They responded to the Emergency out at the Bound Brook site. They were able to secure that. They looked at other alternatives, but this was the cheapest way.

Mr. Ruitenberg inquired about the cost on the manhole. Mr. Madden responded that the contractor has not given them a price for the actual installation. Executive Director Snyder responded that they are waiting for the final renderings of the manhole so they will know how to structure the bottom.

#### XI. ATTORNEY'S REPORT

Mr. Ruitenberg reported that he is waiting for the Authority to have a hard estimate from our contractor. At that point, he expects to be filing a Notice of Tort Claim with the County. The process is in place for the repair to be done. Everyone has denied responsibility for it.

Executive Director Snyder announced that the Notice for the Authority's Reorganization advertisement for Professionals will be published after this meeting.

#### XII. OLD BUSINESS

None presented.

A) Other Matters

None presented

**XIII. NEW BUSINESS**

**A) RESOLUTION 2026-1**

**RESOLUTION AUTHORIZING THE SOLICITATION OF BIDS IN ACCORDANCE WITH N.J.S.A. 40A-11-2 (39) AND N.J.A.A. 5:39-9.1 FOR AN ANNUAL SUBSCRIPTION FOR PROPRIETARY DIAGNOSTIC SOFTWARE FOR INCREASE AND INSURE OPERATIONAL EFFICIENCIES AND SYSTEM RELIABILITY.**

Mr. Ruitenberg explained Resolution 2026-1. Chair Cullen called for a motion to approve Resolution 2026-1. The motion was moved by Commissioner Brokaw and seconded by Commissioner Richards.

**ROLL CALL VOTE:**

**AYES:** Commissioner Colleen Mahr  
 Commissioner John Richards  
 Commissioner Basil D'Armiento  
 Commissioner Carol A. Brokaw  
 Commissioner Robert LaCosta  
 Commissioner Glenn Cullen  
 Commissioner Christine Barbara Ead

**NAYES:** None

**ABSTAINED:** None

**ABSENT:** Robert Seader

**B) OTHER MATTERS**

None reported.

**XIV. PUBLIC PORTION**

Jeffrey Walden, Alt.# 1, Plainfield, called for a correction in the Minutes of December 4, 2025, wherein his name was spelled incorrectly. The Minutes should reflect that his name was spelled as Jeffrey Waldon. This should be corrected to read Jeffrey Walden.

There were no further comments from the Public.

**XV. EXECUTIVE SESSION**

There were no topics for discussion in Executive Session.

**XVI. ADJOURNMENT**

Being no further business to discuss, Chairman Cullen called for a motion to adjourn the Regular Meeting. The motion was moved by Commissioner Brokaw and seconded by Commissioner LaCosta. All were in favor.

The Regular Meeting adjourned at 7:08 PM.

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Eula Conley  
Recording Secretary

**PLAINFIELD AREA REGIONAL SEWERAGE AUTHORITY**  
**200 CLAY AVENUE, MIDDLESEX, NJ 08846**  
**(732) 968-2471 FAX: (732) 968-2450**

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*Serving Dunellen, Fanwood, Green Brook, North Plainfield, Plainfield, Scotch Plains, South Plainfield, Watchung and Bridgewater*

**Executive Directors Monthly Report**  
**February 2026**

**PARSA**

Staff members were available and working for the duration of the February 25<sup>th</sup> snowstorm, keeping the office open and pump stations clear in the event of any alarms or problems.

**Conferences and Training:**

**Member Town Assistance:**

**Dunellen**

- Gallaghers PS alarm for power issue.
- Snowstorm coverage / snow removal from Pump Stations

**Greenbrook**

- CCTV Lenox and Andrew St to determine if any issue due to a watermain break.

**South Plainfield**

- Inspect new lateral connection 1212 Maple Ave and vac out chamber.
- Blockage call 4811 Stelton Ave found building lateral clogged. Crew cleared and corrected issue.
- Homeowner issue 314 Pearl St. plumber stated was Town issue but upon investigation by PARSA crew found that to be incorrect.
- Blockage at West Hendricks and Park crew jetted.
- CCTV West Hendricks and Park to investigate potential problem area.
- Homeowner issue at 1400 Kenyon Ave. discovered was issue in lateral.
- 123 Baker Ave plumber got sewer snake stuck in lateral.
- Snowstorm coverage /snow removal from Pump Stations

**Watchung**

- CCTV Oakwood Rd. to determine if sewer service would be available for 40 Oakwood Rd.
- Snowstorm coverage /snow removal from Pump Stations.

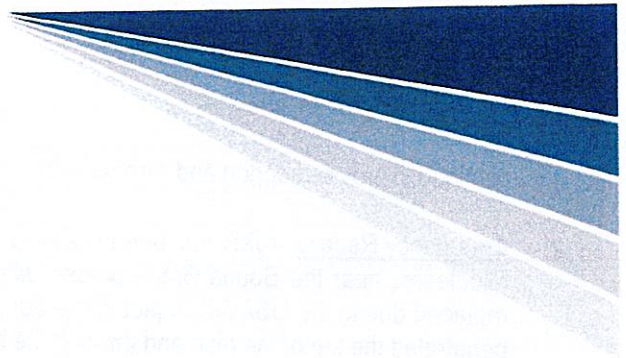
**2026 Budget:**

**Audit:**

**TWA's:**

**Flow Monitoring:**

Included in the package are the Monthly Flow Charts for each Commissioner's Municipality.



January 27, 2026

Chairperson Cullen and Commissioners  
Plainfield Area Regional Sewerage Authority  
200 Clay Avenue  
Middlesex, New Jersey 08846

Re: Engineer's Report

Dear Chairperson Cullen and Commissioners:

The following summarizes our activities during the month of January 2026.

### **Capital Projects (G/L 960)**

1. Cedarbrook Meter Replacement – This project remains on hold. Plans and specifications are prepared for the replacement of the meter chamber, including the lining repair for a 400 LF section of pipe immediately downstream of the meter.
2. South Plainfield Meter Replacement – This project remains on hold. Should attractive funding become available we can quickly mobilize to complete this design and submit for funding.
3. New Outfall Chamber Rehabilitation – Design continues for the rehabilitation of two manhole chambers on the New Outfall Sewer (NOS) that need repair/rehabilitation. The chambers are in the woods behind the cemetery in Bound Brook. The chamber slab top on one has a small gap in the joint between the chamber wall and top, and the rest of the chamber needs attention to address some corrosion. The downstream chamber also has signs of corrosion that should be addressed. There are twin elliptical pipes between the two chambers that are lower to allow for the river to flow over the top of them. These pipes are old and should be lined to preserve their integrity. Difficult access and bypassing the flow during the repair are the major challenges as there is no true vehicle access for delivering materials other than through the cemetery. The stream runs parallel between the cemetery and the NOS.

### **Technical Assistance**

1. GIS Management – JMT continues to provide technical assistance with PARSA's GIS mapping and asset management program. Cityworks (Office version), the asset management program PARSA currently utilizes, is scheduled to be deprecated by Trimble in 2027. The upgraded version of Cityworks, Respond, will replace it. JMT is supporting the transition to the upgraded version. This reporting period we added map layers as requested by PARSA operations staff, coordinated a meeting with the Trimble representative to present the new Trimble Unity Field application, and continued work on making PARSA's flow meter data available through the GIS map. We

continue to provide support and resolve technical issues as they arise, and update GIS map layers when requested.

2. Emergency Repairs – JMT has been assisting PARSA in the repair process of repairing the New Outfall Sewer in Middlesex, near the Bound Brook border, where a contractor had drilled through the pipe. This line had been replaced during the USACE project in the early 2000's. The Pipe is a 54-inch diameter PVC pipe. The 8-inch drill penetrated the top of the pipe and through the bottom at the 12 o'clock and 6 o'clock positions. The location of the damage is right at the joint where the two pipes join. The drill bit, which was left in place, appears to be sealing the openings, so the pipe is stable for now. JMT investigated several options for the repair of the pipe and worked with the Executive Director to determine a timely fix that will be implemented to fix the damage. A pre-construction meeting was held on January 22, 2026, with PARSA staff, the contractor, JMT, the well driller, and the Engineer representing the property owner (Somerset County). The plan is to construct a manhole around the damaged section of pipe to seal the openings. Coordination with extracting the drill bit, the repair contractor's work, along with the bypass pumping were discussed at length to see that the work goes as smoothly as possible.

Respectfully submitted,

JOHNSON, MIRMIRAN & THOMPSON, INC.



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Daniel A. Madden, P.E.  
Vice President

cc: Robert A. Snyder, Jr., PARSA Exec. Dir.  
David Ruitenber, Esq.

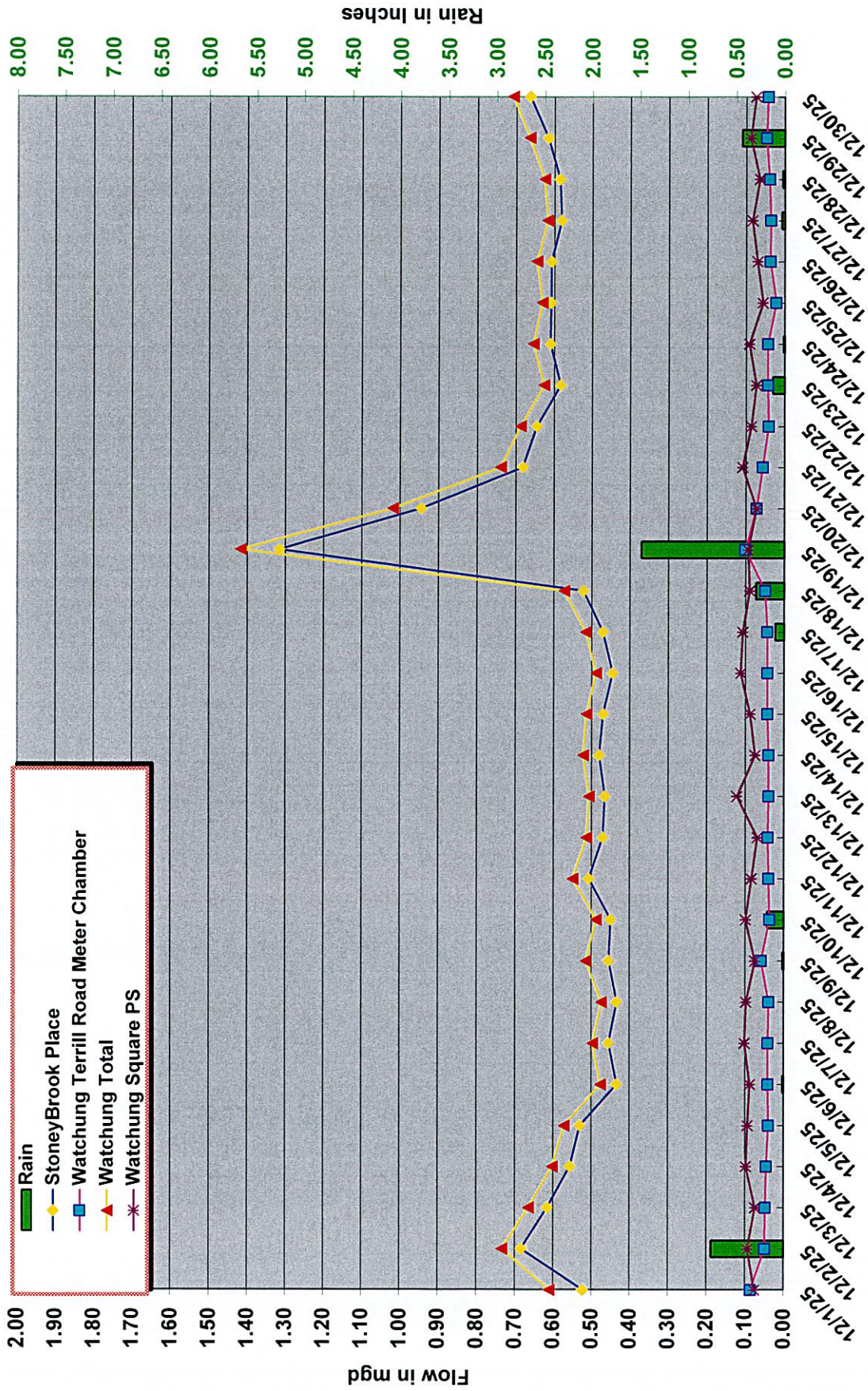
## Watchung Monthly Flow Chart December-2025

Date	StoneyBrook Place	Watchung Terrill Road Meter Chamber	Watchung Square PS	Watchung Total	Rain
12/1/25	0.5240	0.0870	0.0770	0.6110	0.00
12/2/25	0.6840	0.0500	0.0950	0.7340	0.75
12/3/25	0.6160	0.0490	0.0750	0.6650	0.00
12/4/25	0.5570	0.0460	0.0990	0.6030	0.00
12/5/25	0.5310	0.0410	0.0950	0.5720	0.00
12/6/25	0.4350	0.0420	0.0890	0.4770	0.01
12/7/25	0.4560	0.0420	0.1030	0.4980	0.00
12/8/25	0.4350	0.0400	0.0990	0.4750	0.00
12/9/25	0.4560	0.0600	0.0760	0.5160	0.01
12/10/25	0.4510	0.0380	0.1000	0.4890	0.17
12/11/25	0.5090	0.0410	0.0850	0.5500	0.00
12/12/25	0.4720	0.0430	0.0700	0.5150	0.00
12/13/25	0.4670	0.0410	0.1230	0.5080	0.00
12/14/25	0.4820	0.0410	0.0760	0.5230	0.00
12/15/25	0.4710	0.0440	0.0890	0.5150	0.00
12/16/25	0.4460	0.0440	0.1130	0.4900	0.00
12/17/25	0.4720	0.0450	0.1080	0.5170	0.09
12/18/25	0.5230	0.0500	0.0900	0.5730	0.29
12/19/25	1.3160	0.1020	0.0940	1.4180	1.48
12/20/25	0.9460	0.0730	0.0730	1.0190	0.00
12/21/25	0.6820	0.0570	0.1090	0.7390	0.00
12/22/25	0.6460	0.0420	0.0870	0.6880	0.00
12/23/25	0.5830	0.0440	0.0740	0.6270	0.12
12/24/25	0.6110	0.0440	0.0920	0.6550	0.01
12/25/25	0.6090	0.0230	0.0570	0.6320	0.00
12/26/25	0.6080	0.0380	0.0710	0.6460	0.00
12/27/25	0.5810	0.0370	0.0840	0.6180	0.03
12/28/25	0.5860	0.0400	0.0650	0.6260	0.02
12/29/25	0.6170	0.0480	0.0890	0.6650	0.44
12/30/25	0.6640	0.0440	0.0750	0.7080	0.00
12/31/25	0.6270	0.0430	0.0750	0.6700	0.00
<b>Totals</b>	<b>18.0630</b>	<b>1.4790</b>	<b>2.7070</b>	<b>19.5420</b>	<b>3.4200</b>

**Notes:**

1.) Flow is in Million Gallons per day (mgd); Rain is in Inches per Day

**Watchung Monthly Flow Chart**



Watchung Chart



## TOWNSHIP OF BERKELEY HEIGHTS

29 Park Avenue  
Berkeley Heights, NJ 07922

Phone: (908) 464-2700  
Fax: (908) 464-8150

February 4, 2026

### VIA EMAIL COMMUNICATION

To: Borough of Mountainside  
Borough of New Providence  
Borough of Watchung  
City of Summit  
Township of Chatham  
Township of Long Hill  
Township of Scotch Plains  
Township of Warren  
Union County Planning Board

RE: NOTICE OF INTRODUCTION OF ORDINANCE 2026-01

### **ORDINANCE 2026-01**

**An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending Article 6.1 ("Schedule of General Regulations") of Appendix A ("Municipal Land Use Procedures Ordinance") of The Code of the Township of Berkeley Heights to amend the maximum permitted building height requirements in the R-10, R-15 and R-15A Zones**

was introduced on First Reading at a meeting of the Township Council of the Township of Berkeley Heights, County of Union and State of New Jersey, on **February 3, 2026** and that said Ordinance shall be submitted for consideration and final passage at the Public Hearing to be held on **March 3, 2026** at **6:30 p.m.** or as soon thereafter, as practical, same can be considered, at the Municipal Building, 29 Park Avenue, Berkeley Heights, NJ, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same. During the week prior to and up to the time of Public Hearing, copies of said Ordinance will be available in the Municipal Clerk's office in said Municipal Building, to the members of the general public who shall request the same.

Sincerely,  
Angela Lazzari, RMC  
Township Clerk  
Township of Berkeley Heights

**TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY, NEW JERSEY**

**ORDINANCE NO. 2026-01**

**An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending Article 6.1 ("Schedule of General Regulations") of Appendix A ("Municipal Land Use Procedures Ordinance") of *The Code of the Township of Berkeley Heights* to amend the maximum permitted building height requirements in the R-10, R-15 and R-15A Zones.**

**WHEREAS**, on May 4, 2022, the Planning Board of the Township of Berkeley Heights adopted a Master Plan ("Master Plan"), dated April 2022, which guides the long-range growth and development of the Township for the next 10-15 years; and

**WHEREAS**, Goal #1 of the Recommendations of the Land Use Element of the Master Plan is to "Promote Smart Growth and encourage development patterns that complement the existing character of the Township;" and

**WHEREAS**, the Master Plan further finds that "the Township is a mature community with well-established neighborhoods, a rich history, and very limited vacant land. As such, one main land use goal is to ensure that future development is consistent with the existing character of the Township, does not overburden its existing resources or services and maximizes existing investments and assets through revitalization and redevelopment efforts;" and

**WHEREAS**, Objective #1 of Goal #1 of the Land Use Element of the Master Plan is to "Protect and enhance the character of existing neighborhoods, particularly single-family residential neighborhoods," which further specifies that "The Township has many single-family residential neighborhoods that characterize the family-oriented, suburban feel of the community that residents appreciate. Zoning and land use regulations should continue to protect these neighborhoods, enhance their aesthetic character, and discourage conversion;" and

**WHEREAS**, Action #1 of Objective #1 of Goal #1 of the Land Use Element of the Master Plan is to "Amend existing development standards to minimize detrimental impacts from development and eliminate unnecessary barriers for home improvement," which includes the recommendation that "The Township should reevaluate the current Municipal Land Use Procedures Ordinance to see if there are any sections that require revisions or if new standards should be established to enhance existing neighborhoods and diminish impacts of development;" and

**WHEREAS**, Action #2 of Objective #1 of Goal #1 of the Land Use Element of the Master Plan is to "Add a requirement for the maximum number of building stories allowed to encourage consistency in visual character within residential neighborhoods," which further specifies that "Current bulk standards for residential zones do not contain a limit on the number of building stories allowed. Adding such a requirement could help to achieve a more consistent aesthetic character across neighborhoods. It is recommended that the maximum height be set to 2.5 stories to be consistent with the existing character of residential neighborhoods;" and

**WHEREAS**, the Master Plan further finds that "the Municipal Land Use Procedures Ordinance contains inconsistencies, outdated standards, and a lack of regulations to address emerging development concerns;" and

**TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY, NEW JERSEY**

**WHEREAS**, in consistency with the aforementioned goals, objectives, and action items of the Master Plan, the Township recognizes the importance of preserving the character and integrity of its residential neighborhoods and seeks to address the lack of regulations within its Municipal Land Use Procedures Ordinance to adequately ensure that future residential development is consistent with the existing character of the Township; and

**WHEREAS**, the Township therefore seeks to amend regulations within its Municipal Land Use Procedures Ordinance, specifically regarding the regulation of building height in the R-10, R-15 and R-15A Zones, to ensure that future residential development is consistent with the existing character of the Township;

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Berkeley Heights as follows:

**Section 1.** The Code of the Township of Berkeley Heights, Appendix A ("Municipal Land Use Procedures Ordinance") is hereby amended at Article 6.1 ("Schedule of General Regulations") as follows: [New language **bold and underlined**; deletions ~~stricken through~~.]

**ARTICLE 6.1 - SCHEDULE OF GENERAL REGULATIONS**

**Section 6.1.1- General Regulations**

- A. The schedule of regulations entitled "Schedule of General Regulations", as set forth below, applying to the uses of land and buildings, the yards, and other open spaces to be provided contiguous thereto, and all other matters contained therein, as indicated for the various zones established by this Ordinance, is hereby declared to be a part of this Ordinance. Said regulations listed for each zone as designated, reading from left to right across the schedule, are hereby prescribed for such zones, subject to the other provisions of this Ordinance, and shall be deemed to be the minimum requirements in every instance of their application.

B. Schedule of General Regulations

<b>Dimensions in Feet (unless otherwise noted)</b>												
Zoning District (Aeres or Sq.Ft.)	Minimum Lot Area	Lot Width	Lot Depth Front Yd.	Setback - Principal Building			Setback - Accessory Building			Max. Bldg. Height	Max. Permit	
				Front Yd.	Side Yd.	Rear Yd.	Front Yd.	Side Yd.	Rear Yd.		Bldg.	Other
R-20	20,000 sq. ft.	100 ft.	150 ft.	50 ft.	12 ft. (a)	40 ft.	50 ft.	12 ft. (a)(dd)	15 ft. (dd)	30 ft.	15%	10%
R-15	15,000 sq. ft.	100 ft.	130 ft.	50 ft.	12 ft. (a)	40 ft.	50 ft.	10 ft. (dd)	10 ft. (dd)	<del>30</del> <b>27 ft. &amp; 2.5 stories (ee)</b>	15%	10%
R-15A	15,000 sq. ft.	100 ft.	130 ft.	30 ft.	12 ft. (a)	40 ft.	50 ft.	10 ft. (dd)	10 ft. (dd)	<del>30</del> <b>27 ft. &amp; 2.5 stories (ee)</b>	20%	10%

**TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY, NEW JERSEY**

R-10	10,000 <u>sq. ft.</u>	100 <u>ft.</u>	100 <u>ft.</u>	30 <u>ft.</u>	12 <u>ft.</u> (a)	30 <u>ft.</u>	30 <u>ft.</u>	5 <u>ft.</u> (dd)	5 <u>ft.</u> (dd)	<del>30</del> <u>27 ft.</u> & <u>2.5</u> <u>stories</u> (ee)	20%	10%
DD	5,000 <u>sq. ft.</u>	40 <u>ft.</u>	—	(c)	(d)	(e)	(c)	(d)	(e)	36 <u>ft.</u> (f)(cc)	50%	35%
DMX	13 acres	400 <u>ft.</u>	300 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	25 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	10 <u>ft.</u>	40 <u>ft.</u>	35%	NA
HB-2	18,750 <u>sq. ft.</u>	125 <u>ft.</u>	—	(g)	(h)	60 <u>ft.</u>	(g)	(h)	60 <u>ft.</u>	36 <u>ft.</u> (cc)	35% res 45% other	25%
HB-3	7,500 <u>sq. ft.</u>	75 <u>ft.</u>	—	(i)	(i)	25 <u>ft.</u>	(i)	(i)	25 <u>ft.</u>	36 <u>ft.</u> (cc)	50%	35%
DH-12	1 acre	60 <u>ft.</u>	—	(k)	(l)	(l)	(k)	(m)	(n)	36 <u>ft.</u>	30%	30%
DH-18	.2 acre	60 <u>ft.</u>	—	14 <u>ft.</u>	10 <u>ft.</u>	(v)	(k)	(m)	(n)	48 <u>ft.</u>	35%	30%
DH-24	2 acres	100 <u>ft.</u>	—	(k)	(l)	(l)	(k)	(m)	(n)	48 <u>ft.</u> (o)	45%	30%
AH-1	6 acres	200 <u>ft.</u>	—	15 <u>ft.</u>	50 <u>ft.</u>	10 <u>ft.</u>	50 <u>ft.</u>	50 <u>ft.</u>	10 <u>ft.</u>	60 <u>ft.</u>	—	—
AH-3	2 acres	100 <u>ft.</u>	100 <u>ft.</u>	35 <u>ft.</u>	25 <u>ft.</u>	25 <u>ft.</u>	35 <u>ft.</u>	25 <u>ft.</u>	25 <u>ft.</u>	36 <u>ft.</u>	—	—
AH-4	4 acres	100 <u>ft.</u>	200 <u>ft.</u>	50 <u>ft.</u>	30 <u>ft.</u>	35 <u>ft.</u> (s)	50 <u>ft.</u>	30 <u>ft.</u>	35 <u>ft.</u> (s)	36 <u>ft.</u>	—	—
AH-5	3 acres	300 <u>ft.</u>	400 <u>ft.</u>	50 <u>ft.</u>	(r)	(r)	50 <u>ft.</u>	(r)	(r)	48 <u>ft.</u>	—	—
AH-6	8 acres	100 <u>ft.</u>	200 <u>ft.</u>	5 <u>ft.</u> (u)	10 <u>ft.</u>	15 <u>ft.</u>	5 <u>ft.</u> (u)	10 <u>ft.</u>	15 <u>ft.</u>	36 <u>ft.</u>	25%	25%
AH-7	3 acres	100 <u>ft.</u>	200 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	15 <u>ft.</u>	50 <u>ft.</u>	15 <u>ft.</u>	15 <u>ft.</u>	36 <u>ft.</u>	—	—
OR	20 acres	600 <u>ft.</u>	800 <u>ft.</u>	200 <u>ft.</u>	150 <u>ft.</u>	150 <u>ft.</u>	175 <u>ft.</u>	100 <u>ft.</u>	100 <u>ft.</u>	50 <u>ft.</u> (b)	NA	NA
OR-B	11 acres (w)	400 <u>ft.</u>	800 <u>ft.</u>	125 <u>ft.</u>	100(x)	150 <u>ft.</u>	100 <u>ft.</u>	40 <u>ft.</u> (aa)	40 <u>ft.</u>	55 <u>ft.</u> (b)(y)(bb)	NA	NA
LI	60,000 <u>sq. ft.</u>	150 <u>ft.</u>	250 <u>ft.</u>	40 <u>ft.</u>	15 <u>ft.</u>	100 <u>ft.</u>	40 <u>ft.</u>	15 <u>ft.</u>	10 <u>ft.</u>	40 <u>ft.</u> (b)	35%	35%
MU	(See Section 6.3.5.1)											
OL	—	—	—	100 <u>ft.</u>	40 <u>ft.</u>	40 <u>ft.</u>	100 <u>ft.</u>	40 <u>ft.</u>	40 <u>ft.</u>	40 <u>ft.</u> (b)	NA	NA

- (a) Combined side yards must total thirty (30) feet.
- (b) May be seventy-five (75) feet with a three hundred (300) foot minimum setback in all yards.
- (c) For structures along Springfield, Plainfield, or Snyder Avenues: Twelve (12) feet from the right-of-way line to provide for sufficient area between the curb line and building line to create a tree planting and/or landscaping/lighting area of six (6) feet in width and a six (6) foot minimum width sidewalk. For all other structures - twenty (20) feet.
- (d) See Supplementary Table.
- (e) For buildings not exceeding two (2) stories (10) feet; for each additional story, an additional ten (10) feet.
- (f) Reserved.
- (g) From the Springfield Avenue Right-of-Way twenty (20) feet and fifteen (15) feet from all other rights-of-way.

**TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY, NEW JERSEY**

- (h) For buildings up to one and one half (1½) stories, twenty (20) feet combined with one (1) minimum yard of twelve (12) feet; for buildings over one and one half (1½) half stories and not over two and one half (2½) stories, thirty (30) feet combined with one (1) minimum yard of fourteen (14) feet; for buildings over two and one half (2½) stories, forty (40) feet combined with one (1) minimum yard of twenty-four (24) feet.
- (i) From the Springfield Avenue Right-of-Way twenty (20) feet and ten (10) feet from all other rights-of-way.
- (j) For buildings up to one and one half (1½) stories fifteen (15) feet combined with one (1) minimum yard of ten (10) feet; for buildings over one and one half (1½) half stories and not over two and one half (2½) stories eighteen (18) feet combined with one (1) minimum yard of ten (10) feet; for buildings over two and one half (2½) stories twenty-five (25) feet combined with one (1) minimum yard of fifteen (15) feet.
- (k) From Springfield, Plainfield, or Snyder Avenues thirty-five (35) feet or the average setback of existing buildings on the same side of the street in the same block; twenty-five (25) feet in all other locations.
- (l) See Supplementary Table.
- (m) See Supplementary Table. The side yard dimensions in the Supplementary Table may be reduced by not more than twenty-five (25) percent of the stated dimension for principal buildings.
- (n) See Supplementary Table. The rear yard dimensions in the Supplementary Table may be reduced by not more than twenty-five (25) percent of the stated dimension for principal buildings.
- (o) Reserved.
- (p) Must be forty (40) feet if two and one-half (2½) stories or greater.
- (q) May be ten (10) feet if abutting non-residential use.
- (r) From OL Zone ten (10) feet. From all other zones eighteen (18) feet if one and one-half (1½) stories or less, twenty-five (25) feet if greater than one and one-half (1½) stories.
- (s) May be twenty (20) feet if abutting OL Zone.
- (t) May be five (5) feet from railroad right-of-way.
- (u) Measured from internal roadway setback.
- (v) See Supplementary Table. The rear yard shall be a common rear yard for all units with an area adequate for the number of units abutting same in a generally triangular shape. This area shall be maintained as a common open space for the benefit of all adjacent properties.
- (w) Within a group of OR-B zoned lots involving a total of seventy (70) acres or more, a maximum of one (1) lot may be as small as six (6) acres.
- (x) Sideyard setback shall be measured as the distance between the principal building and the closest principal building on any adjacent lot for lots within the OR-B Zone.
- (y) Reserved.
- (z) Reserved.
- (aa) Reserved.
- (bb) In addition to head houses, elevator shafts, elevated tanks, chimneys, dish antennae and the like, architectural elements, such as clock towers and skylights above atriums, shall not be included in the calculation of height, so long as such architectural element does not exceed twelve (12) percent of the total roof area and does not exceed the permitted height by more than fifteen (15') feet.
- (cc) All buildings and structures shall not exceed three (3) stories, with the third (3<sup>rd</sup>) story being built into the roof of the building or structure to give the appearance of a two and one-half (2½) story building or structure at the street level.
- (dd) The minimum required side yard and rear yard setback for an accessory building or structure shall be increased by one (1) foot for every one (1) foot of building height of the accessory building or structure greater than fifteen (15') feet in height, not to exceed the required setback for a Principal Building in the zone.

**TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY, NEW JERSEY**

**(ee) In the R-10, R-15, and R-15A Zone Districts, the building height shall be defined as the vertical dimension measured from the average elevation of the finished lot grade to the highest point of the roof.**

**Section 2.** Should any clause, sentence, or paragraph of this Ordinance be declared invalid or unconstitutional for any reason, 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 3.** All Township Ordinances or parts of Ordinances inconsistent with this enactment are hereby repealed to the extent of such inconsistency.

**Section 4.** This Ordinance shall take effect after passage and publication in the manner provided by law.

\_\_\_\_\_  
Angie Devanney, Mayor

Introduction						Councilperson	Final Adoption					
Moved	Sec.	Aye	Nay	Abs.	NP		Moved	Sec.	Aye	Nay	Abs.	NP
	X	X				John Foster						
		X				Margaret Illis						
		X				Bill Machado						
X		X				Alvaro Medeiros						
		X				Andrew Moran						
		X				Susan Poage						
Introduced: February 3, 2026						I hereby certify the above ordinance was adopted by the Township Council of the Township of Berkeley Heights, County of Union, State of New Jersey on the aforementioned date.						
Final Adoption:												
						_____ Angela Lazzari, Township Clerk						

**TOWNSHIP OF BERKELEY HEIGHTS**

**NOTICE OF INTRODUCTION**

**Ordinance 2026-01**

**An Ordinance of the Township of Berkeley Heights, County of Union, State of New Jersey, Amending Article 6.1 ("Schedule of General Regulations") of Appendix A ("Municipal Land Use Procedures Ordinance") of The Code of the Township of Berkeley Heights to amend the maximum permitted building height requirements in the R-10, R-15 and R-15A Zones**

I, Angela Lazzari, Township Clerk of the Township of Berkeley Heights, do hereby certify that the foregoing Ordinance was introduced on First Reading at a meeting of the Township Council of the Township of Berkeley Heights, County of Union and State of New Jersey, on **February 3, 2026** and that said Ordinance shall be submitted for consideration and final passage at the Public Hearing to be held on **March 3, 2026** at **6:30** p.m. or as soon thereafter, as practical, same can be considered, at the Municipal Building, 29 Park Avenue, Berkeley Heights, NJ, at which time and place all persons interested therein or affected thereby will be given an opportunity to be heard concerning the same. During the week prior to and up to the time of Public Hearing, copies of said Ordinance will be available in the Municipal Clerk's office in said Municipal Building, to the members of the general public who shall request the same.

**Angela Lazzari  
Township Clerk**

**BOROUGH OF WATCHUNG  
RESOLUTION: R1**

**WHEREAS**, Mayor Ronald Jubin has recommended the appointment of the individuals for the terms as listed below.

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

**DEPUTY OEM  
COORDINATORS**

Sherif Zaiton  
Charles E. Pivnichny  
Brennen Gaiser

**TERM**

Ending 12/31/2026  
Ending 12/31/2026  
Ending 12/31/2026

\_\_\_\_\_  
Curt S. Dahl, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: APPOINTMENTS  
C: OEM

**BOROUGH OF WATCHUNG  
RESOLUTION: R2**

**WHEREAS**, the Borough of Watchung has received a Field and Facility Permit Application from the Michael Ohlson, operating as Watchung Hills Baseball Softball, which has been reviewed by Borough Officials; and

**WHEREAS**, the Governing Body of the Borough of Watchung, County of Somerset, State of New Jersey wishes to authorize said application.

**NOW THEREFORE BE IT HEREBY RESOLVED**, by the Mayor and Council of the Borough of Watchung that the use of the Phillips Field is authorized for the intended use as noted below and is hereby approved:

1. Watchung Hills Baseball Softball at Phillips Field from March 15, 2026 through November 15, 2026 from 8:00 A.M. until 8:00 P.M, (*excluding the dates/times occupied for Borough events*).
2. All approvals are subject to having appropriate insurance coverage, applicable departmental approvals, and receipt of appropriate fees, if applicable.
3. The applicant hereby acknowledges to follow the boroughs ordinances guiding the use of public parks cited under Chapter 16, cited as [§ 16-1. PUBLIC PARKS](#)

\_\_\_\_\_  
Curt S. Dahl, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: RECREATION  
C: DG, PD, DPW  
OEM, FIRE,

**BOROUGH OF WATCHUNG  
RESOLUTION: R3**

***AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS' FY26 LOCAL RECREATION IMPROVEMENT  
GRANT PROGRAM***

**WHEREAS**, the Borough of Watchung desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$75,000.00 to carry out a park improvements project at Camp Endeavor.

**NOW, THEREFORE, BE IT RESOLVED:**

- 1) That the Mayor and Council of the Borough of Watchung does hereby authorize the application for such a grant.
- 2) Recognizes and accepts that that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Borough of Watchung and the New Jersey Department of Community Affairs.

**BE IT FURTHER RESOLVED**, that the persons whose names, titles and signatures appear below are 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:

\_\_\_\_\_  
Edith G. Gil, Borough Clerk

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2025  
INDEX: FINANCE-MISC,  
C: CFO, BRUNO ASSOC,

*I, Edith G. Gil, Borough Clerk of the Borough of Watchung, do hereby certify that at a meeting of the Borough Council held on \_\_\_\_\_ the above resolution was duly adopted.*

\_\_\_\_\_  
Edith G. Gil, RMC

**BOROUGH OF WATCHUNG  
RESOLUTION: R4**

**WHEREAS**, the Local Finance Board of the State of New Jersey adopted formal rules regarding “Electronic Disbursement Controls for Payroll Purposes” in order to provide formal authority for local governments to hire third-party payroll services / disbursing services to disburse funds to payroll agencies: and

**WHEREAS**, in order to have a payroll servicer provide disbursement services, the governing body of the Borough of Watchung must formally approve the principle of third-party having access to Borough funds, formally assigning responsibility to an official to oversee the process and by approving all contracts or extensions.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Watchung as follows:

1. The Borough of Watchung, County of Somerset, is authorized to use a payroll service to prepare payment documentation, take possession of Borough funds, and make such disbursement itself on behalf of the Borough.
2. The following payroll service providers shall be required to comply with these regulations;
  - a. Payroll service providers who use their own customized programming process to execute disbursement for the Borough.
  - b. Payroll service providers who use a third-party to execute disbursements for the Borough.
3. The appointment of a payroll service shall be pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and shall require the contractor to do the following, not by way of limitation; data collection, agency report preparation, calculation of withholding, direct deposit of payroll disbursements, and/or transfer of Borough funds to contractor’s account for subsequent disbursement of payment.
4. The Chief Financial Officer is hereby appointed the approval officer and is responsible for authorizing and supervising the activities of the payroll service.
5. The payroll service is permitted to hold Borough funds pending transmittal to a payee.
6. A payroll service must meet all of the following requirements:
  - a. Report any irregularities that may indicate potential fraud, noncompliance with appropriate laws, dishonesty or gross incompetence on the part of approval officer.
  - b. Report circumstances that could jeopardize its ability to continue operations or otherwise interrupt the services provided to the Borough.

**BOROUGH OF WATCHUNG  
RESOLUTION: R4**

- c. Meet the requirements of N.J.A.C. 5:30-17.5, requiring that the approval officer be assured that the servicer has its own internal controls and appropriately guard against theft and other adverse conditions.
  
- d. All contracts entered into pursuant to these regulations and the laws authorizing the same shall comply with the requirements of N.J.A.C. 5:30-17.6, which sets out a series of mandatory contractual terms and conditions.

**BE IT FURTHER RESOLVED** by the Mayor and Council of the Borough of Watchung that the contract for payroll services is hereby awarded to Action Data Services (ADS) for a two-year term commencing **July 1, 2026 and ending June 30, 2028**, with an option to extend the contract for one (1) additional year, in an amount not to exceed \$30,000.

\_\_\_\_\_  
Curt S. Dahl, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: FINANCE MISC.  
C: W. HANCE,

**BOROUGH OF WATCHUNG  
RESOLUTION: R5  
FORM 1B**

***AUTHORIZE SUBMISSION OF A STRATEGIC PLAN FOR THE WATCHUNG HILLS  
REGIONAL MUNICIPAL ALLIANCE GRANT FOR FISCAL YEAR 2027***

**WHEREAS**, the Governor's Council on Substance Use Disorder established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

**WHEREAS**, The Council of the Borough of Watchung, County of Somerset, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

**WHEREAS**, the Borough Council further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

**WHEREAS**, the Borough Council has applied for funding to the Governor's Council on Substance Use Disorder through the County of Somerset;

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of Watchung, County of Somerset, State of New Jersey hereby recognizes the following:

1. The Borough Council does hereby authorize submission of a strategic plan for the Watchung Hills Regional Municipal Alliance grant for fiscal year 2027 in the amount of:
 

GCSUD Grant	\$ 6,955.45
Cash Match	\$ 1,738.86
In-Kind	\$ 5,216.59
2. The Borough Council acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
3. The Borough Council accepts subsequent award of this grant.

\_\_\_\_\_  
Curt S. Dahl, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: FINANCE-MISC,  
C: CFO, BRUNO ASSOC,

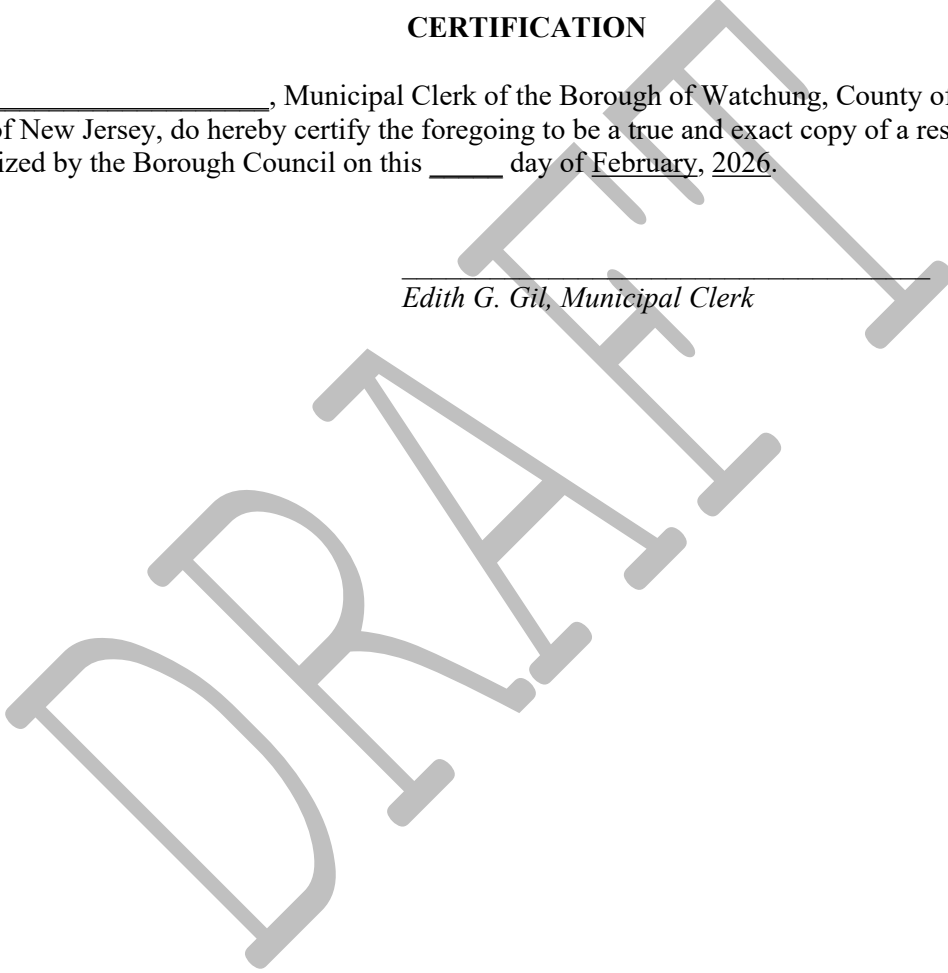
**BOROUGH OF WATCHUNG  
RESOLUTION: R5  
FORM 1B**

INTRODUCED	SECONDED	COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
Dahl						
Ead						
Fischer						
Marano						
Abi-Habib						
Gibbs						

**CERTIFICATION**

I, \_\_\_\_\_, Municipal Clerk of the Borough of Watchung, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Borough Council on this \_\_\_\_ day of February, 2026.

\_\_\_\_\_  
*Edith G. Gil, Municipal Clerk*



**BOROUGH OF WATCHUNG  
RESOLUTION: R6**

***Resolution of Support from Local Governing Body Authorizing the  
Sustainable Jersey Grant Application***

**WHEREAS**, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

**WHEREAS**, the Borough of Watchung strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

**WHEREAS**, the Borough of Watchung is participating in the Sustainable Jersey Program; and

**WHEREAS**, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the 2026 Sustainable Jersey Grants Program funded by the PSEG Foundation;

**THEREFORE**, the Mayor and Council of the Borough of Watchung has determined that the Borough of Watchung should apply for the aforementioned Grant in the amount of \$20,000.00.

**THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Borough of Watchung, State of New Jersey, authorize the submission of the aforementioned Sustainable Jersey Grant.

\_\_\_\_\_  
Curt S. Dahl, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: FINANCE-MISC,  
C: CFO, BRUNO ASSOC,

**BOROUGH OF WATCHUNG  
RESOLUTION: R7**

***RESOLUTION AUTHORIZING A TEMPORARY EXCEPTION TO § 16-1.15 OF  
THE BOROUGH CODE TO PERMIT CATCH-AND-KEEP FISHING AT BEST  
LAKE IN CONNECTION WITH THE NEW JERSEY DIVISION OF FISH AND  
WILDLIFE TROUT STOCKING PROGRAM***

**WHEREAS**, Chapter 16 of the Code of the Borough of Watchung regulates activities on public property and recreation areas and section § 16-1.15 currently permits fishing at Best Lake on a catch-and-release-only basis; and

**WHEREAS**, the Borough of Watchung desires to participate in the New Jersey Division of Fish and Wildlife Trout Stocking Program for the benefit and enjoyment of residents and the public; and

**WHEREAS**, participation in the Trout Stocking Program requires that stocked trout be available for lawful harvest in accordance with State regulations; and

**WHEREAS**, the Borough Council finds that temporarily permitting catch-and-keep fishing for trout at Best Lake, in compliance with New Jersey Division of Fish and Wildlife regulations, serves a valid public purpose by enhancing recreational opportunities and promoting community engagement; and

**WHEREAS**, the Borough Council further finds that such temporary authorization should be limited in scope and duration and subject to all applicable State laws and licensing requirements.

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

**1) Temporary Exception Authorized.**

Notwithstanding the provisions of § 16-1.15 of the Borough Code, catch-and-keep fishing for trout at Best Lake shall be temporarily permitted for the duration of the Borough's participation in the New Jersey Division of Fish and Wildlife Trout Stocking Program.

**2) Compliance with State Regulations.**

All fishing activity under this temporary exception shall strictly comply with all applicable rules, regulations, licensing requirements, size limits, daily limits, and seasonal restrictions established by the New Jersey Division of Fish and Wildlife.

**3) Duration.**

This temporary exception shall take effect upon adoption of this Resolution and shall remain in effect for the period required under the applicable trout stocking cycle for the 2026 season (or as otherwise required by NJ Fish and Wildlife), unless sooner rescinded by resolution of the Borough Council.

**BOROUGH OF WATCHUNG  
RESOLUTION: R7**

**4) Limitation.**

Except as expressly modified herein, all other provisions of Chapter 16 of the Borough Code shall remain in full force and effect.

**5) Notice.**

The Borough Administrator and/or Recreation Department are authorized to post appropriate signage at Best Lake notifying the public of the temporary authorization and applicable State regulations.

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Curt S. Dahl, Council President

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Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: MISC.  
C: DPW, ENG, REC,

DRAFT

**BOROUGH OF WATCHUNG  
RESOLUTION: R8**

**WHEREAS**, Officer Christopher Monrroy resigned from the Watchung Police Department effective January 28, 2026; and

**WHEREAS**, as a result of said resignation, Officer Monrroy is entitled to payment for accrued employee benefits; and

**WHEREAS**, Officer Monrroy has accumulated 139 hours of unused vacation time, payable at his regular hourly rate of \$31.87.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Watchung that the Chief Financial Officer is hereby authorized to remit payment to Officer Christopher Monrroy for accrued vacation time in the amount of \$4,429.93, representing 139 hours at \$31.87 per hour.

\_\_\_\_\_  
Paul Fischer, Council Member

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: PERSONNEL,  
C: E.H., B.H.,

Borough of Watchung

February 9, 2026

MEMO

Officer Christopher Monrroy resigned effective January 28, 2026

Officer Christopher Monrroy has accumulated 139 hours of vacation time to be paid at his regular hourly pay of \$31.87

Vacation Hours 139 x 31.87 =

Total \$4,429.93

William Hance CFO

*William Hance*

Date

*2/10/26*

**BOROUGH OF WATCHUNG  
RESOLUTION: R9**

**WHEREAS**, by Resolution R7, adopted by the Borough Council on July 13, 2023, the Mayor and Borough Council appointed Scott Anderle as Chief of the Department of Police of the Borough of Watchung for a term commencing on August 1, 2023 and ending July 31, 2026, upon terms and conditions memorialized in an Employment Agreement; and

**WHEREAS**, the Mayor and Council find it to be in the best interests of the Borough and its citizens to re-appoint Chief Anderle for a new term, subject to updated and amended terms of employment to be memorialized in a new Employment Agreement.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that it hereby re-appoints **Scott Anderle** as Chief of the Department of Police of the Borough of Watchung for a new term commencing as of January 1, 2026 and ending December 31, 2029, at an annual salary as negotiated and agreed upon by all parties and consistent with the Salary Ordinance of the Borough of Watchung; and

**BE IT FURTHER RESOLVED** by the Mayor and Council of the Borough of Watchung that it hereby authorizes the Mayor and other Borough Officials and employees to take all actions necessary to effectuate this Resolution, including but not limited to the execution of an agreement reflecting the negotiated terms and conditions of employment.

\_\_\_\_\_  
Paul Fischer, Council Member

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: APPOINTMENTS, SALARIES  
C: B. HANCE, E. HORSFALL,  
S. ANDERLE,

EMPLOYMENT AGREEMENT  
BETWEEN

SCOTT ANDERLE

THE BOROUGH OF WATCHUNG  
COUNTY OF SOMERSET  
STATE OF NEW JERSEY

THIS AGREEMENT ("Agreement"), is entered into this day of \_\_\_\_\_, 2026, by and between the BOROUGH OF WATCHUNG, a body politic and corporate of the State of New Jersey, hereafter referred to as the "Employer" or the "Borough" and Watchung Police Chief Scott Anderle, hereinafter referred to as the "Chief;"

WHEREAS, the Employer and the Chief recognize that it will be to the benefit of both to promote mutual understanding and foster a harmonious relationship between the parties to the end that continuous and efficient service will be rendered to and by both parties;

NOW, THEREFORE, the parties agree as follows:

1. PRESERVATION OF RIGHTS

The Employer hereby retains and reserves unto itself all powers, rights, authority, duties and responsibilities conferred upon and vested in it prior to the signing of this Agreement by the Laws and Constitution of the State of New Jersey, including, but without limiting the generality of the foregoing, the following rights:

- a. To the executive management and administrative control of the Employer Government and its properties and facilities;
- b. To hire all employees, and subject to the provisions of law, to determine their qualifications and conditions for continued employment or assignment and to promote employees;
- c. To suspend, promote, demote, transfer, assign, reassign, discharge, or take any other disciplinary action for good and just cause according to law.

Nothing contained herein shall be construed to deny or restrict the Employer or the Chief of their rights, responsibilities, and authority, under N.J.S. Titles I 1, 34, 40 and 40A, or any other national, state, county or other applicable laws.

2. RETENTION OF BENEFITS

- a. All employment conditions not covered by this Agreement shall continue to be governed, controlled and interpreted by reference to applicable laws for law enforcement employees,

Contract between the Borough of Watchung and PBA Local No. 193 (the "PBA CBA"), the Borough's Policies and Procedures Manual, and/or Rules and Regulations of the Watchung Police Department ("Department").

- b. As permitted by the State of New Jersey Division of Pensions and Benefits ("NJDPB") and PFRS, should the Chief retire with a minimum of twenty-five (25) years of continuous service credited under the NJDPB, his health insurance shall be continued under the SHBP, including group, hospital, medical (including dental) and surgical coverage, with the premium or periodic charges paid by the Borough of Watchung from funds appropriate for such purposes.

### 3. STATUS AND DUTIES OF CHIEF

The Employer and the Chief hereby agree that the Chief is a "Managerial Executive" and "Executive Employee" for the purposes of N.J.S.A. 34:13A-1, g! seq., as amended, the New Jersey Public Employer-Employee relations Act and 29 USC Section 213, the United States Fair Labor Standards Act, respectively and companion or similar statutes and regulations.

The Chief shall devote his full time to carrying out the duties of his office and position subject to review and approval of the Mayor and Council and shall devote his best efforts to the accomplishment of his duties and the mission of the Department. Nothing contained herein shall prevent the Chief from engaging in any outside activities which do not, in the opinion of the Mayor and Council, unreasonably interfere with his duties as Chief of Police. The Chief shall at all times present a professional demeanor and without prejudice, malice or unlawful discrimination, carry out his lawful duties to enforce the Constitutions of the United States and the State of New Jersey, the laws of the State of New Jersey and the ordinances of the County of Somerset and the Borough of Watchung.

The Chief shall have the authority to:

- a. Conduct and manage the day-to-day operations of the Department;
- b. Administer and enforce rules, regulations and special emergency directives regarding the disposition and discipline of the police force, its officers, and personnel;
- c. Have, exercise, and discharge the functions, powers, and duties of the police force;
- d. Delegate such of his authority as he may deem necessary for the efficient operation of the force to be exercised under his direction and supervision;
- e. Prescribe the duties and assignments of all subordinates and other personnel;
- f. Report, in writing to the Mayor and Council at its first regular meeting each month or as soon as available or practicable, regarding the operations of the Department, giving a complete record of all arrests and complaints, together with the dispositions of the same, and such recommendations as, in his opinion, will increase the efficiency of the Department.
- g. The Chief of Police shall report to the Borough Administrator on all matters otherwise required to be reported upon by a department head, including all policy, personnel and budgetary matters, unless otherwise provided under the provisions of the PBA contract or by law, and all liability claims for personal or property damage, actual or potential, or acts that may give rise to such claims.

#### 4. SALARY

- a. Effective January 1, 2026, and terminating December 31, 2026, the Chief shall receive a base salary of \$209,448. Effective January 1, 2027, and terminating December 31, 2027, the Chief shall receive a base salary \$216,778. Effective January 1, 2028, and terminating December 31, 2028, the Chief shall receive a base salary of \$224,365, Effective January 1, 2029 and terminating December 31, 2029, the Chief shall receive a base salary of \$232,218.

- b. The Borough agrees that the Chief will be the highest paid member of the Department, as determined by annual base salary.

5. TERM AND RENEWAL OF AGREEMENT

- a. This Agreement shall be in effect from January 1, 2026, through December 31, 2029. It shall continue in full force and effect until a successor Agreement is executed.
- b. The Chief is entitled to retire or resign from the employ of the Borough at any time, however, the Chief shall be required to provide thirty (30) days notice to the Borough in the event of his retirement or resignation. During the Chief's final thirty (30) days of employment, the Borough shall not compel the Chief to utilize any of his accumulated vacation, sick<sup>2</sup> or any other accrued time, for which he is entitled to receive compensation for at the time of his retirement.
- c. The Borough will be entitled to terminate this Agreement for "cause." "Cause" shall mean: a) dishonesty, fraud or willful misconduct in the performance of duties or breach of duty of loyalty to the Borough; b) indictment for and conviction of, or guilty plea of a plea of no contest to, any felony or misdemeanor or offense of moral turpitude; or c) willful failure to follow the written directives of the Borough or material breach of this Agreement.

6. INSURANCE PLANS

- a. The Borough shall provide enrollment in the New Jersey State Health Benefits Program ("SHBP") or a substantially equivalent program providing the same benefits for the Chief and his dependents, at not less than the level of coverage in effect for members of the PBA, at the commencement of the negotiations resulting in this Agreement. The Chief shall contribute thirty-five percent (35%) of the cost of the premium for said coverage during the term of this Agreement.

- b. The Borough shall continue to provide the Chief with the current your life insurance coverage of Ten Thousand Dollars (\$10,000.00). All costs and charges in connection with said policy shall be borne by the Borough.
- c. The Borough shall provide the Chief with enrollment in the SHBP Employee Dental Plan.
- d. At no time shall the Chief receive less medical insurance than that which is received by any member of the Department.

#### 7. LEGAL DEFENSE AND INDEMNIFICATION

- a. The Employer shall provide the Chief with all necessary legal advice and counsel in defense of any charges filed against him in connection with his performance of his duties in accordance with the laws of the State of New Jersey and the United States of America. The selection of an attorney may be made by the Chief, subject to the approval of the Borough, capped at an hourly rate not to exceed that of the Borough attorney, and such approval shall not be unreasonably withheld by the Borough.
- b. The Borough shall additionally indemnify the Chief in connection with all claims, including for compensatory and punitive damages and attorneys fees incurred by the Chief, for actions filed against the Chief in his official capacity subsequent to the expiration of this Agreement.

#### 8. HOLIDAYS

The Chief shall be entitled to be off for all legal holidays enjoyed by the other department heads of the Borough.

9. PERSONAL DAYS

The Chief shall be granted three (3) personal days during the calendar year extending from January 1st to December 31st. Said personal time shall be noncumulative (i.e., all 3 days must be used in the year in which they are granted.)

10. VACATION LEAVE

- a. The Police Chief shall be entitled to 224 hours annually.
- b. The Police Chief shall be entitled to carry up to 5 vacation days from one calendar year into the next.
- c. Since vacation time is accumulated in a current calendar year, and subsequently used in the following year, upon retirement the Chief shall be entitled to receive compensation for any unused vacation time at the then current rate of pay including time accumulated during his final year of employment.

11. SICK LEAVE

Any illness or injury suffered by the Chief that is unrelated to his duties and responsibilities as Chief shall be governed in accordance with Article XXIV "Sick Leave" of the PBA CBA.

12. COMPENSATION LEAVE

- a. If the Chief is on leave because of a disability or trauma, and he is receiving Workers' Compensation Benefits ("Compensation Leave"), he shall receive the equivalent of full pay with benefits for up to one year of the injury or illness paid for by the Borough, which shall be conditioned upon providing satisfactory proof of the injury or illness and the continuing disability related to that injury or illness.
- b. When Compensation Leave is granted, the Chief shall not be charged ordinary sick leave or vacation and shall maintain his existing leave bank throughout the period of his Compensation Leave.

- c. The Mayor and Council may require the Chief, if on compensation benefit leave, be examined by a Borough appointed physician or other physician, to determine the Chief's ability to return to work. Should the physician find the Chief fit for duty, he shall be assigned such duties equal to his ability to perform and his Compensation benefits shall be discontinued, and he shall return to regular payroll status.

### 13. OFF-DUTY EMPLOYMENT

- a. Consistent with the provisions of Watchung Borough Ordinance 53-5. I (Private Service Policy), the Chief is permitted to accept employment as safety or security personnel for private employers only during off-duty hours ("off-duty employment") and at such times as will not interfere with the efficient performance of regularly scheduled or emergency duty for the Borough. The Chief's responsibilities to the Borough shall always take priority over scheduled off-duty work for a private employer.
- b. If, at any time during the term of this Agreement, a conflict of interest arises relating to the off-duty employment of the Chief, or the procedural duties of the Chief pursuant to Watchung Borough Ordinance 53-5.3, the Mayor and Council may restrict the Chief's off-duty employment in any manner necessary to remedy the conflict of interest.

### 14. SEPARABILITY CLAUSE

If any provision of this Agreement or any application of this Agreement to the Chief is held invalid by operation of law or by a Court or other tribunal of competent jurisdiction, such provision shall be inoperable, but all other provisions shall not be affected thereby, and shall continue in full force and effect.

### 15. MISCELLANEOUS

- a. All the benefits, rights, and obligations inuring to the members of the Union by virtue of any agreement between the Borough and the Union, shall inure to the benefit of the Chief, except

as otherwise provided in this Agreement. This provision, however, shall not be interpreted as to afford the Chief any rights pursuant to Public Law, 1968, c. 303, N.J.S.A. 34:13A-1, seq., as amended; nor shall it be interpreted that the Chief is a member of the Union.

- b. The Chief will continue to have use of a take home department vehicle.
- c. The Chief may dress in uniform, appropriate business attire, or other suitable clothing to be determined at his discretion based upon his daily tasks.
- d. The Chief is required to work 40 hours per week, but it is recognized that some of the hours will take place outside of what are considered normal business hours. As the Chief will at times be required to attend events, functions, nightly meetings, and emergencies, in addition to being available 24 hours a day, this will at times lead to the Chief working in excess of 40 hours. As a result of working irregular hours, it is further recognized that the Chief may arrive after or leave before what would be considered normal business hours to tend to personal or family matters.

#### 16. GOVERNING LAW

The terms of performance under this Agreement shall be subordinate to and governed by the laws of the State of New Jersey.

#### 17. ENTIRE AGREEMENT

This instrument contains the entire Agreement of the parties respecting the employment of the Chief, and there are no representations, warranties, or commitments, except as set forth herein. This Agreement may be amended only by an instrument in writing executed by the parties hereto.

#### 18. HEADINGS

Sections and other headings contained in this employment Agreement are for reference purposes only and shall not effect in any way the meaning or interpretation of this agreement.

IN WITNESS WHEREOF, the parties have executed this agreement on the date specified above:

Chief:

Borough of Watchung:

\_\_\_\_\_  
Scott Anderle

\_\_\_\_\_  
Mayor, Ronald Jubin

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**BOROUGH OF WATCHUNG  
RESOLUTION: R10**

***THIS RESOLUTION AMENDS RESOLUTION R5 (2025) AND AUTHORIZES THE BOROUGH TAX APPEAL ATTORNEY TO ENTER INTO A STIPULATION OF SETTLEMENT RELATIVE TO THE TAX APPEAL CAPTIONED LUNAR, EDUARDO & RENATA, N REIS VS. WATCHUNG BOROUGH, TAX COURT OF NEW JERSEY, DOCKET NOS. 001794-2024 & 005095-2025***

**WHEREAS**, Eduard Lunar & Renata N Reis (the “Taxpayers”), owners of a parcel located at 53 Anderson Road, and identified as Block 803, Lot 8 on the Borough of Watchung Tax Assessment Maps (the “Property”), filed an appeal of their 2024 and 2025 tax assessments on the Property in the Tax Court of New Jersey, Docket No. 001794-2024 and 005095-2025; and

**WHEREAS**, the Taxpayers provided an appraisal report valuing the Property at \$1,425,000 as of October 1, 2023, the relevant valuation date of the 2024 tax year.

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

**WHEREAS**, an acceptable settlement has been reached reducing the assessment by the amount of \$64,800 from a total tax assessment in 2024 of \$1,559,800 to \$1,495,000; and

**WHEREAS**, Resolution R5 indicated that the Tax Assessor has already adjusted the property for the 2025 tax year to an assessment of \$1,495,000; and

**WHEREAS**, the 2025 tax year was not adjusted in accordance with the settlement, and was set at \$1,589,800; and

**WHEREAS**, the settlement reached reduced the assessments by the amount of \$64,800 to a total tax assessment of \$1,495,000 for the 2024 and 2025 tax years; and

**BOROUGH OF WATCHUNG  
RESOLUTION: R10**

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

**WHEREAS**, the reduction in assessment is nominal when compared with the costs of litigation in continuing the defense of these tax appeals; and

**WHEREAS**, the Taxpayer will waive the payment of interest if the refund is paid within sixty (60) days after the Judgment is received; and

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

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

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

- 1) The Borough Tax Appeal Attorney is hereby authorized to execute the Stipulation of Settlement relative to the tax appeal of Lunar, Eduardo & Renata N Reis v. Watchung Borough, Docket No. 001794-2024 & 005095-2025, which provides for a reduction in the total tax assessments in 2024 and 2025 from \$1,559,800 and \$1,589,800, respectively, to total tax assessments of \$1,495,000 for both years; which further provides that Taxpayers will waive the payment of interest if the refund is paid within 60 days of judgment to the Taxpayer; all pursuant to the terms, conditions and provisions more specifically described in the Stipulation of Settlement.
- 2) The form of Stipulation of Settlement is annexed hereto, having been reviewed by Mayor and Council of the Borough of Watchung.

**BOROUGH OF WATCHUNG  
RESOLUTION: R10**

- 3) The settlement outlined above shall be without prejudice to the Borough of Watchung's dealings with any other taxpayer's request for tax assessment reductions.

\_\_\_\_\_  
Paul Fischer, Council Member

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: FINANCE-MISC,  
C: TAX ATTORNEY,  
TAX COLLECTOR  
TAX ASSESSOR

Attorney ID# 034072012  
**DiFrancesco, Bateman, Kunzman,  
 Davis, Lehrer & Flaum, P.C.**  
 Attorneys-at-Law  
 15 Mountain Boulevard  
 Warren, NJ 07059  
 (908) 757-7800  
 Attorneys for Defendant, Borough of Watchung  
 Our File: BOROTX / KAM

LUNAR, EDUARDO & RENATA N. REIS,  
 Plaintiff,

vs.

BOROUGH OF WATCHUNG,  
 Defendant.

**Tax Court Of New Jersey**  
 Docket Nos.: 001794-2024 & 005095-2025

**Civil Action**  
**Stipulation of Settlement**  
 (Local Property Tax)

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

Block : 803	Lot : 8	Unit Qualifier :	
Street Address : 53 Anderson Road			Year : 2024
	Original Assessment	County Board Judgment	Requested Tax Court Judgment
<b>LAND</b>	\$ 266,600	N/A	\$ 266,600
<b>IMPROVEMENTS</b>	\$ 1,293,200	DIRECT	\$ 1,228,400
<b>TOTAL</b>	\$ 1,559,800	APPEAL	\$ 1,495,000

Block : 803	Lot : 8	Unit Qualifier :	
Street Address : 53 Anderson Road			Year : 2025
	Original Assessment	County Board Judgment	Requested Tax Court Judgment
<b>LAND</b>	\$ 296,600	N/A	\$ 266,600
<b>IMPROVEMENTS</b>	\$ 1,293,200	DIRECT	\$ 1,228,400
<b>TOTAL</b>	\$ 1,589,800	APPEAL	\$ 1,495,000

2. The parties agree that the provisions of N.J.S.A. 54:51A-8 (Freeze Act) shall not be applicable.
3. The undersigned have made such examination of the value and proper assessment of the property and have obtained such appraisals, analysis, and information with respect

to the valuation and assessment of the property, as they deem necessary and appropriate for the purpose of enabling them to enter into the Stipulation. The Assessor of the Taxing District has been consulted by the attorney for the Taxing District with respect to this settlement and has concurred.

4. Based upon the foregoing, the undersigned represents to the Court that the above settlement will result in an assessment at the fair assessable value of the property consistent with assessing practices generally applicable in the taxing district as required by law.
5. Plaintiff waives any prejudgment and post judgment interest and/or penalties on the refund if paid no later than 60 days after the last Judgment is received.

**McCarter & English, LLP**  
Attorneys for Plaintiff

Dated:

By:

\_\_\_\_\_  
Michael D. Benak, Esq.  
A Member of the Firm

**DiFrancesco, Bateman, Kunzman,  
Davis, Lehrer & Flaum, P.C.**  
Attorneys for Defendant

Dated:

By:

\_\_\_\_\_  
Kevin A. McDonald, Esq.

**BOROUGH OF WATCHUNG  
RESOLUTION: R11**

**WHEREAS**, the Watchung Volunteer Fire Department has submitted the roster of firefighters eligible for a stipend for the year 2025; and

**WHEREAS**, it is necessary to formally approve the stipend amounts; and

**WHEREAS**, the Chief Financial Officer certifies that funds are available in the 2025 budget.

\_\_\_\_\_  
Chief Financial Officer

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the Chief Financial Officer is hereby authorized to pay the Volunteer Fire Department stipends per the list below.

<b>Stipend</b>		<b>Officer Stipend</b>	<b>Total Stipend</b>
CARLUCCI,S	\$2,600.75		\$2,600.75
CARLUCCI SR., T	\$3,343.82		\$3,343.82
DESANDOLO, A	\$4,166.51	\$1,000.00	\$5,166.51
ENGMAN, R	\$1,671.91		\$1,671.91
GREVES, G	\$5,453.61		\$5,453.61
GUKHMAN,D	\$2,839.59		\$2,839.59
KING, M	\$2,481.33	\$200.00	\$2,681.33
KING, R	\$2,361.90	\$200.00	\$2,561.90
KLIGE, A	\$5,904.76		\$5,904.76
MATTAISSI, M	\$2,653.83		\$2,653.83
MILLER, D	\$1,791.33		\$1,791.33
PERALTA, B	\$3,569.40		\$3,569.40
PICONE, M	\$4,431.89		\$4,431.89
SLOYAN, R	\$3,304.01	\$600.00	\$3,904.01
ZWIRKO, A.	\$3,025.36	\$400.00	\$3,425.36
			\$0.00
			<b>\$52,000.00</b>

\_\_\_\_\_  
Paolo Marano, Council Member

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: FIRE  
C: B. HANCE, FIRE. DEPT.,

**BOROUGH OF WATCHUNG  
RESOLUTION: R12**

***RESOLUTION AMENDING PRIOR RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES CONTRACT FOR SPECIAL LITIGATION COUNSEL***

**WHEREAS**, the Borough of Watchung previously adopted a resolution authorizing the Mayor and Borough Clerk to enter into a Professional Services Contract with Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A. for legal services as Special Litigation Counsel in an amount not to exceed \$7,500; and

**WHEREAS**, the Borough of Watchung continues to require the services of Special Litigation Counsel and has determined that an increase in the authorized contract amount is necessary; and

**WHEREAS**, the Borough of Watchung has appropriated sufficient additional funds for said services.

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

- 1) The prior resolution authorizing a professional services contract with Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A. for legal services as Special Litigation Counsel is hereby amended to increase the maximum amount of the contract.
- 2) The maximum amount of the contract shall not exceed \$15,000.
- 3) Except as expressly amended herein, all other terms and conditions of the original resolution and professional services contract shall remain in full force and effect.

\_\_\_\_\_  
Paul Fischer, Council Member

\_\_\_\_\_  
Ronald Jubin, Ph. D., Mayor

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

**BOROUGH OF WATCHUNG**

**R E S O L U T I O N: R13**

**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 \$4,305,384.83 per the attached bill list. The expenditures can be broken down into the following categories:

Affordable Housing Trust	\$	6,843.50
Animal Control	\$	1,982.20
Assessment Trust Fund	\$	-
Developer Escrow	\$	10,244.98
Other Escrow	\$	26,415.58
Capital Fund	\$	855,877.58
Grant Fund	\$	-
Watchung Borough Board of Education	\$	1,265,862.00
Watchung Hills Regional High School	\$	650,395.00
Somerset County Taxes	\$	-
Current Fund	\$	1,487,763.99
Total:	\$	4,305,384.83

\_\_\_\_\_  
Robert Gibbs

\_\_\_\_\_  
Curt Dahl, Council President

\_\_\_\_\_  
Paul Fischer

\_\_\_\_\_  
Paolo Marano

\_\_\_\_\_  
Christine Lad

\_\_\_\_\_  
Sonia Abi Habib

\_\_\_\_\_  
William France, CFO

\_\_\_\_\_  
Ronald Jubin, Mayor

\_\_\_\_\_  
James Damato, Administrator

**Date: February 19, 2026**  
**Index: Finance**

Range of Checking Accts: AFFORD HOUSING to WIRE TRANSFER Range of Check Dates: 01/17/26 to 02/17/26  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
AFFORD HOUSING AFFORDABLE HOUSING TRUST FUND					
746	02/17/26	BATEM DIFRANCESCO,BATEMAN,COLEY,	2,106.00		6212
747	02/17/26	SAVOSCHA Savo,Schalk,Corsini,warner	4,737.50		6212

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	6,843.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	6,843.50	0.00

ANIMAL CONTROL Citizens Animal Control Trust					
1121	02/17/26	ANIMALCO Animal Control Solutions	1,744.00		6213
1122	02/17/26	NJDHS NJ DEPT OF HEALTH & SENIOR SER	238.20		6213

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,982.20	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,982.20	0.00

CAPITAL ACCOUNT Citizens Capital Fund					
2436	01/23/26	WESTENDK West End KB LLC	388,374.00		6204
2437	02/17/26	APIGNA A. Pigna Mason Contractors	23,750.00		6214
2438	02/17/26	NAFG National Auto Fleet Group	41,759.58		6214
2439	02/17/26	POTTERAR Potter Architects, LLC	15,000.00		6214
2440	02/17/26	ROCKBORN Rockborn Trucking & Excavation	31,499.00		6214
2441	02/17/26	WESTENDK West End KB LLC	355,495.00		6214

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	6	0	855,877.58	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	6	0	855,877.58	0.00

CURRENT FUND Current Fund					
44563	01/23/26	AMAZ Amazon Capital Services, Inc	103.35		6205
44564	01/23/26	ANIMALCO Animal Control Solutions	3,928.00		6205
44565	01/23/26	ATAS American Tire & Auto Service	4,000.00		6205
44566	01/23/26	ATTTTT AT&T	15.26		6205
44567	01/23/26	BEL VERIZON	668.06		6205
44568	01/23/26	BLOOD005 Bloodgood Law Enforcement	195.00		6205
44569	01/23/26	BTC Bailey Training & Consulting	130.00		6205
44570	01/23/26	CUEVA005 Cuevas, Peter	17.05		6205
44571	01/23/26	FORT SUN LIFE FINANCIAL	87.13		6205
44572	01/23/26	GPU JCP & L	205.90		6205
44573	01/23/26	INTERGLO Interglobe Communications	915.27		6205
44574	01/23/26	MAILFINA Quadient Leasing	381.00		6205
44575	01/23/26	MGL MGL PRINTING SOLUTIONS	725.82		6205
44576	01/23/26	NAPPE ANTHONY NAPPE	333.71		6205
44577	01/23/26	NJAWC NJ AMERICAN WATER	18,400.82		6205
44578	01/23/26	NJPSAC NJ PUBLIC SAFETY ACCRED. COAL.	400.00		6205
44579	01/23/26	OPTIMUM Optimum	2,332.94		6205
44580	01/23/26	PETERSEN DAVID PETERSEN	72.37	01/31/26 VOID	6205
44581	01/23/26	PSEG PSE&G CO.	37,877.01		6205

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
CURRENT FUND	Current Fund	Continued		
44582	01/23/26	RIVER RIVERVIEW PAVING INC.	117,596.89	6205
44583	01/23/26	SAVOSCHA Savo,Schalk,Corsini,Warner	5,273.00	6205
44584	01/23/26	TSS TRAFFIC SAFETY SERVICE	1,467.90	6205
44585	01/23/26	VW VERIZON WIRELESS	1,569.43	6205
800	01/31/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	285,701.71	6210
801	01/31/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	282,948.15	6218
799	02/09/26	REEFCO Reefco Aquarium Service, LLC	258.97	6208
44586	02/10/26	DMV NJ Motor Vehicle Commission	60.00	6209
44587	02/10/26	RAMTAXLI RAM Tax Lien Fund II LP	2,863.89	6209
44588	02/10/26	RES RESORTS CASINO HOTEL	716.52	6209
802	02/17/26	CLEARFLY Clearfly	382.11	6219
803	02/17/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	253,875.45	6219
44589	02/17/26	AAAFACIL AAA Facility Services LLC	3,548.00	6217
44590	02/17/26	ACDAUGHT PYE-BARKER FIRE & SAFETY	2,067.66	6217
44591	02/17/26	ADS Action Data Services	1,703.50	6217
44592	02/17/26	AIRGASSA AIRGAS USA, LLC	1,345.50	6217
44593	02/17/26	AMAZ Amazon Capital Services, Inc	331.38	6217
44594	02/17/26	APPROVED APPROVED FIRE PROTECTION	2,866.27	6217
44595	02/17/26	ASC ATLANTIC SALT COMPANY	18,692.67	6217
44596	02/17/26	ASSOCIAT ASSOCIATION OF NJ RECYCLERS	180.00	6217
44597	02/17/26	ATLAN Atlantic Tactical, Inc.	11,090.89	6217
44598	02/17/26	ATTTTTT AT&T	53.13	6217
44599	02/17/26	AXONENTE Axon Enterprise, Inc.	17,261.94	6217
44600	02/17/26	AYER AYERS DISTRIBUTING	894.00	6217
44601	02/17/26	BATEM DIFRANCESCO,BATEMAN,COLEY,	14,824.50	6217
44602	02/17/26	BCR C & L Towing Service	246.40	6217
44603	02/17/26	BOLDELEC BOLD ELECTRIC & GENERATORS	987.24	6217
44604	02/17/26	BRUNOASS Bruno Associates, Inc.	3,250.00	6217
44605	02/17/26	BUROJOES JOSEPH BURO	367.36	6217
44606	02/17/26	CAPITALM CAPITAL MAINTENANCE	1,200.00	6217
44607	02/17/26	CARLUCCI Savino Carlucci	2,600.75	6217
44608	02/17/26	COMMS COMMUNICATIONS SPECIALISTS	163.00	6217
44609	02/17/26	COOPERAL Cooper Alarm Systems, Inc	1,217.50	6217
44610	02/17/26	DAR Creative Product Sourcing Inc	857.48	6217
44611	02/17/26	DESANDLO Albert DeSandlo	5,166.51	6217
44612	02/17/26	DOCUMENT Document Solutions	1,204.28	6217
44613	02/17/26	DUNNE Dunne, Ryan	250.00	6217
44614	02/17/26	EAI EDMUNDS & ASSOCIATES, INC.	940.04	6217
44615	02/17/26	EMPIRESU SITEONE LANDSCAPE SUPPLY, LLC	1,092.58	6217
44616	02/17/26	ENGMAN1 Richard Engman	1,671.91	6217
44617	02/17/26	FEDEX FEDEX	169.03	6217
44618	02/17/26	FIT-RITE FIT-RITE UNIFORM COMPANY, INC.	151.92	6217
44619	02/17/26	FITRITEU FIT-RITE UNIFORM CO., INC.	59.97	6217
44620	02/17/26	FORT SUN LIFE FINANCIAL	315.56	6217
44621	02/17/26	FSS FIRE & SAFETY SERVICES,LTD.	1,568.62	6217
44622	02/17/26	GENERALC General Code	49.00	6217
44623	02/17/26	GFG GRAY'S FLORIST & GREENHOUSE	430.00	6217
44624	02/17/26	GGR GARY GREVES	5,453.61	6217
44625	02/17/26	GLCI GALBRAITH LANDSCAPE CONST.,INC	700.00	6217
44626	02/17/26	GLS GROVE LOCK & SAFE CO.	230.00	6217
44627	02/17/26	GOFFCO GOFFCO INDUSTRIES, INC.	2,304.00	6217
44628	02/17/26	GREAT Great America Financial Serv.	179.00	6217

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
CURRENT FUND	Current Fund	Continued		
44629	02/17/26	GRI GENERAL RECREATION, INC.	215.00	6217
44630	02/17/26	GRIVERA GLORIA RIVERA	30.00	6217
44631	02/17/26	GUNKHMAN Dmitry Gukhman	3,174.98	6217
44632	02/17/26	HANC2 MARYANN HANCE	1,888.08	6217
44633	02/17/26	HANCE WILLIAM HANCE	1,833.00	6217
44634	02/17/26	HODE2 HOME DEPOT CREDIT SERVICES	548.88	6217
44635	02/17/26	HOFF HOFFMAN TIRE CO., INC.	695.90	6217
44636	02/17/26	IACP INT'L ASSOC. OF CHFS OF POLICE	220.00	6217
44637	02/17/26	IAFCI Int'l Assoc of Financial Crime	80.00	6217
44638	02/17/26	INTERGLO Interglobe Communications	921.77	6217
44639	02/17/26	IPD INSTITUTE FOR PROF DEVELOPMENT	50.00	6217
44640	02/17/26	JSSP JOHNSTONE SUPPLY- S.PLAINFIELD	943.33	6217
44641	02/17/26	KCGINC KCG, INC.	750.00	6217
44642	02/17/26	KING1 R. King	2,561.90	6217
44643	02/17/26	KING3 Matthew King	2,861.33	6217
44644	02/17/26	KLIGE Adrian Klige	5,904.76	6217
44645	02/17/26	KPI KPI Tactical	1,775.00	6217
44646	02/17/26	LEDACGON Leda C Gonzalez, Interpreter	905.00	6217
44647	02/17/26	LINNU FRANCIS P LINNUS ESQ	867.75	6217
44648	02/17/26	LMON LINDA MONETTI	2,084.79	6217
44649	02/17/26	MAR MARINO'S TRATTORIA	55.03	6217
44650	02/17/26	MARMIC Marmic Associates	4,530.50	6217
44651	02/17/26	MATTAISS Michael Mattaissi	2,653.83	6217
44652	02/17/26	MEDEMERG Medemerge, PA	147.00	6217
44653	02/17/26	MGL MGL PRINTING SOLUTIONS	1,260.00	6217
44654	02/17/26	MILLER1 David Miller	1,791.33	6217
44655	02/17/26	MINUTEMA Minuteman Press	78.00	6217
44656	02/17/26	MOTOR MOTOROLA SOLUTIONS, INC.	1,120.00	6217
44657	02/17/26	MPI WOODS MACHINERY	783.25	6217
44658	02/17/26	NATCH COMPOST 360 ACQUISITION PARENT	880.00	6217
44659	02/17/26	NFUELOIL NATIONAL FUEL OIL, INC.	5,074.05	6217
44660	02/17/26	NIXLE everbridge	3,114.28	6217
44661	02/17/26	NJAWC NJ AMERICAN WATER	30,275.64	6217
44662	02/17/26	NJC NJ CONFERENCE OF MAYORS	250.00	6217
44663	02/17/26	NJCOP N.J.S.A.C.O.P.	275.00	6217
44664	02/17/26	NJFS NJ Forest Service	150.00	6217
44665	02/17/26	NJHMG005 New Jersey Hills Media Group	58.50	6217
44666	02/17/26	NJPO NEW JERSEY PLANNING OFFICIALS	95.00	6217
44667	02/17/26	ON-SI ON-SITE FLEET SERVICE	359.94	6217
44668	02/17/26	PARSA P.A.R.S.A.	128,487.90	6217
44669	02/17/26	PERALTA Blas Peralta	3,569.40	6217
44670	02/17/26	PETERSEN DAVID PETERSEN	72.37	6217
44671	02/17/26	PICONE Matthew Picone	4,431.89	6217
44672	02/17/26	POL POLICE PETTY CASH	300.00	6217
44673	02/17/26	POLK Anthony Polk	1,264.55	6217
44674	02/17/26	POURTUGA Pourtuga Coffee House	645.00	6217
44675	02/17/26	PRED PREDATOR TREE SERVICE	2,000.00	6217
44676	02/17/26	PSEG PSE&G CO.	28,776.26	6217
44677	02/17/26	RAP READ AUTO PARTS	2,920.64	6217
44678	02/17/26	REMINGTO Remington & Vernick Engineers	17,148.75	6217
44679	02/17/26	RG Ruderman & Roth LLC	9,405.00	6217
44680	02/17/26	RT23AUTO ROUTE 23 AUTO MALL	7,626.90	6217

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT FUND	Current Fund	Continued			
44681	02/17/26	SAVOSCHA Savo,Schalk,Corsini,Warner	1,905.50		6217
44682	02/17/26	SJFUELSO SJ FUEL SOUTH CO., INC.	3,050.78		6217
44683	02/17/26	SLOYAN Richard Sloyan	3,904.01		6217
44684	02/17/26	SOMBUS Somerset County Business Part.	1,250.00		6217
44685	02/17/26	SPORT Sportworld	350.00		6217
44686	02/17/26	SPSCO SOMERSET PLUMBING SUPPLY CO.	451.50		6217
44687	02/17/26	STAPL STAPLES BUSINESS ADVANTAGE	1,005.17		6217
44688	02/17/26	SUNOCO 53 STIRLING FUEL, LLC	346.03		6217
44689	02/17/26	THESIGN The Sign Center	50.00		6217
44690	02/17/26	THORG THOR GUARD, INC.	164.41		6217
44691	02/17/26	TOMCARLU THOMAS CARLUCCI	3,343.82		6217
44692	02/17/26	TORQUEDI TORQUED INDUSTRIES, INC.	1,250.18		6217
44693	02/17/26	TOSHI TOSHIBA BUSINESS SOLUTIONS	300.00		6217
44694	02/17/26	TOSHIBA Toshiba Financial Services	6,615.94		6217
44695	02/17/26	TOWN BRIAN TOWNLEY	339.66		6217
44696	02/17/26	TREAS11 TREASURER, STATE OF NJ DCA	2,703.00		6217
44697	02/17/26	TSS TRAFFIC SAFETY SERVICE	907.25		6217
44698	02/17/26	TTSI TIMETRACK SYSTEMS INC.	238.00		6217
44699	02/17/26	TUCKER2 Susan Tucker	126.82		6217
44700	02/17/26	UGIES UGI Energy Services LLC	1,319.77		6217
44701	02/17/26	ULINE Uline Ship.Supply Specialist	1,578.19		6217
44702	02/17/26	ULTATEL ULTATEL	1,081.18		6217
44703	02/17/26	UNIVERSI University Products, Inc.	457.50		6217
44704	02/17/26	WAI WITMER PUBLIC SAFETY GROUP	5,997.11		6217
44705	02/17/26	WAR01 Costello's Ace Hardward	1,419.40		6217
44706	02/17/26	WARRENMA Warren Machine Company LLC	7,111.50		6217
44707	02/17/26	WAT CLERK PETTY CASH	100.00		6217
44708	02/17/26	WBBOE WATCHUNG BOROUGH BOARD OF ED	1,265,862.00		6217
44709	02/17/26	WBMASON W.B Mason, Co Inc.	193.43		6217
44710	02/17/26	WHRHS WATCHUNG HILLS REG.HIGH SCHOOL	650,395.00		6217
44711	02/17/26	WRS Watchung Rescue Squad	8,168.00		6217
44712	02/17/26	WVGC Watchung Valley Golf Club	9,583.46		6217
44713	02/17/26	ZWIRKOAN ANDREW ZWIRKO	3,425.36		6217

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	155	1	3,404,020.99	72.37
Direct Deposit:	0	0	0.00	0.00
Total:	155	1	3,404,020.99	72.37

PNC DEV ESCROW	Developer Escrow			
15805	01/23/26	HEALEY Mark Healey	330.00	6207
15806	01/23/26	SAVOSCHA Savo,Schalk,Corsini,Warner	18.00	6207
15807	02/17/26	BRIGHTVI Bright View Engineering, LLC	3,660.00	6215
15808	02/17/26	LINNU FRANCIS P LINNUS ESQ	1,521.00	6215
15809	02/17/26	MAUROSAV Mauro,Savo,Camerino,Grant &	107.23	6215
15810	02/17/26	REMINGTO Remington & Vernick Engineers	4,568.75	6215
15811	02/17/26	WAT03 WATCHUNG BOROUGH CURRENT FUND	40.00	6215

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
PNC DEV ESCROW Developer Escrow					
Continued					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			7	0	10,244.98
			0	0	0.00
			<u>7</u>	<u>0</u>	<u>10,244.98</u>
PNC OTHER ESC Citizens Savings Other Escrow					
15548	01/23/26	REEFCO Reefco Aquarium Service, LLC	135.98		6206
212	01/31/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	7,990.00		6211
15549	02/17/26	GRI GENERAL RECREATION, INC.	353.60		6216
15550	02/17/26	STAT2 STATE OF NEW JERSEY	1,274.60		6216
15551	02/17/26	TITAN Titan Brands	1,549.97		6216
15552	02/17/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	11,272.43		6216
15553	02/17/26	WAT03 WATCHUNG BOROUGH CURRENT FUND	3,839.00		6216
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			7	0	26,415.58
			0	0	0.00
			<u>7</u>	<u>0</u>	<u>26,415.58</u>
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			179	1	4,305,384.83
			0	0	0.00
			<u>179</u>	<u>1</u>	<u>4,305,384.83</u>

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	5-01	226,095.53	0.00	0.00	226,095.53
Current Fund	6-01	3,166,782.49	0.00	0.00	3,166,782.49
Capital Fund	C-02	855,877.58	0.00	0.00	855,877.58
	D-11	1,982.20	0.00	0.00	1,982.20
	H-06	6,843.50	0.00	0.00	6,843.50
	T-93	37,558.55	0.00	0.00	37,558.55
Total of All Funds:		<u>4,295,139.85</u>	<u>0.00</u>	<u>0.00</u>	<u>4,295,139.85</u>

Project Description	Project No.	Project Total
Anthony Mehran BDA Realty LLC	E-BA15-04	107.23
	E-BA25-02	18.00
79 Park Place	E-BOND2468	200.00
170 Johnston Dr Ext	E-BOND2538	177.50
221 Bonnie Burn Road	E-E22-0183	1,000.00
317 Valley Road Skowronski	E-E24-0168	200.00
1121 Johnston Drive	E-E25-0261	200.00
30 Brook Drive	E-E25-0262	200.00
65 Gallowae	E-E25-0270	100.00
712 JOHNSTON DRIVE	E-E25-0275	200.00
1701 US Route 22	E-E25-0316	245.00
80 Glen Eagle Drive	E-E25-0325	420.00
Bonnie Burn Rd PB19-01	E-PB24-01	1,021.25
Raising Cane's	E-PB24-02	5,181.00
Village Supermarket	E-PB25-02	330.00
PSE&G road insp fee	E-PSEG	645.00
Total of All Projects:		<u>10,244.98</u>

Range of Checking Accts: AFFORD HOUSING to WIRE TRANSFER Range of Check Dates: 01/17/26 to 02/17/26  
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 Contract	Ref Num
PO #	Item	Description					Ref Seq Acct
AFFORD HOUSING AFFORDABLE HOUSING TRUST FUND							
746	02/17/26	BATEM DIFRANCESCO,BATEMAN,COLEY, 26-00080 10 affordable housing	2,106.00	H-06- -100-101 Affordable Housing Trust Fund	Budget		6212 1 1
747	02/17/26	SAVOSCHA Savo,Schalk,Corsini,Warner 26-00271 1 Green Brook AH5 Ordinance Lit	4,737.50	H-06- -100-101 Affordable Housing Trust Fund	Budget		6212 2 1

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	6,843.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	6,843.50	0.00

ANIMAL CONTROL Citizens Animal Control Trust							
1121	02/17/26	ANIMALCO Animal Control Solutions 26-00091 4 animal control	1,744.00	D-11- -100-201 Animal Control Trust Fund	Budget		6213 2 1
1122	02/17/26	NJDHS NJ DEPT OF HEALTH & SENIOR SER 26-00012 1 January dog lic #1-152	238.20	D-11- -100-201 Animal Control Trust Fund	Budget		6213 1 1

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,982.20	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,982.20	0.00

CAPITAL ACCOUNT Citizens Capital Fund							
2436	01/23/26	WESTENDK West End KB LLC 25-00864 8 Library renovation project	388,374.00	C-02- -244-A11 Watchung Library Improvements 24/04	Budget		6204 1 1
2437	02/17/26	APIGNA A. Pigna Mason Contractors 26-00221 1 concrete repair	23,750.00	C-02- -244-A13 Paving and Concrete Improvements	Budget		6214 4 1
2438	02/17/26	NAFG National Auto Fleet Group 25-01174 1 2026 Ford Maverick AWD	41,759.58	C-02- -244-A12 Public Works Equipment	Budget		6214 3 1
2439	02/17/26	POTTERAR Potter Architects, LLC 24-00560 16 Construction Administration	15,000.00	C-02- -244-A11 Watchung Library Improvements 24/04	Budget		6214 1 1
2440	02/17/26	ROCKBORN Rockborn Trucking & Excavation 26-00223 1 Milling & Paving Project	31,499.00	C-02- -244-A13 Paving and Concrete Improvements	Budget		6214 5 1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CAPITAL ACCOUNT Citizens Capital Fund Continued									
2441	02/17/26	WESTENDK West End KB LLC					6214		
25-00864	10	Library renovation project	355,495.00	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:	6	0	855,877.58	0.00			
		Direct Deposit:	0	0	0.00	0.00			
		Total:	<u>6</u>	<u>0</u>	<u>855,877.58</u>	<u>0.00</u>			
CURRENT FUND Current Fund									
44563	01/23/26	AMAZ Amazon Capital Services, Inc					6205		
26-00039	1	Scotch Packing Tape 6pk	20.68	6-01- -190-227	Budget		10	1	
				Office Supplies & Materials					
26-00039	2	#1 Paper Clips 10 boxes of 100	17.68	6-01- -190-227	Budget		11	1	
				Office Supplies & Materials					
26-00039	3	Carhartt 25L Backpack Black	64.99	6-01- -190-227	Budget		12	1	
				Office Supplies & Materials					
			<u>103.35</u>						
44564	01/23/26	ANIMALCO Animal Control Solutions					6205		
26-00091	2	animal control	771.00	5-01- -235-273	Budget		18	1	
				Other Contracted Service					
26-00091	3	animal control	3,157.00	6-01- -235-273	Budget		19	1	
				Other Contracted Service					
			<u>3,928.00</u>						
44565	01/23/26	ATAS American Tire & Auto Service					6205		
25-01481	1	255/60R18 SL Eagle Enforcer AW	4,000.00	5-01- -190-249	Budget		8	1	
				Tire & Tubes					
25-01481	2	State Tire Fee	0.00	5-01- -190-249	Budget		9	1	
				Tire & Tubes					
			<u>4,000.00</u>						
44566	01/23/26	ATTTTTT AT&T					6205		
26-00163	1	January payment	15.26	6-01- -283-459	Budget		35	1	
				Telephone					
44567	01/23/26	BEL VERIZON					6205		
26-00181	1	phone bills	63.57	6-01- -283-459	Budget		42	1	
				Telephone					
26-00181	2	phone bills	604.49	6-01- -283-459	Budget		43	1	
				Telephone					
			<u>668.06</u>						
44568	01/23/26	BLOOD005 Bloodgood Law Enforcement					6205		
26-00053	1	Case Law for Cops 2/26/2026	195.00	6-01- -190-276	Budget		16	1	
				Training Aids & Program					
44569	01/23/26	BTC Bailey Training & Consulting					6205		
26-00056	1	Effective Report Writing	130.00	6-01- -190-276	Budget		17	1	
				Training Aids & Program					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND Current Fund			Continued						
44570	01/23/26	CUEVA005 Cuevas, Peter					6205		
26-00041	1	Posterboard from Staples	17.05	6-01- -190-227	Budget		13	1	
				Office Supplies & Materials					
44571	01/23/26	FORT SUN LIFE FINANCIAL					6205		
26-00165	1	BAL DUE FROM JANUARY PAYMENT	87.13	6-01- -175-394	Budget		37	1	
				Life Insurance					
44572	01/23/26	GPU JCP & L					6205		
26-00164	1	January payment	205.90	6-01- -283-263	Budget		36	1	
				Electricity					
44573	01/23/26	INTERGLO Interglobe Communications					6205		
26-00162	1	January payment	915.27	6-01- -190-259	Budget		34	1	
				Telephone					
44574	01/23/26	MAILFINA Quadient Leasing					6205		
26-00047	1	Postage Lease Oct'25-Jan'26	381.00	6-01- -190-257	Budget		15	1	
				Postage					
44575	01/23/26	MGL MGL PRINTING SOLUTIONS					6205		
26-00153	1	Rescue Squad Pins	680.00	6-01- -110-278	Budget		21	1	
				Community Relations					
26-00153	2	Shipping & Handling	45.82	6-01- -110-278	Budget		22	1	
				Community Relations					
			<u>725.82</u>						
44576	01/23/26	NAPPE ANTHONY NAPPE					6205		
26-00159	1	MEAL REIMBURSEMENT - STORMS	176.00	6-01- -205-235	Budget		30	1	
				Food & Drugs					
26-00159	2	MEAL REIMBURSEMENT - STORMS	157.71	6-01- -205-235	Budget		31	1	
				Food & Drugs					
			<u>333.71</u>						
44577	01/23/26	NJAWC NJ AMERICAN WATER					6205		
26-00166	1	January payment	17,160.99	6-01- -283-664	Budget		38	1	
				water (fire hydrant)					
26-00166	2	January payment	255.18	6-01- -283-664	Budget		39	1	
				water (fire hydrant)					
26-00166	3	January payment	984.65	6-01- -283-564	Budget		40	1	
				Water					
			<u>18,400.82</u>						
44578	01/23/26	NJPSAC NJ PUBLIC SAFETY ACCRED. COAL.					6205		
26-00046	1	2026 NJPSAC Membership Dues	400.00	6-01- -190-256	Budget		14	1	
				Membership Dues					
44579	01/23/26	OPTIMUM Optimum					6205		
26-00148	1	Approximately 12 Months	2,172.00	6-01- -190-268	Budget		20	1	
				Communications Equip. Serv.					

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						
44579	Optimum		Continued						
26-00161	1	January payment	160.94	6-01- -283-459	Budget		33	1	
			<u>2,332.94</u>	Telephone					
44580	01/23/26	PETERSEN DAVID PETERSEN				01/31/26 VOID	6205		
26-00160	1	MEAL REIMBURSEMENT - STORMS	72.37	6-01- -205-235	Budget		32	1	
				Food & Drugs					
44581	01/23/26	PSEG PSE&G CO.					6205		
26-00182	1	Street Traffic	14,307.68	6-01- -283-263	Budget		44	1	
				Electricity					
26-00182	2	Building Electricity	21,861.68	6-01- -283-163	Budget		45	1	
				Electricity					
26-00182	3	Building Gas	1,233.65	6-01- -283-362	Budget		46	1	
				Heating/AC					
26-00182	4	Building Gas	474.00	6-01- -225-263	Budget		47	1	
			<u>37,877.01</u>	Gas & Electric					
44582	01/23/26	RIVER RIVERVIEW PAVING INC.					6205		
25-01191	3	2025 NJDOT Road Improvements	117,596.89	5-01- -610-201	Budget		1	1	
				Infrastructure Improvements					
44583	01/23/26	SAVOSCHA Savo, Schalk, Corsini, Warner					6205		
26-00155	1	November Meeting and emails	555.00	6-01- -165-281	Budget		23	1	
				Prof. & Cons. Servs. Other					
26-00155	2	BA25-01 Betancourth	684.50	6-01- -165-281	Budget		24	1	
				Prof. & Cons. Servs. Other					
26-00155	4	balance of invoice	629.50	6-01- -165-281	Budget		25	1	
				Prof. & Cons. Servs. Other					
26-00155	5	SOM-L-001585-25 Carvajal	277.50	6-01- -165-281	Budget		26	1	
				Prof. & Cons. Servs. Other					
26-00155	6	SOM-L-338-25	2,479.00	6-01- -165-281	Budget		27	1	
				Prof. & Cons. Servs. Other					
26-00155	7	BA24:05 Rozario/Paul	277.50	6-01- -165-281	Budget		28	1	
				Prof. & Cons. Servs. Other					
26-00155	8	Carvajal BA24-03 Nov	370.00	6-01- -165-281	Budget		29	1	
			<u>5,273.00</u>	Prof. & Cons. Servs. Other					
44584	01/23/26	TSS TRAFFIC SAFETY SERVICE					6205		
25-01437	1	Cone Signs Left/Right Arrows	141.90	5-01- -190-231	Budget		2	1	
				Emergency & Safety Supplies					
25-01437	2	Orange Cones 28" with 2 collar	945.00	5-01- -190-231	Budget		3	1	
				Emergency & Safety Supplies					
25-01437	3	Cone Stencils WPD Horizontal	25.00	5-01- -190-231	Budget		4	1	
				Emergency & Safety Supplies					
25-01437	4	Roll Up Sign Truck Detour	133.00	5-01- -190-231	Budget		5	1	
				Emergency & Safety Supplies					
25-01437	5	Roll Up Sign Truck Detour	163.00	5-01- -190-231	Budget		6	1	
				Emergency & Safety Supplies					

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						
44584	TRAFFIC SAFETY SERVICE	Continued							
25-01437	6	Shipping Cost	60.00	5-01- -190-231	Budget		7	1	
			<u>1,467.90</u>	Emergency & Safety Supplies					
44585	01/23/26	VW VERIZON WIRELESS					6205		
26-00180	1	telephone bills	1,569.43	6-01- -283-459	Budget		41	1	
				Telephone					
800	01/31/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6210		
26-00183	1	Watchung Boro Payroll	1,681.12	6-01- -165-111	Budget		1	1	
				Salary & Wage					
26-00183	2	Watchung Boro Payroll	2,375.00	6-01- -190-111	Budget		2	1	
				Salary & Wage					
26-00183	3	Watchung Boro Payroll	287.66	6-01- -200-111	Budget		3	1	
				Salary & Wage					
26-00183	4	Watchung Boro Payroll	437.50	6-01- -255-111	Budget		4	1	
				Salary & Wage					
26-00183	5	Watchung Boro Payroll	2,083.33	6-01- -110-111	Budget		5	1	
				Salary & Wage					
26-00183	6	Watchung Boro Payroll	10,541.32	6-01- -115-111	Budget		6	1	
				Salary & Wage					
26-00183	7	Watchung Boro Payroll	9,686.69	6-01- -120-111	Budget		7	1	
				Salary & Wage					
26-00183	8	Watchung Boro Payroll	4,000.00	6-01- -120-111	Budget		8	1	
				Salary & Wage					
26-00183	9	Watchung Boro Payroll	9,098.83	6-01- -130-111	Budget		9	1	
				Salary & Wage					
26-00183	10	Watchung Boro Payroll	4,403.15	6-01- -135-111	Budget		10	1	
				Salary & Wage					
26-00183	11	Watchung Boro Payroll	2,491.91	6-01- -140-111	Budget		11	1	
				Salary & Wage					
26-00183	12	Watchung Boro Payroll	2,726.08	6-01- -150-111	Budget		12	1	
				Salary & Wages					
26-00183	13	Watchung Boro Payroll	6,153.80	6-01- -205-111	Budget		13	1	
				Salary & Wage					
26-00183	14	Watchung Boro Payroll	302.87	6-01- -205-112	Budget		14	1	
				Overtime					
26-00183	15	Watchung Boro Payroll	3,532.76	6-01- -187-111	Budget		15	1	
				Salary & Wage					
26-00183	16	Watchung Boro Payroll	156,663.82	6-01- -190-111	Budget		16	1	
				Salary & Wage					
26-00183	17	Watchung Boro Payroll	7,168.98	6-01- -190-112	Budget		17	1	
				Overtime					
26-00183	18	Watchung Boro Payroll	10,884.00	T-93- -100-208	Budget		18	1	
				Accumulated Sick Leave					
26-00183	19	Watchung Boro Payroll	5,951.82	6-01- -190-112	Budget		19	1	
				Overtime					
26-00183	20	Watchung Boro Payroll	625.00	6-01- -175-401	Budget		20	1	
				Health Insurance Waiver					
26-00183	21	Watchung Boro Payroll	21,608.64	6-01- -205-111	Budget		21	1	
				Salary & Wage					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND			Continued						
800 WATCHUNG BORO. PAYROLL ACCT. Continued									
26-00183	22	Watchung Boro Payroll	2,154.02	6-01- -205-112 Overtime	Budget		22	1	
26-00183	23	Watchung Boro Payroll	6,860.29	6-01- -250-111 Salary & Wage	Budget		23	1	
26-00183	24	Watchung Boro Payroll	550.52	6-01- -265-111 Salary & Wage	Budget		24	1	
26-00183	25	Watchung Boro Payroll	2,919.16	6-01- -405-111 Salary & Wage	Budget		25	1	
26-00183	26	Watchung Boro Payroll	128.87	6-01- -307-283 DCRP	Budget		26	1	
26-00183	27	Watchung Boro Payroll	10,384.57	6-01- -310-218 Social Security / Medicare	Budget		27	1	
			<u>285,701.71</u>						
801 01/31/26 WAT01 WATCHUNG BORO. PAYROLL ACCT.									6218
26-00189	1	Watchung Boro Payroll	1,455.97	6-01- -165-111 Salary & Wage	Budget		1	1	
26-00189	2	Watchung Boro Payroll	2,422.50	6-01- -190-111 Salary & Wage	Budget		2	1	
26-00189	3	Watchung Boro Payroll	287.66	6-01- -200-111 Salary & Wage	Budget		3	1	
26-00189	4	Watchung Boro Payroll	875.00	6-01- -255-111 Salary & Wage	Budget		4	1	
26-00189	5	Watchung Boro Payroll	2,083.33	6-01- -110-111 Salary & Wage	Budget		5	1	
26-00189	6	Watchung Boro Payroll	10,541.32	6-01- -115-111 Salary & Wage	Budget		6	1	
26-00189	7	Watchung Boro Payroll	6,836.11	6-01- -120-111 Salary & Wage	Budget		7	1	
26-00189	8	Watchung Boro Payroll	9,098.83	6-01- -130-111 Salary & Wage	Budget		8	1	
26-00189	9	Watchung Boro Payroll	3,943.32	6-01- -135-111 Salary & Wage	Budget		9	1	
26-00189	10	Watchung Boro Payroll	2,491.91	6-01- -140-111 Salary & Wage	Budget		10	1	
26-00189	11	Watchung Boro Payroll	2,726.08	6-01- -150-111 Salary & Wages	Budget		11	1	
26-00189	12	Watchung Boro Payroll	5,000.00	6-01- -205-111 Salary & Wage	Budget		12	1	
26-00189	13	Watchung Boro Payroll	3,865.21	6-01- -205-112 Overtime	Budget		13	1	
26-00189	14	Watchung Boro Payroll	461.52	6-01- -205-111 Salary & Wage	Budget		14	1	
26-00189	15	Watchung Boro Payroll	2,530.22	6-01- -187-111 Salary & Wage	Budget		15	1	
26-00189	16	Watchung Boro Payroll	158,814.46	6-01- -190-111 Salary & Wage	Budget		16	1	
26-00189	17	Watchung Boro Payroll	7,550.28	6-01- -190-112 Overtime	Budget		17	1	
26-00189	18	Watchung Boro Payroll	1,158.03	6-01- -190-111 Salary & Wage	Budget		18	1	

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									
801	WATCHUNG BORO. PAYROLL ACCT.	Continued							
26-00189	19	Watchung Boro Payroll	843.46	6-01- -190-112 Overtime	Budget		19	1	
26-00189	20	Watchung Boro Payroll	146.19	6-01- -190-112 Overtime	Budget		20	1	
26-00189	21	Watchung Boro Payroll	18,461.60	6-01- -205-111 Salary & Wage	Budget		21	1	
26-00189	22	Watchung Boro Payroll	13,862.86	6-01- -205-112 Overtime	Budget		22	1	
26-00189	23	Watchung Boro Payroll	3,046.28	6-01- -205-111 Salary & Wage	Budget		23	1	
26-00189	24	Watchung Boro Payroll	9,437.08	6-01- -250-111 Salary & Wage	Budget		24	1	
26-00189	25	Watchung Boro Payroll	1,101.04	6-01- -265-111 Salary & Wage	Budget		25	1	
26-00189	26	Watchung Boro Payroll	2,919.16	6-01- -405-111 Salary & Wage	Budget		26	1	
26-00189	27	Watchung Boro Payroll	101.12	6-01- -307-283 DCRP	Budget		27	1	
26-00189	28	Watchung Boro Payroll	10,840.11	6-01- -310-218 Social Security / Medicare	Budget		28	1	
26-00189	29	Watchung Boro Payroll	47.50	6-01- -190-111 Salary & Wage	Budget		29	1	
			<u>282,948.15</u>						
799	02/09/26	REEFCO Reefco Aquarium Service, LLC					6208		
26-00078	3	library services	135.98	T-93- -100-110 Watchung Public Library Advisory Board	Budget		1	1	
26-00078	4	library services	122.99	T-93- -100-110 Watchung Public Library Advisory Board	Budget		2	1	
			<u>258.97</u>						
44586	02/10/26	DMV NJ Motor Vehicle Commission					6209		
26-00240	1	truck title	60.00	6-01- -205-223 Vehicular Equipment	Budget		3	1	
44587	02/10/26	RAMTAXLI RAM Tax Lien Fund II LP					6209		
26-00241	1	redeem 25-00031	1,500.00	6-01- -953-999 Tax Sale Premiums	Budget		4	1	
26-00241	2	redeem 25-00031	1,271.08	6-01- -954-999 Due Outside Lienholders	Budget		5	1	
26-00241	3	redeem 25-00031	92.81	6-01- -954-999 Due Outside Lienholders	Budget		6	1	
			<u>2,863.89</u>						
44588	02/10/26	RES RESORTS CASINO HOTEL					6209		
26-00195	1	E. Gil 2/23, 2/24, 2/25, 2/26	409.44	6-01- -120-274 Conference Expense	Budget		1	1	
26-00195	2	C. Lange 2/24, 2/25, 2/26	307.08	6-01- -120-274 Conference Expense	Budget		2	1	
			<u>716.52</u>						

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND			Continued						
802	02/17/26	CLEARFLY Clearfly					6219		
26-00013	1	phone service	382.11	6-01- -283-459 Telephone	Budget		1	1	
803	02/17/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6219		
26-00260	1	Watchung Boro Payroll	1,395.93	6-01- -165-111 Salary & Wage	Budget		2	1	
26-00260	2	Watchung Boro Payroll	2,422.50	6-01- -190-111 Salary & Wage	Budget		3	1	
26-00260	3	Watchung Boro Payroll	287.66	6-01- -200-111 Salary & Wage	Budget		4	1	
26-00260	4	Watchung Boro Payroll	875.00	6-01- -255-111 Salary & Wage	Budget		5	1	
26-00260	5	Watchung Boro Payroll	2,083.33	6-01- -110-111 Salary & Wage	Budget		6	1	
26-00260	6	Watchung Boro Payroll	12,874.65	6-01- -115-111 Salary & Wage	Budget		7	1	
26-00260	7	Watchung Boro Payroll	3,985.53	6-01- -120-111 Salary & Wage	Budget		8	1	
26-00260	8	Watchung Boro Payroll	9,098.83	6-01- -130-111 Salary & Wage	Budget		9	1	
26-00260	9	Watchung Boro Payroll	3,899.48	6-01- -135-111 Salary & Wage	Budget		10	1	
26-00260	10	Watchung Boro Payroll	2,491.91	6-01- -140-111 Salary & Wage	Budget		11	1	
26-00260	11	Watchung Boro Payroll	2,726.08	6-01- -150-111 Salary & Wages	Budget		12	1	
26-00260	12	Watchung Boro Payroll	5,000.00	6-01- -205-111 Salary & Wage	Budget		13	1	
26-00260	13	Watchung Boro Payroll	2,673.44	6-01- -187-111 Salary & Wage	Budget		14	1	
26-00260	14	Watchung Boro Payroll	605.75	6-01- -205-112 Overtime	Budget		15	1	
26-00260	15	Watchung Boro Payroll	156,051.96	6-01- -190-111 Salary & Wage	Budget		16	1	
26-00260	16	Watchung Boro Payroll	1,379.28	6-01- -190-112 Overtime	Budget		17	1	
26-00260	18	Watchung Boro Payroll	2,134.32	6-01- -190-112 Overtime	Budget		18	1	
26-00260	19	Watchung Boro Payroll	18,461.60	6-01- -205-111 Salary & Wage	Budget		19	1	
26-00260	20	Watchung Boro Payroll	2,484.31	6-01- -205-111 Salary & Wage	Budget		20	1	
26-00260	21	Watchung Boro Payroll	9,437.08	6-01- -250-111 Salary & Wage	Budget		21	1	
26-00260	22	Watchung Boro Payroll	1,101.04	6-01- -265-111 Salary & Wage	Budget		22	1	
26-00260	23	Watchung Boro Payroll	2,919.16	6-01- -405-111 Salary & Wage	Budget		23	1	
26-00260	24	Watchung Boro Payroll	96.92	6-01- -307-283 DCRP	Budget		24	1	

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						
803	WATCHUNG BORO.	PAYROLL ACCT. Continued							
26-00260	25	Watchung Boro Payroll	9,389.69	6-01- -310-218	Budget		25	1	
			<u>253,875.45</u>	Social Security / Medicare					
44589	02/17/26	AAAFACIL AAA Facility Services LLC					6217		
26-00088	2	cleaning service	3,548.00	6-01- -155-272	Budget		79	1	
				Janitorial & Laundry Serv.					
44590	02/17/26	ACDAUGHT PYE-BARKER FIRE & SAFETY					6217		
26-00025	1	2026 SECURITY SYSTEM SERVICES	136.71	6-01- -155-273	Budget		41	1	
				Bldg.-Other Contracted Serv.					
26-00025	2	2026 SECURITY SYSTEM SERVICES	1,136.76	6-01- -155-273	Budget		42	1	
				Bldg.-Other Contracted Serv.					
26-00025	3	2026 SECURITY SYSTEM SERVICES	794.19	6-01- -155-273	Budget		43	1	
			<u>2,067.66</u>	Bldg.-Other Contracted Serv.					
44591	02/17/26	ADS Action Data Services					6217		
26-00097	2	payroll processing	100.00	6-01- -130-281	Budget		81	1	
				Prof. & Contr. Services-Other					
26-00097	3	payroll processing	423.76	6-01- -130-281	Budget		82	1	
				Prof. & Contr. Services-Other					
26-00097	4	payroll processing	568.39	6-01- -130-281	Budget		83	1	
				Prof. & Contr. Services-Other					
26-00097	5	payroll processing	611.35	6-01- -130-281	Budget		84	1	
			<u>1,703.50</u>	Prof. & Contr. Services-Other					
44592	02/17/26	AIRGASSA AIRGAS USA, LLC					6217		
26-00026	1	2026 PURCHASE & SUPPLIES	576.50	6-01- -205-234	Budget		44	1	
				Garage Expense					
26-00026	2	2026 PURCHASE & SUPPLIES	192.50	6-01- -205-234	Budget		45	1	
				Garage Expense					
26-00026	3	2026 PURCHASE & SUPPLIES	576.50	6-01- -205-234	Budget		46	1	
			<u>1,345.50</u>	Garage Expense					
44593	02/17/26	AMAZ Amazon Capital Services, Inc					6217		
26-00173	1	4pc Gold wall Brackets	14.99	6-01- -190-221	Budget		122	1	
				Office Furniture & Equip.					
26-00173	2	2pk Stanchion	37.89	6-01- -190-221	Budget		123	1	
				Office Furniture & Equip.					
26-00173	3	Queue Barrier Rope 4'9"	36.26	6-01- -190-221	Budget		124	1	
				Office Furniture & Equip.					
26-00173	4	Queue Barrier Rope 3'3"	33.84	6-01- -190-221	Budget		125	1	
				Office Furniture & Equip.					
26-00173	5	Pendaflex Letter Hanging Yel.	48.98	6-01- -190-227	Budget		126	1	
				Office Supplies & Materials					
26-00173	6	3 Panel Temp. Barricade	49.99	6-01- -190-231	Budget		127	1	
				Emergency & Safety Supplies					

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									
44593	Amazon	Capital Services, Inc Continued							
26-00173	7	Shipping of Queue Ropes	4.99	6-01- -190-221 Office Furniture & Equip.	Budget		128	1	
26-00193	1	Dahl - Council President	8.99	6-01- -110-227 Office Supplies & Materials	Budget		163	1	
26-00193	2	Rivera - Admin. Asst.	8.99	6-01- -120-227 Office Supplies & Materials	Budget		164	1	
26-00193	3	Lange - Deputy Clerk	8.99	6-01- -120-227 Office Supplies & Materials	Budget		165	1	
26-00193	4	Weck - Planning Board	8.99	6-01- -160-227 Office Supplies & Materials	Budget		166	1	
26-00193	5	Hunsinger - Chairman	8.99	6-01- -165-227 Office Supplies & materials	Budget		167	1	
26-00245	1	MWC - Stress Balls	20.84	6-01- -245-217 Special Events	Budget		216	1	
26-00248	1	2'x10' Runner Red 800 Series	31.66	6-01- -190-221 Office Furniture & Equip.	Budget		223	1	
26-00248	2	Shipping	6.99	6-01- -190-221 Office Furniture & Equip.	Budget		224	1	
			<u>331.38</u>						
44594	02/17/26	APPROVED APPROVED FIRE PROTECTION					6217		
26-00036	1	2026 EXTINGUISHER INSPECTION	2,866.27	6-01- -155-381 Other Contracted Services	Budget		48	1	
44595	02/17/26	ASC ATLANTIC SALT COMPANY					6217		
26-00040	2	salt	10,492.47	6-01- -205-241 Salt and Sand	Budget		49	1	
26-00040	3	salt	4,918.86	6-01- -205-241 Salt and Sand	Budget		50	1	
26-00040	4	salt	3,281.34	6-01- -205-241 Salt and Sand	Budget		51	1	
			<u>18,692.67</u>						
44596	02/17/26	ASSOCIAT ASSOCIATION OF NJ RECYCLERS					6217		
26-00150	1	MUNICIPAL GOVERNMENT CLASS	180.00	6-01- -205-276 Training Aids & Programs	Budget		110	1	
44597	02/17/26	ATLAN Atlantic Tactical, Inc.					6217		
25-01249	1	Winchester 9MM Luger 147 50box	7,963.80	5-01- -190-276 Training Aids & Program	Budget		17	1	
25-01249	2	Winchester Ranger 9MM hollowpt	1,942.10	5-01- -190-276 Training Aids & Program	Budget		18	1	
25-01249	3	Winchester Ranger 223 PowerPnt	685.95	5-01- -190-276 Training Aids & Program	Budget		19	1	
25-01249	4	Winchester 5.56mm 55 Grain FMJ	499.04	5-01- -190-276 Training Aids & Program	Budget		20	1	
25-01249	5	NJ Contract 17-FLEET-00732	0.00	5-01- -190-276 Training Aids & Program	Budget		21	1	
			<u>11,090.89</u>						

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						
44598	02/17/26	ATTTTTT AT&T					6217		
26-00256	1	AT&T February Payment	53.13	6-01- -283-459 Telephone	Budget		228	1	
44599	02/17/26	AXONENTE Axon Enterprise, Inc.					6217		
26-00174	1	Axon Interview 2026	17,061.94	6-01- -190-271 Equip. Repair & Maint.	Budget		129	1	
26-00175	1	Axon Interview IO Cabinet	200.00	6-01- -190-271 Equip. Repair & Maint.	Budget		130	1	
			<u>17,261.94</u>						
44600	02/17/26	AYER AYERS DISTRIBUTING					6217		
26-00252	1	EASTER EGG HUNT SUPPLIES	894.00	6-01- -245-217 Special Events	Budget		226	1	
44601	02/17/26	BATEM DIFRANCESCO, BATEMAN, COLEY,					6217		
26-00080	7	Carvajal zoning bd	2,851.14	5-01- -165-281 Prof. & Cons. Servs. Other	Budget		73	1	
26-00080	8	Capodagli / Meridia	108.00	5-01- -145-279 Prof. & Cons. Serv. Legal	Budget		74	1	
26-00080	9	general legal	6,025.21	6-01- -145-279 Prof. & Cons. Serv. Legal	Budget		75	1	
26-00080	11	firearms denial Carty	1,500.00	5-01- -145-279 Prof. & Cons. Serv. Legal	Budget		76	1	
26-00080	12	firearms denial Carty	146.15	6-01- -145-279 Prof. & Cons. Serv. Legal	Budget		77	1	
26-00080	13	tax appeals	4,194.00	6-01- -135-279 Profess. & Consultant Legal	Budget		78	1	
			<u>14,824.50</u>						
44602	02/17/26	BCR C & L Towing Service					6217		
26-00251	1	Towing to HQ from Patterson	246.40	6-01- -190-283 Unclassified Expenses	Budget		225	1	
44603	02/17/26	BOLDELEC BOLD ELECTRIC & GENERATORS					6217		
26-00061	1	2026 DPW MAINTENANCE/SERVICES	987.24	6-01- -155-266 Building Repair & Maintenance	Budget		62	1	
44604	02/17/26	BRUNOASS Bruno Associates, Inc.					6217		
26-00092	2	grant writer	3,250.00	6-01- -110-281 Prof & Cons. Servs. - Other	Budget		80	1	
44605	02/17/26	BUROJOES JOSEPH BURO					6217		
26-00208	1	FUEL FILTERS	367.36	6-01- -205-252 Motor Oils & Lubricants	Budget		187	1	
44606	02/17/26	CAPITALM CAPITAL MAINTENANCE					6217		
26-00113	1	2026 BOROUGH HALL CARPET CLEAN	1,200.00	6-01- -155-238 Janitorial, Household Expen.	Budget		96	1	

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PO #	Item	Description							
CURRENT FUND Current Fund			Continued						
44607	02/17/26	CARLUCCI Savino Carlucci					6217		
26-00224	1	2025 fire stipend	2,600.75	5-01- -185-212 Stipend	Budget		198	1	
44608	02/17/26	COMMS COMMUNICATIONS SPECIALISTS					6217		
26-00035	1	Radio/Emergency Light Repair	163.00	6-01- -190-247 Vehicular Parts & Acces.	Budget		47	1	
44609	02/17/26	COOPERAL Cooper Alarm Systems, Inc					6217		
26-00222	1	repair camera system & install	1,217.50	5-01- -610-205 Fire Department Equipment	Budget		197	1	
44610	02/17/26	DAR Creative Product Sourcing Inc					6217		
26-00044	1	Assorted Pencils	61.80	6-01- -190-229 Dare Supplies	Budget		52	1	
26-00044	2	Awareness Bracelet 25pk Blk	68.80	6-01- -190-229 Dare Supplies	Budget		53	1	
26-00044	3	Awareness Bracelet 25pk Red	103.20	6-01- -190-229 Dare Supplies	Budget		54	1	
26-00044	4	Patriotic Foil Pen 144pk	91.50	6-01- -190-229 Dare Supplies	Budget		55	1	
26-00044	5	KIR Pop Up Name Cards 100pk	92.40	6-01- -190-229 Dare Supplies	Budget		56	1	
26-00044	6	English Elementary 100pk	330.00	6-01- -190-229 Dare Supplies	Budget		57	1	
26-00044	7	Shipping	109.78	6-01- -190-229 Dare Supplies	Budget		58	1	
			<u>857.48</u>						
44611	02/17/26	DESANDLO Albert DeSandlo					6217		
26-00226	1	2025 fire stipend	5,166.51	5-01- -185-212 Stipend	Budget		200	1	
44612	02/17/26	DOCUMENT Document Solutions					6217		
26-00276	1	water cooler rentals	1,204.28	6-01- -155-273 Bldg.-Other Contracted Serv.	Budget		269	1	
44613	02/17/26	DUNNE Dunne, Ryan					6217		
26-00203	1	2026 Uniform Allowance # 109	250.00	6-01- -190-239 Uniforms, Clothing Expense	Budget		181	1	
44614	02/17/26	EAI EDMUNDS & ASSOCIATES, INC.					6217		
26-00105	2	validator maintenance	940.04	6-01- -140-233 Computer Expense	Budget		94	1	
44615	02/17/26	EMPIRESU SITEONE LANDSCAPE SUPPLY, LLC					6217		
26-00135	1	2026 DPW EQUIPMENT/PARTS	1,092.58	6-01- -205-246 Equipment & Machinery Parts	Budget		105	1	
44616	02/17/26	ENGMAN1 Richard Engman					6217		
26-00227	1	2025 fire stipend	1,671.91	5-01- -185-212 Stipend	Budget		201	1	

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PO #	Item	Description							
CURRENT FUND Current Fund			Continued						
44617	02/17/26	FEDEX FEDEX					6217		
25-00260	17	mailing	59.73	5-01- -160-255	Budget		11	1	
				Advertising Expenses					
26-00104	2	mailings	69.09	6-01- -115-257	Budget		92	1	
				Postage Expense					
26-00104	3	mailings	40.21	6-01- -115-257	Budget		93	1	
				Postage Expense					
			<u>169.03</u>						
44618	02/17/26	FIT-RITE FIT-RITE UNIFORM COMPANY, INC.					6217		
26-00045	1	MK3 Inert OC Training Spray	151.92	6-01- -190-276	Budget		59	1	
				Training Aids & Program					
44619	02/17/26	FITRITEU FIT-RITE UNIFORM CO., INC.					6217		
25-01438	1	MK3 360 OC Spray	59.97	5-01- -190-231	Budget		25	1	
				Emergency & Safety Supplies					
44620	02/17/26	FORT SUN LIFE FINANCIAL					6217		
26-00284	1		315.56	6-01- -175-394	Budget		275	1	
				Life Insurance					
44621	02/17/26	FSS FIRE & SAFETY SERVICES, LTD.					6217		
26-00152	1	PERFORM SERVICES-BATTERIES	1,568.62	6-01- -185-231	Budget		111	1	
				Emergency & Safety Supplies					
44622	02/17/26	GENERALC General Code					6217		
26-00202	1	NJMC STUDY GUIDE ANNUAL	49.00	6-01- -120-226	Budget		180	1	
				Books, Subs. & Periodicals					
44623	02/17/26	GFG GRAY'S FLORIST & GREENHOUSE					6217		
26-00200	1	Re-Org Arrangements	300.00	6-01- -110-278	Budget		174	1	
				Community Relations					
26-00200	2	RWB Basket	110.00	6-01- -110-278	Budget		175	1	
				Community Relations					
26-00200	3	Delivery	20.00	6-01- -110-278	Budget		176	1	
				Community Relations					
			<u>430.00</u>						
44624	02/17/26	GGR GARY GREVES					6217		
26-00228	1	2025 fire stipend	5,453.61	5-01- -185-212	Budget		202	1	
				Stipend					
44625	02/17/26	GLCI GALBRAITH LANDSCAPE CONST., INC					6217		
26-00192	1	WATCHUNG CIRCLE HOUSE	700.00	6-01- -205-243	Budget		162	1	
				Other Road Materials					
44626	02/17/26	GLS GROVE LOCK & SAFE CO.					6217		
26-00068	1	2026 DPW REPAIR & MAINTENANCE	230.00	6-01- -155-273	Budget		63	1	
				Bldg.-Other Contracted Serv.					

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PO #	Item	Description							
CURRENT FUND		Current Fund		Continued					
44627	02/17/26	GOFFC GOFFCO INDUSTRIES, INC.					6217		
25-01478	1	300 Warning Books 25 Warnings	2,245.00	5-01- -190-258 Printing & Binding	Budget		29		1
25-01478	2	Shipping TBD	59.00	5-01- -190-258 Printing & Binding	Budget		30		1
			<u>2,304.00</u>						
44628	02/17/26	GREAT Great America Financial Serv.					6217		
26-00270	1	mail machine	179.00	6-01- -115-257 Postage Expense	Budget		266		1
44629	02/17/26	GRI GENERAL RECREATION, INC.					6217		
25-01140	1	Memorial Plaque for Bench	215.00	5-01- -155-232 General Supplies	Budget		16		1
44630	02/17/26	GRIVERA GLORIA RIVERA					6217		
26-00259	1	REIMBURSEMENT	30.00	6-01- -120-276 Training Aids & Programs	Budget		230		1
44631	02/17/26	GUNKHMAN Dmitry Gukhman					6217		
26-00229	1	fire stipend 2025	2,839.59	5-01- -185-212 Stipend	Budget		203		1
26-00229	2	fire stipend 2024	335.39	6-01- -185-212 Stipend	Budget		204		1
			<u>3,174.98</u>						
44632	02/17/26	HANC2 MARYANN HANCE					6217		
26-00008	1	health insurance Jan-March	1,888.08	6-01- -175-393 Health Benefits Plan	Budget		36		1
44633	02/17/26	HANCE WILLIAM HANCE					6217		
26-00007	2	zoom february	167.00	6-01- -115-233 Computer Expenses	Budget		34		1
26-00007	3	zoom Annual	1,666.00	6-01- -115-233 Computer Expenses	Budget		35		1
			<u>1,833.00</u>						
44634	02/17/26	HODE2 HOME DEPOT CREDIT SERVICES					6217		
26-00176	1	2026 DPW PRUCHASES	548.88	6-01- -205-244 Hardware and Minor Tools	Budget		131		1
44635	02/17/26	HOFF HOFFMAN TIRE CO., INC.					6217		
26-00070	1	2026 DPW REPAIR & SERVICES	695.90	6-01- -205-249 Tires and Tubes	Budget		64		1
44636	02/17/26	IACP INT'L ASSOC. OF CHFS OF POLICE					6217		
26-00204	1	2026 Annual Membership Dues	220.00	6-01- -190-256 Membership Dues	Budget		182		1
44637	02/17/26	IAFCI Int'l Assoc of Financial Crime					6217		
25-01109	1	NY Metro Chapter One Training	80.00	5-01- -190-276 Training Aids & Program	Budget		15		1

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CURRENT FUND	Current Fund	Continued							
44638	02/17/26	INTERGLO Interglobe Communications					6217		
26-00264	1	February Payment	921.77	6-01- -190-259 Telephone	Budget		257	1	
44639	02/17/26	IPD INSTITUTE FOR PROF DEVELOPMENT					6217		
26-00079	4	CEU courses 2/11/26 Hance	50.00	6-01- -140-276 Training Aids & Programs	Budget		72	1	
44640	02/17/26	JSSP JOHNSTONE SUPPLY- S.PLAINFIELD					6217		
26-00072	1	2026 DPW PURCHASES	567.24	6-01- -155-284 HVAC Repairs	Budget		65	1	
26-00072	2	2026 DPW PURCHASES	376.09	6-01- -155-284 HVAC Repairs	Budget		66	1	
			<u>943.33</u>						
44641	02/17/26	KCGINC KCG, INC.					6217		
26-00073	1	2026 DPW HVAC SERVICES	300.00	6-01- -155-284 HVAC Repairs	Budget		67	1	
26-00073	2	2026 DPW HVAC SERVICES	450.00	6-01- -155-284 HVAC Repairs	Budget		68	1	
			<u>750.00</u>						
44642	02/17/26	KING1 R. King					6217		
26-00230	1	2025 fire stipend	2,561.90	5-01- -185-212 Stipend	Budget		205	1	
44643	02/17/26	KING3 Matthew King					6217		
25-00102	1	CPR COURSE	180.00	5-01- -185-276 Training Aids & Programs	Budget		3	1	
26-00231	1	2025 fire stipend	2,681.33	5-01- -185-212 Stipend	Budget		206	1	
			<u>2,861.33</u>						
44644	02/17/26	KLIGE Adrian Klige					6217		
26-00232	1	2025 fire stipend	5,904.76	5-01- -185-212 Stipend	Budget		207	1	
44645	02/17/26	KPI KPI Tactical					6217		
25-01424	1	Body armor and bag for PD	1,675.00	5-01- -190-239 Uniforms, Clothing Expense	Budget		24	1	
26-00122	1	Streamlight SL-20L Flashlight	100.00	6-01- -190-231 Emergency & Safety Supplies	Budget		98	1	
			<u>1,775.00</u>						
44646	02/17/26	LEDACGON Leda C Gonzalez, Interpreter					6217		
25-00023	13	court interpreter	201.18	5-01- -405-282 Specialized Services	Budget		1	1	
25-00023	14	court interpreter	113.82	5-01- -145-279 Prof. & Cons. Serv. Legal	Budget		2	1	

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PO #	Item	Description							
CURRENT FUND Current Fund Continued									
44646	Leda C Gonzalez, Interpreter	Continued							
26-00269	1	interpretation service 1/15-22	590.00	6-01- -405-282	Budget		265	1	
			<u>905.00</u>	Specialized Services					
44647	02/17/26	LINNU FRANCIS P LINNUS ESQ					6217		
26-00179	1	General PB meeting	867.75	6-01- -160-279	Budget		132	1	
				Prof. & Cons. Servs. Legal					
44648	02/17/26	LMON LINDA MONETTI					6217		
26-00009	1	health insurance Jan - March	2,084.79	6-01- -175-393	Budget		37	1	
				Health Benefits Plan					
44649	02/17/26	MAR MARINO'S TRATTORIA					6217		
26-00213	1	2025 MEAL EXPENSE	23.68	6-01- -205-235	Budget		190	1	
				Food & Drugs					
26-00213	2	2025 MEAL EXPENSE	31.35	6-01- -205-235	Budget		191	1	
			<u>55.03</u>	Food & Drugs					
44650	02/17/26	MARMIC Marmic Associates					6217		
26-00003	2	January computer services	4,530.50	6-01- -115-233	Budget		33	1	
				Computer Expenses					
44651	02/17/26	MATTAISS Michael Mattaissi					6217		
26-00233	1	2025 fire stipend	2,653.83	5-01- -185-212	Budget		208	1	
				Stipend					
44652	02/17/26	MEDEMERG Medemerge, PA					6217		
26-00149	1	PHYSICAL - GLORIA RIVERA	147.00	6-01- -205-285	Budget		109	1	
				Physicals					
44653	02/17/26	MGL MGL PRINTING SOLUTIONS					6217		
26-00197	1	Minute Book	756.00	6-01- -120-258	Budget		171	1	
				Printing & Binding					
26-00197	2	Filler Sheets	456.00	6-01- -120-258	Budget		172	1	
				Printing & Binding					
26-00197	3	Shipping & Handling	48.00	6-01- -120-258	Budget		173	1	
			<u>1,260.00</u>	Printing & Binding					
44654	02/17/26	MILLER1 David Miller					6217		
26-00234	1	2025 fire stipend	1,791.33	5-01- -185-212	Budget		209	1	
				Stipend					
44655	02/17/26	MINUTEMA Minuteman Press					6217		
26-00154	1	BUSINESS CARDS - ANTHONY NAPPE	78.00	6-01- -205-227	Budget		112	1	
				Office Supplies & Materials					
44656	02/17/26	MOTOR MOTOROLA SOLUTIONS, INC.					6217		
26-00123	1	APX 8000 Batt Impres 2 LIIon	852.00	6-01- -190-224	Budget		99	1	
				Communications Equipment					

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CURRENT FUND Current Fund Continued									
44656		MOTOROLA SOLUTIONS, INC. Continued							
26-00123	2	APX 8000 UHF 7/800 GPS Antenna	268.00	6-01- -190-224	Budget		100	1	
			<u>1,120.00</u>	Communications Equipment					
44657	02/17/26	MPI WOODS MACHINERY					6217		
25-00158	15	2025 DPW SUPPLIES	783.25	5-01- -205-254	Budget		5	1	
				Other Materials & Supplies					
44658	02/17/26	NATCH COMPOST 360 ACQUISITION PARENT					6217		
26-00118	1	2026 DPW ROLL-OFF CONTAINER	880.00	6-01- -155-283	Budget		97	1	
				Bldg. - Unclassified					
44659	02/17/26	NFUELOIL NATIONAL FUEL OIL, INC.					6217		
26-00077	1	2/3/26 diesel	3,102.67	6-01- -283-751	Budget		70	1	
				Motor Fuels					
26-00077	2	2/3/26 diesel	1,971.38	6-01- -283-751	Budget		71	1	
			<u>5,074.05</u>	Motor Fuels					
44660	02/17/26	NIXLE everbridge					6217		
26-00049	1	Nixle 360 - Jan-Dec 2026	3,114.28	6-01- -190-273	Budget		60	1	
				Other Contractual Service					
44661	02/17/26	NJAWC NJ AMERICAN WATER					6217		
26-00263	1	February payment	275.64	6-01- -283-664	Budget		255	1	
				water (fire hydrant)					
26-00263	2	February payment	30,000.00	6-01- -283-664	Budget		256	1	
			<u>30,275.64</u>	water (fire hydrant)					
44662	02/17/26	NJC NJ CONFERENCE OF MAYORS					6217		
26-00158	1	2026 Winter Summit Reg - Mayor	100.00	6-01- -110-274	Budget		116	1	
				Conference Expense					
26-00158	2	2026 Winter Summit Reg - Dahl	150.00	6-01- -110-274	Budget		117	1	
			<u>250.00</u>	Conference Expense					
44663	02/17/26	NJCOP N.J.S.A.C.O.P.					6217		
26-00254	1	2026 Membership Dues	275.00	6-01- -190-256	Budget		227	1	
				Membership Dues					
44664	02/17/26	NJFS NJ Forest Service					6217		
26-00216	1	seedling order	150.00	6-01- -275-227	Budget		193	1	
				Office Supplies & Materials					
44665	02/17/26	NJHMG005 New Jersey Hills Media Group					6217		
26-00211	1	Matt Melchionda Memoriam	58.50	6-01- -190-255	Budget		189	1	
				Advertising Expenses					

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PO #	Item	Description							
CURRENT FUND	Current Fund	Continued							
44666	02/17/26	NJPO NEW JERSEY PLANNING OFFICIALS					6217		
26-00167	1	Robert Weck New Member PB	95.00	6-01- -160-276 Training Aids & Program	Budget		119	1	
44667	02/17/26	ON-SI ON-SITE FLEET SERVICE					6217		
25-00230	7	2025 DPW SERVICE & REPAIRS	359.94	5-01- -200-231 Emergency & Safety Supplies	Budget		10	1	
44668	02/17/26	PARSA P.A.R.S.A.					6217		
26-00273	1	2026 sewer service	128,487.90	6-01- -450-201 PARSA	Budget		268	1	
44669	02/17/26	PERALTA Blas Peralta					6217		
26-00237	1	2025 fire stipend	334.94	5-01- -185-212 Stipend	Budget		212	1	
26-00237	1	2025 fire stipend	3,234.46	5-01- -205-111 Salary & Wage	Budget		212	2	
			<u>3,569.40</u>						
44670	02/17/26	PETERSEN DAVID PETERSEN					6217		
26-00160	1	MEAL REIMBURSEMENT - STORMS	72.37	6-01- -205-235 Food & Drugs	Budget		118	1	
44671	02/17/26	PICONE Matthew Picone					6217		
26-00238	1	2025 fire stipend	4,431.89	5-01- -205-111 Salary & Wage	Budget		213	1	
44672	02/17/26	POL POLICE PETTY CASH					6217		
26-00285	1	police petty cash	300.00	6-01- -906-999 WATCHUNG BORO.POL.PETTY CASH	Budget		276	1	
44673	02/17/26	POLK Anthony Polk					6217		
26-00219	1	video editing services	1,264.55	6-01- -280-273 Other Contracted Services	Budget		196	1	
44674	02/17/26	POURTUGA Pourtuga Coffee House					6217		
25-00461	1	Women of Watchung	645.00	5-01- -110-278 Community Relations	Budget		12	1	
44675	02/17/26	PRED PREDATOR TREE SERVICE					6217		
26-00126	1	2026 DPW TREE SERVICES	2,000.00	6-01- -205-273 Other Contractural Services	Budget		101	1	
44676	02/17/26	PSEG PSE&G CO.					6217		
26-00268	1	Street Traffic	663.02	6-01- -283-263 Electricity	Budget		261	1	
26-00268	2	Building Electricity	2,288.09	6-01- -283-362 Heating/AC	Budget		262	1	
26-00268	3	Building Gas	493.56	6-01- -225-263 Gas & Electric	Budget		263	1	

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CURRENT FUND		Current Fund		Continued					
44676		PSE&G CO.		Continued					
26-00268	4	Sewer	25,331.59	6-01- -283-163	Budget		264	1	
			<u>28,776.26</u>	Electricity					
44677	02/17/26	RAP READ AUTO PARTS					6217		
26-00128	1	2026 DPW REPAIRS & PARTS	841.46	6-01- -205-247	Budget		102	1	
				Vehicular Parts & Accessories					
26-00128	2	2026 DPW REPAIRS & PARTS	2,079.18	6-01- -205-247	Budget		103	1	
			<u>2,920.64</u>	Vehicular Parts & Accessories					
44678	02/17/26	REMINGTO Remington & Vernick Engineers					6217		
25-00515	6	2025 NJDOT project	1,565.00	5-01- -610-201	Budget		13	1	
				Infrastructure Improvements					
25-00818	6	tax map services	48.75	5-01- -150-281	Budget		14	1	
				Prof. & Cons. Serv. Other					
25-01337	3	new fire house topo services	430.00	5-01- -610-201	Budget		22	1	
				Infrastructure Improvements					
25-01419	3	NJDEP MS4 Watershed Impr Plan	825.00	5-01- -150-281	Budget		23	1	
				Prof. & Cons. Serv. Other					
26-00277	1	general engineering	14,280.00	6-01- -150-281	Budget		270	1	
			<u>17,148.75</u>	Prof. & Cons. Serv. Other					
44679	02/17/26	RG Ruderman & Roth LLC					6217		
26-00239	1	labor attorney services	9,405.00	6-01- -145-211	Budget		214	1	
				Labor Attorney					
44680	02/17/26	RT23AUTO ROUTE 23 AUTO MALL					6217		
26-00134	1	2026 DPW SERVICES/PARTS	7,626.90	6-01- -205-247	Budget		104	1	
				Vehicular Parts & Accessories					
44681	02/17/26	SAVOSCHA Savo, Schalk, Corsini, Warner					6217		
26-00194	1	General Dec.	333.00	6-01- -165-281	Budget		168	1	
				Prof. & Cons. Servs. Other					
26-00194	2	SOM-L-338-25 Rozario	37.00	6-01- -165-281	Budget		169	1	
				Prof. & Cons. Servs. Other					
26-00194	3	SOM-L-001585-25	1,535.50	6-01- -165-281	Budget		170	1	
			<u>1,905.50</u>	Prof. & Cons. Servs. Other					
44682	02/17/26	SJFUELSO SJ FUEL SOUTH CO., INC.					6217		
26-00076	1	2026 DPW FUEL OIL PURCHASES	3,050.78	6-01- -283-751	Budget		69	1	
				Motor Fuels					
44683	02/17/26	SLOYAN Richard Sloyan					6217		
26-00236	1	2025 fire stipend	3,904.01	5-01- -185-212	Budget		211	1	
				Stipend					

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							
44684	02/17/26	SOMBUS Somerset County Business Part.					6217		
25-01468	1	Annual Membership Dues	1,250.00	5-01- -110-256 Membership Dues	Budget		26	1	
44685	02/17/26	SPORT Sportworld					6217		
26-00108	1	Histoeric shirts	350.00	5-01- -280-232 General Supplies	Budget		95	1	
44686	02/17/26	SPSCO SOMERSET PLUMBING SUPPLY CO.					6217		
25-00149	14	2025 DPW SUPPLIES & MATERIALS	451.50	5-01- -200-231 Emergency & Safety Supplies	Budget		4	1	
44687	02/17/26	STAPL STAPLES BUSINESS ADVANTAGE					6217		
26-00024	21	office supplies	334.73	6-01- -150-227 Office Supplies & Materials	Budget		39	1	
26-00024	22	office supplies	15.71	6-01- -150-227 Office Supplies & Materials	Budget		40	1	
26-00279	1	office supplies	326.08	6-01- -130-227 Office Supplies & Materials	Budget		271	1	
26-00279	2	office supplies	272.98	6-01- -200-227 Office Supplies & Materials	Budget		272	1	
26-00280	1	office supplies	87.09	6-01- -250-227 Office Supplies & Materials	Budget		273	1	
			<u>1,005.17</u>						
44688	02/17/26	SUNOCO 53 STIRLING FUEL, LLC					6217		
26-00138	1	2026 DPW GAS/DIESEL FUEL	346.03	6-01- -283-751 Motor Fuels	Budget		106	1	
44689	02/17/26	THESIGN The Sign Center					6217		
26-00206	1	M.M. #11 Rose/Shield Decals	50.00	6-01- -190-258 Printing & Binding	Budget		186	1	
44690	02/17/26	THORG THOR GUARD, INC.					6217		
26-00172	1	LIGHTNING DETENTION SYSTEM	164.41	6-01- -245-232 General Supplies	Budget		121	1	
44691	02/17/26	TOMCARLU THOMAS CARLUCCI					6217		
26-00225	1	2025 fire stipend	3,343.82	5-01- -185-212 Stipend	Budget		199	1	
44692	02/17/26	TORQUEDI TORQUED INDUSTRIES, INC.					6217		
26-00060	1	2026 DPW SERVICES	1,250.18	6-01- -155-237 Bldg. Supplies & Materials	Budget		61	1	
44693	02/17/26	TOSHI TOSHIBA BUSINESS SOLUTIONS					6217		
26-00272	1	printer service contract	300.00	6-01- -130-281 Prof. & Contr. Services-Other	Budget		267	1	
44694	02/17/26	TOSHIBA Toshiba Financial Services					6217		
26-00103	3	copier leases	267.41	6-01- -120-228 Photocopy Expense	Budget		85	1	

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						
44694	Toshiba	Financial Services	Continued						
26-00103	4	copier leases	602.14	6-01- -120-228	Budget		86	1	
				Photocopy Expense					
26-00103	5	copier leases	277.57	6-01- -120-228	Budget		87	1	
				Photocopy Expense					
26-00103	6	copier leases	2,095.00	6-01- -120-228	Budget		88	1	
				Photocopy Expense					
26-00103	7	copier leases	1,021.03	6-01- -120-228	Budget		89	1	
				Photocopy Expense					
26-00103	8	copier leases	482.88	6-01- -120-228	Budget		90	1	
				Photocopy Expense					
26-00103	9	copier leases	1,869.91	6-01- -120-228	Budget		91	1	
				Photocopy Expense					
			<u>6,615.94</u>						
44695	02/17/26	TOWN BRIAN TOWNLEY					6217		
26-00210	1	Matt Melchionda Memoriam	55.30	6-01- -190-255	Budget		188	1	
				Advertising Expenses					
26-00214	1	# 11 MM Memorian Star Ledger	233.20	6-01- -190-255	Budget		192	1	
				Advertising Expenses					
26-00242	1	Oreck XL Outer Vacuum Bag	51.16	6-01- -190-238	Budget		215	1	
				Janitorial, Household Exps.					
			<u>339.66</u>						
44696	02/17/26	TREAS11 TREASURER, STATE OF NJ DCA					6217		
25-01469	1	NOTICE OF VIOLATION	2,703.00	5-01- -225-282	Budget		27	1	
				Specialized Services					
44697	02/17/26	TSS TRAFFIC SAFETY SERVICE					6217		
26-00170	1	TRAFFIC CONES & DELINEATOR	907.25	6-01- -185-231	Budget		120	1	
				Emergency & Safety Supplies					
44698	02/17/26	TTSI TIMETRACK SYSTEMS INC.					6217		
26-00265	1	time track software	119.00	6-01- -130-281	Budget		258	1	
				Prof. & Contr. Services-Other					
26-00265	2	time track software	119.00	6-01- -130-281	Budget		259	1	
				Prof. & Contr. Services-Other					
			<u>238.00</u>						
44699	02/17/26	TUCKER2 Susan Tucker					6217		
26-00281	1	historic refund	126.82	6-01- -280-232	Budget		274	1	
				General Supplies					
44700	02/17/26	UGIES UGI Energy Services LLC					6217		
26-00266	1	FEBRUARY PAYMENT	1,319.77	6-01- -283-263	Budget		260	1	
				Electricity					
44701	02/17/26	ULINE Uline Ship.Supply Specialist					6217		
26-00156	1	2026 DPW PURCHASES/SUPPLIES	305.41	6-01- -155-237	Budget		113	1	
				Bldg. Supplies & Materials					
26-00156	2	2026 DPW PURCHASES/SUPPLIES	196.66	6-01- -155-237	Budget		114	1	
				Bldg. Supplies & Materials					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND Current Fund			Continued						
44701	Uline Ship.	Supply Specialist	Continued						
26-00156	3	2026 DPW PURCHASES/SUPPLIES	431.28	6-01- -155-237	Budget		115	1	
				Bldg. Supplies & Materials					
26-00205	1	OFFICE SUPPLIES	89.36	6-01- -155-237	Budget		183	1	
				Bldg. Supplies & Materials					
26-00205	2	OFFICE SUPPLIES	430.84	6-01- -155-237	Budget		184	1	
				Bldg. Supplies & Materials					
26-00205	3	OFFICE SUPPLIES	124.64	6-01- -155-237	Budget		185	1	
				Bldg. Supplies & Materials					
			<u>1,578.19</u>						
44702	02/17/26	ULTATEL ULTATEL					6217		
26-00217	1	police phone system	1,081.18	6-01- -283-459	Budget		194	1	
				Telephone					
44703	02/17/26	UNIVERSI University Products, Inc.					6217		
26-00258	1	Employee Assistance Program	457.50	6-01- -175-191	Budget		229	1	
				Public Offl. Liability Ins.					
44704	02/17/26	WAI WITMER PUBLIC SAFETY GROUP					6217		
25-01471	1	WATER RESCUE VESTS	5,997.11	5-01- -610-205	Budget		28	1	
				Fire Department Equipment					
44705	02/17/26	WAR01 Costello's Ace Hardward					6217		
26-00142	1	2026 DPW SUPPLIES	1,419.40	6-01- -155-232	Budget		108	1	
				General Supplies					
44706	02/17/26	WARRENMA Warren Machine Company LLC					6217		
25-00184	3	2025 DPW REPAIRS	1,229.18	5-01- -205-269	Budget		6	1	
				Vehicle Repairs & Maintenance					
25-00184	4	2025 DPW REPAIRS	139.04	5-01- -225-271	Budget		7	1	
				Equip. Repairs & Maint.					
25-00184	5	2025 DPW REPAIRS	600.00	5-01- -155-246	Budget		8	1	
				Equip. & Machinery Parts					
25-00184	6	2025 DPW REPAIRS	1,643.28	5-01- -200-231	Budget		9	1	
				Emergency & Safety Supplies					
26-00141	1	2026 DPW REPAIRS	3,500.00	6-01- -205-269	Budget		107	1	
				Vehicle Repairs & Maintenance					
			<u>7,111.50</u>						
44707	02/17/26	WAT CLERK PETTY CASH					6217		
26-00286	1	clerk petty cash	100.00	6-01- -905-999	Budget		277	1	
				WATCHUNG BORO.CLERK PETTY CASH					
44708	02/17/26	WBBOE WATCHUNG BOROUGH BOARD OF ED					6217		
26-00002	3	school taxes March	1,265,862.00	6-01- -901-999	Budget		32	1	
				WAT BD OF ED TAXES PAYABLE					
44709	02/17/26	WBMASON W.B Mason, Co Inc.					6217		
26-00247	1	Gel Fingertips	36.21	6-01- -120-227	Budget		217	1	
				Office Supplies & Materials					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Num Acct
PO #	Item	Description							
CURRENT FUND Current Fund			Continued						
44709		W.B Mason, Co Inc.	Continued						
26-00247	2	Tabs	51.50	6-01- -120-227	Budget		218	1	
				Office Supplies & Materials					
26-00247	3	Knives	21.98	6-01- -120-227	Budget		219	1	
				Office Supplies & Materials					
26-00247	4	Desk Protector	8.39	6-01- -120-227	Budget		220	1	
				Office Supplies & Materials					
26-00247	5	Note Dispenser	18.02	6-01- -120-227	Budget		221	1	
				Office Supplies & Materials					
26-00247	6	Tape (12 pk)	57.33	6-01- -120-227	Budget		222	1	
				Office Supplies & Materials					
			<u>193.43</u>						
44710	02/17/26	WHRHS WATCHUNG HILLS REG.HIGH SCHOOL					6217		
26-00001	3	school taxes March	650,395.00	6-01- -902-999	Budget		31	1	
				WHRHS TAXES PAYABLE					
44711	02/17/26	WRS Watchung Rescue Squad					6217		
26-00218	1	2025 stipend	8,168.00	6-01- -195-283	Budget		195	1	
				Unclassified Expenses					
44712	02/17/26	WVGC Watchung Valley Golf Club					6217		
26-00201	1	2025 Holiday Party	6,000.00	5-01- -155-273	Budget		177	1	
				Bldg.-Other Contracted Serv.					
26-00201	2	2025 Holiday Party	2,000.00	5-01- -160-281	Budget		178	1	
				Prof. & Cons. Servs. Other					
26-00201	3	2025 Holiday Party	1,583.46	5-01- -200-274	Budget		179	1	
				Conference Expense					
			<u>9,583.46</u>						
44713	02/17/26	ZWIRKOAN ANDREW ZWIRKO					6217		
26-00235	1	2025 fire stipend	3,425.36	5-01- -185-212	Budget		210	1	
				Stipend					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
		Checks:	155	1	3,404,020.99	72.37			
		Direct Deposit:	0	0	0.00	0.00			
		Total:	<u>155</u>	<u>1</u>	<u>3,404,020.99</u>	<u>72.37</u>			
PNC DEV ESCROW	Developer Escrow								
15805	01/23/26	HEALEY Mark Healey					6207		
26-00042	1	Shoprite EV Chargers	330.00	E-PB25-02	Project		1	1	
				Village Supermarket					
15806	01/23/26	SAVOSCHA Savo,Schalk,Corsini,Warner					6207		
26-00155	3	BA25-02 Msallem	18.00	E-BA25-02	Project		2	1	
15807	02/17/26	BRIGHTVI Bright View Engineering, LLC					6215		
26-00168	1	October review	2,411.25	E-PB24-02	Project		1	1	
				Raising Cane's					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
PNC DEV ESCROW Developer Escrow Continued									
15807	Bright View Engineering, LLC	Continued							
26-00168	2	January review and meeting Dec	1,248.75	E-PB24-02	Project		2	1	
			<u>3,660.00</u>	Raising Cane's					
15808	02/17/26	LINNU FRANCIS P LINNUS ESQ					6215		
26-00169	1	Dec EV Spaces	936.00	E-PB24-02	Project		3	1	
				Raising Cane's					
26-00179	2	EV Parking Dec- Jan	585.00	E-PB24-02	Project		4	1	
			<u>1,521.00</u>	Raising Cane's					
15809	02/17/26	MAUROSAV Mauro,Savo,Camerino,Grant &					6215		
26-00199	1	escrow return	107.23	E-BA15-04	Project		5	1	
				Anthony Mehran BDA Realty LLC					
15810	02/17/26	REMINGTO Remington & Vernick Engineers					6215		
26-00220	1	bonnie burn inspection service	1,021.25	E-PB24-01	Project		6	1	
				Bonnie Burn Rd PB19-01					
26-00278	1	PSE\$G Mill & Pave Inspection	645.00	E-PSEG	Project		7	1	
				PSE&G road insp fee					
26-00282	1	land dist inspection	177.50	E-BOND2538	Project		8	1	
				170 Johnston Dr Ext					
26-00282	2	land dist inspection	200.00	E-E25-0261	Project		9	1	
				1121 Johnston Drive					
26-00282	3	land dist inspection	200.00	E-BOND2468	Project		10	1	
				79 Park Place					
26-00282	4	land dist inspection	200.00	E-E25-0262	Project		11	1	
				30 Brook Drive					
26-00282	5	land dist inspection	200.00	E-E25-0275	Project		12	1	
				712 JOHNSTON DRIVE					
26-00282	6	land dist inspection	200.00	E-E24-0168	Project		13	1	
				317 Valley Road Skowronski					
26-00282	7	land dist inspection	1,000.00	E-E22-0183	Project		14	1	
				221 Bonnie Burn Road					
26-00282	8	land dist inspection	100.00	E-E25-0270	Project		15	1	
				65 Gallowae					
26-00282	9	land dist inspection	225.00	E-E25-0316	Project		16	1	
				1701 US Route 22					
26-00282	10	land dist inspection	400.00	E-E25-0325	Project		17	1	
			<u>4,568.75</u>	80 Glen Eagle Drive					
15811	02/17/26	WAT03 WATCHUNG BOROUGH CURRENT FUND					6215		
26-00283	1	land dist permits	20.00	E-E25-0316	Project		18	1	
				1701 US Route 22					
26-00283	2	land dist permits	20.00	E-E25-0325	Project		19	1	
			<u>40.00</u>	80 Glen Eagle Drive					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
PNC DEV ESCROW Developer Escrow									
Checking Account Totals									
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount</u>	<u>Void</u>	
		Checks:	7	0	10,244.98			0.00	
		Direct Deposit:	0	0	0.00			0.00	
		Total:	7	0	10,244.98			0.00	
PNC OTHER ESC Citizens Savings Other Escrow									
15548	01/23/26	REEFCO Reefco Aquarium Service, LLC							6206
26-00078	2	library services	135.98		T-93- -100-110	Budget			1 1
					Watchung Public Library Advisory Board				
212	01/31/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.							6211
26-00184	1	Watchung Boro PD Payroll	7,990.00		T-93- -100-5ED	Budget			1 1
					Extra Duty Solutions Funds				
15549	02/17/26	GRI GENERAL RECREATION, INC.							6216
25-01435	1	Memorial Bench	353.60		T-93- -100-101	Budget			1 1
					General Donations				
15550	02/17/26	STAT2 STATE OF NEW JERSEY							6216
26-00267	1	unemployment 12/31/25	1,274.60		T-93- -100-210	Budget			7 1
					Unemployment Trust Fund				
15551	02/17/26	TITAN Titan Brands							6216
26-00209	1	SquatMax-MD	1,549.97		T-93- -100-104	Budget			3 1
					Police Department Donations				
15552	02/17/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.							6216
26-00260	17	Watchung Boro Payroll	4,429.93		T-93- -100-208	Budget			4 1
					Accumulated Sick Leave				
26-00261	1	Watchung Boro PD Payroll	6,842.50		T-93- -100-5ED	Budget			5 1
					Extra Duty Solutions Funds				
			<u>11,272.43</u>						
15553	02/17/26	WAT03 WATCHUNG BOROUGH CURRENT FUND							6216
26-00185	1	Watchung Boro PD Admin Fees	2,068.00		T-93- -100-5ED	Budget			2 1
					Extra Duty Solutions Funds				
26-00262	1	Watchung Boro Admin Fees	1,771.00		T-93- -100-5ED	Budget			6 1
					Extra Duty Solutions Funds				
			<u>3,839.00</u>						
Checking Account Totals									
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount</u>	<u>Void</u>	
		Checks:	7	0	26,415.58			0.00	
		Direct Deposit:	0	0	0.00			0.00	
		Total:	7	0	26,415.58			0.00	
Report Totals									
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount</u>	<u>Void</u>	
		Checks:	179	1	4,305,384.83			72.37	
		Direct Deposit:	0	0	0.00			0.00	
		Total:	179	1	4,305,384.83			72.37	

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	5-01	226,095.53	0.00	0.00	226,095.53
Current Fund	6-01	3,166,782.49	0.00	0.00	3,166,782.49
Capital Fund	C-02	855,877.58	0.00	0.00	855,877.58
	D-11	1,982.20	0.00	0.00	1,982.20
	H-06	6,843.50	0.00	0.00	6,843.50
	T-93	37,558.55	0.00	0.00	37,558.55
Total of All Funds:		<u>4,295,139.85</u>	<u>0.00</u>	<u>0.00</u>	<u>4,295,139.85</u>

Project Description	Project No.	Project Total
Anthony Mehran BDA Realty LLC	E-BA15-04	107.23
	E-BA25-02	18.00
79 Park Place	E-BOND2468	200.00
170 Johnston Dr Ext	E-BOND2538	177.50
221 Bonnie Burn Road	E-E22-0183	1,000.00
317 Valley Road Skowronski	E-E24-0168	200.00
1121 Johnston Drive	E-E25-0261	200.00
30 Brook Drive	E-E25-0262	200.00
65 Gallowae	E-E25-0270	100.00
712 JOHNSTON DRIVE	E-E25-0275	200.00
1701 US Route 22	E-E25-0316	245.00
80 Glen Eagle Drive	E-E25-0325	420.00
Bonnie Burn Rd PB19-01	E-PB24-01	1,021.25
Raising Cane's	E-PB24-02	5,181.00
Village Supermarket	E-PB25-02	330.00
PSE&G road insp fee	E-PSEG	645.00
Total of All Projects:		<u>10,244.98</u>

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

**AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT,  
TO REVISE THE ROUTE 22 AFFORDABLE HOUSING OVERLAY ZONE  
DISTRICT IN COMPLIANCE WITH THE BOROUGH'S AMENDED  
HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4<sup>TH</sup> ROUND  
AFFORDABLE HOUSING OBLIGATIONS.**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

**WHEREAS**, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024, and provides for municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

**WHEREAS**, through the adoption of adopted Resolution No. R2 on January 30, 2025, the Borough determined its fair share of 35 units present need and 92 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan ("HE&FSP") it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, the Borough filed its Resolution of participation before the Affordable Housing Dispute Resolution Program (the "Program") on January 31, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, *et seq.*, and the timeframes set forth in Administrative Directive #14-24, bearing Docket No. SOM-L-183-25; and

**WHEREAS**, the New Jersey Builders Association ("NJBA") filed a timely objection to Watchung's Resolution establishing its 4<sup>th</sup> Round obligations; and

**WHEREAS**, through the mediation process provided by the Program, the Borough and NJBA entered into a Mediation Agreement settling the dispute over the Borough's prospective

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

need obligation, agreeing to a Prospective Need obligation of 111 units for the Borough's 4<sup>th</sup> Round affordable housing compliance; and

**WHEREAS**, the Court entered an order on April 8, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of thirty-five (35) units and a Prospective Need of one hundred eleven (111) units, which no party appealed, and ordering the Borough to file a HE&FSP by June 30, 2025, as required pursuant to the Amended FHA and Administrative Directive #14-24; and

**WHEREAS**, the Watchung Borough Planning Board held the public hearing on the HE&FSP on June 9, 2025, with a memorializing Resolution adopting the HE&FSP on June 17, 2025, and the HE&FSP having been filed with the Program on June 18, 2025; and

**WHEREAS**, the Borough Council adopted Resolution No. R7 on June 19, 2025, endorsing the adopted HE&FSP, with same being filed with the Program on June 23, 2025; and

**WHEREAS**, on August 31, 2025, Fair Share Housing Center ("FSHC") filed a challenge to the Borough's HE&FSP pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b); and

**WHEREAS**, through the mediation process provided by the Program, the Borough and FSHC entered into a Mediation Agreement settling the dispute over the Borough's HE&FSP, which resulted in amendments to the HE&FSP for the Borough's satisfaction of its 4<sup>th</sup> Round affordable housing obligations, inclusive of the Borough's vacant land adjustment identified therein, which was presented to the Program for review and approval, and referral to the Mount Laurel Judge; and

**WHEREAS**, the Court entered an order on February 3, 2026, confirming the terms and conditions of the Mediation Agreement between the Borough and FSHC with regard to the Borough's amended HE&FSP, which amended HE&FSP is to be adopted by the Borough Planning

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Board by March 15, 2026, as required pursuant to the Amended FHA and Administrative Directive #14-24; and

**WHEREAS**, in expectation of the Planning Board’s adoption of the amended HE&FSP, certain amendments are to be made to the Borough’s existing affordable housing overlay zone districts, as well as the establishment of new affordable housing overlay zone districts throughout the Borough; and

**WHEREAS**, in light of the above, the Mayor and Borough Council of the Borough of Watchung find that it is in the best interest of the Borough to amend the provisions of the Route 22 Affordable Housing Overlay District in compliance with the amended HE&FSP pursuant to the Mediation Agreement with FSHC and the Court’s February 3, 2026 Order; and

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

**Section 1.** Subsection 28-401(AC) entitled “Route 22 Affordable Housing Overlay District” of Section 28-401 entitled “General Zoning District Regulations” of Article 28-400 entitled “Zoning District Regulations” of Chapter 28 entitled “Land Development” of The Code of the Borough of Watchung is hereby re-codified to new Section 28-421 to be entitled “Route 22 Affordable Housing Overly District,” and to be supplemented and amended to read as follows: [Note to Codifier: New language in **bold and underlined**, deleted language in ~~double strikethrough~~; and amended language from original Subsection 28-401(AC) in red.]

**Chapter 28. Land Development**

**Article 28-400 Zoning District Regulations**

**§28-401. General Zoning District Regulations.**

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**AC. ~~Route 22 Affordable Housing Overlay Zone~~ Reserved.**

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**§28-421. Route 22 Affordable Housing Overlay Zone.**

**Route 22 Affordable Housing Overlay District is established as follows:**

**A. Purpose: The purpose of the Route 22 Affordable Housing Overlay District is to create a realistic opportunity for the creation of low and moderate-income housing as land becomes available for development or redevelopment in the Borough.**

**B. Area of the Borough to be included in the Overlay District: Block 64.02, Lot 3 and a portion of Block 64.02, Lot 5 as shown on the Route 22 Affordable Housing Overlay District Map.**

**C. Principal Permitted Uses: Multifamily dwelling units in one or more buildings as an inclusionary affordable residential development, provided that the provisions of subsections E. through H. below are met.**

**D. Permitted Accessory Uses:**

**1. Uses and structures customary to the principal permitted use including, but not limited to private residential garages, parking areas, refuse and recycling areas, swimming pools, tennis courts, club houses for residents, management offices, leasing offices, walking/jogging trails, and dog runs.**

**2. Subsection 28-401B shall apply except as modified in this Section 28-421.**

**3. All accessory uses except permitted fences, signs, bus shelters shall be located at least twenty (20) feet from the property line.**

**4. Fences and walls, in accordance with §28-502.**

**5. Signs may be provided in accordance with §28-504, and further regulated as follows:**

**a. Permitted signs shall include one project identification sign per development, residential unit and residential building identification signs, traffic and pedestrian directional signs and other public safety signs.**

**b. A project identification monument sign shall be permitted at the driveway entrance to the project not exceeding thirty-two (32) square feet in area and eight (8) feet in height including the monument base.**

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- c. A monument base constructed of stone or similar material and landscaped shall be provided.
  - d. Building mounted identification signs or free-standing informational signs shall not exceed four (4) square feet.
  - e. Signs shall be constructed of stone, wood or similar materials and shall not be internally illuminated.
  - f. An overall sign plan shall be submitted for review as part of the site plan application.
6. All accessory uses except permitted fences, signs, bus shelters shall be located at least twenty five (25) feet from the property line.

E. Maximum Gross Density:

- 1. For-sale units. Multifamily residential development with units for-sale shall be permitted to have a maximum gross density of ~~fourteen (14)~~ **eighteen (18)** units per acre.
- 2. For-rent units. Multifamily residential development with units for-rent shall be permitted to have a maximum gross density of eighteen (18) units per acre.

F. Affordable Housing Requirements.

- 1. For-sale units. Multi-family residential development with units for-sale shall include a minimum of twenty (20%) percent of the total number of units for low- and moderate- income households, with at least 13 percent of these affordable units available for households earning 30 percent or less of the median income limit for the Council on Affordable Housing Region 3 or as provided by Order of the Superior Court of New Jersey.
- 2. For-rent units. Multi-family residential development with units for-rent shall include at least ~~15~~ **twenty (20%)** percent of the total number of units for low- and moderate-income households, with at least 13 percent of these affordable units available for households earning 30 percent or less of the median income limit for the COAH Region 3 or as provided by Order of the Superior Court of New Jersey.
- 3. The low- and moderate-income units shall be distributed throughout the development, not concentrated in any one building.
- 4. The §28-1000 Affordable Housing Ordinance provisions shall apply.

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**G. Area, Yard and Other Bulk Requirements:**

- 1. No principal building or structure shall be located closer than one hundred (100) feet from the Route 22 right-of-way line or closer than twenty-five (25) feet from any side or rear lot line.**
- 2. The minimum distance between structures shall be one-half (1/2) the sum of the height of the adjacent structures, except that a minimum of fifteen (15) feet shall be maintained when structures abut end to end.**
- 3. The maximum building length shall be two hundred (200) feet.**
- 4. The minimum number of dwelling units in a building shall be four (4) units and the maximum number of dwelling units in a building shall be thirty-six (36) units.**
- 5. The maximum building coverage shall be thirty percent (30%).**
- 6. The maximum lot impervious coverage shall be seventy percent (70%).**

**H. Maximum Building Height:**

- 1. No building shall exceed thirty-eight (38) feet in height and three (3) stories.**
- 2. Building height in feet shall be the vertical distance measured from the average finished grade at the perimeter of the foundation calculated at 20-foot increments to the highest point of the building in the case of flat roofs or to the mean level between the eaves and the highest point of the roof in the case of pitched roofs.**
- 3. Building height in stories shall be measured counting as a story the space between the upper surface of any floor and the upper surface of the next floor above it or, if there is no floor above it, then the surface between the floor and the ceiling next above it. Space under a sloped roof that is not habitable and space partially or fully below grade that is not habitable under the State Uniform Construction Code shall not be considered a story or part of a story.**

**I. Roadways, Off-street Parking and Private Residential Garages:**

- 1. On-street parking shall be permitted within the development tract.**
- 2. Off-street parking may be permitted under or within a building structure, provided that the building shall not exceed the maximum building height.**
- 3. The number of required parking spaces shall be in accordance with the New Jersey Residential Site Improvement Standards (RSIS).**

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- 4. No parking area or driveway shall be located within twenty (20) feet of any property line, excluding intersecting driveways with US Route 22.**
- 5. Parking spaces shall be located at least fifteen (15) feet from a residential building, except where a parking space also provides access to an enclosed garage, no such setback shall be required.**

**J. Other requirements.**

- 1. Section 28-505, Recreation Required for Multi-Family Development standards shall apply and include:**
  - a. A minimum of five percent (5%) of the lot shall be developed as open space and recreation areas, including both active and passive recreation facilities.**
  - b. Recreation facilities shall include play areas for children of all ages.**
- 2. Section 28-600 Development Requirements and Standards shall apply unless overridden by provisions in this subsection .**
- 3. Building Design Standards.**
  - a. All residential buildings shall have similar facade treatments so that they are compatible with one another. Additionally, all sides of any one residential building shall have similar facade treatments.**
  - b. Long buildings shall be broken into facade segments. Any building with a length of over one hundred (100) feet shall have off-set facades at least every thirty (30) feet created with set-back or bump-out sections being one and one-half (1.5) feet or more in depth.**
  - c. A variety of quality materials and architectural features are encouraged to, for example, distinguish the first floor from higher floors, to distinguish top floors from lower floors, and to highlight building entrances.**
  - d. Rooftop HV AC units, if employed, shall be shielded by parapet walls or roof insets if a sloped roof is utilized.**
  - e. Foundation plantings shall be utilized to soften the appearance of first floor and lower walls.**

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

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

**BE IT FURTHER ORDAINED** that the Borough Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required); and

**BE IT FURTHER ORDAINED** that after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Watchung for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate; and

**BOROUGH OF WATCHUNG  
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**BE IT FURTHER ORDAINED** by the Council 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: General Code,  
Board Clerk,

ATTEST: BOROUGH OF WATCHUNG

\_\_\_\_\_  
Edith G. Gil, Borough Clerk

By: \_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

**BOROUGH OF WATCHUNG  
ORDINANCE 26/03**

**AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, TO REVISE THE S-W SOMERSET STREET / WATCHUNG AVENUE AFFORDABLE HOUSING OVERLAY ZONE DISTRICT IN COMPLIANCE WITH THE BOROUGH'S AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4<sup>TH</sup> ROUND AFFORDABLE HOUSING OBLIGATIONS.**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

**WHEREAS**, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024, and provides for municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

**WHEREAS**, through the adoption of adopted Resolution No. R2 on January 30, 2025, the Borough determined its fair share of 35 units present need and 92 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan ("HE&FSP") it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, the Borough filed its Resolution of participation before the Affordable Housing Dispute Resolution Program (the "Program") on January 31, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, *et seq.*, and the timeframes set forth in Administrative Directive #14-24, bearing Docket No. SOM-L-183-25; and

**WHEREAS**, the New Jersey Builders Association ("NJBA") filed a timely objection to Watchung's Resolution establishing its 4<sup>th</sup> Round obligations; and

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**WHEREAS**, through the mediation process provided by the Program, the Borough and NJBA entered into a Mediation Agreement settling the dispute over the Borough’s prospective need obligation, agreeing to a Prospective Need obligation of 111 units for the Borough’s 4<sup>th</sup> Round affordable housing compliance; and

**WHEREAS**, the Court entered an order on April 8, 2025 setting the Borough’s Fourth Round fair share obligations as a Present Need of thirty-five (35) units and a Prospective Need of one hundred eleven (111) units, which no party appealed, and ordering the Borough to file a HE&FSP by June 30, 2025, as required pursuant to the Amended FHA and Administrative Directive #14-24; and

**WHEREAS**, the Watchung Borough Planning Board held the public hearing on the HE&FSP on June 9, 2025, with a memorializing Resolution adopting the HE&FSP on June 17, 2025, and the HE&FSP having been filed with the Program on June 18, 2025; and

**WHEREAS**, the Borough Council adopted Resolution No. R7 on June 19, 2025, endorsing the adopted HE&FSP, with same being filed with the Program on June 23, 2025; and

**WHEREAS**, on August 31, 2025, Fair Share Housing Center (“FSHC”) filed a challenge to the Borough’s HE&FSP pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b); and

**WHEREAS**, through the mediation process provided by the Program, the Borough and FSHC entered into a Mediation Agreement settling the dispute over the Borough’s HE&FSP, which resulted in amendments to the HE&FSP for the Borough’s satisfaction of its 4<sup>th</sup> Round affordable housing obligations, inclusive of the Borough’s vacant land adjustment identified therein, which was presented to the Program for review and approval, and referral to the Mount Laurel Judge; and

**BOROUGH OF WATCHUNG  
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**WHEREAS**, the Court entered an order on February 3, 2026, confirming the terms and conditions of the Mediation Agreement between the Borough and FSHC with regard to the Borough’s amended HE&FSP, which amended HE&FSP is to be adopted by the Borough Planning Board by March 15, 2026, as required pursuant to the Amended FHA and Administrative Directive #14-24; and

**WHEREAS**, in expectation of the Planning Board’s adoption of the amended HE&FSP, certain amendments are to be made to the Borough’s existing affordable housing overlay zone districts, as well as the establishment of new affordable housing overlay zone districts throughout the Borough; and

**WHEREAS**, in light of the above, the Mayor and Borough Council of the Borough of Watchung find that it is in the best interest of the Borough to amend the provisions of the S-W Somerset Street / Watchung Avenue Affordable Housing Overlay District in compliance with the amended HE&FSP pursuant to the Mediation Agreement with FSHC and the Court’s February 3, 2026 Order; and

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

**Section 1.** Section 28-419 entitled “S-W Somerset Street / Watchung Avenue Affordable Housing Overlay District” of Article 28-400 entitled “Zoning District Regulations” of Chapter 28 entitled “Land Development” of The Code of the Borough of Watchung is hereby supplemented and amended to read as follows: [Note to codifier: New language in **bold and underlined**; deleted language in ~~double strikethrough~~.]

**Chapter 28.           Land Development**

**Article 28-400       Zoning District Regulations**

**BOROUGH OF WATCHUNG  
ORDINANCE 26/03**

**§28-419. S-W Somerset Street / Watchung Avenue Affordable Housing Overlay District.**

A. Purpose and Application.

1. Purpose. The purpose of the Somerset Street/Watchung Avenue Affordable Housing Overlay District is to create a realistic opportunity for the development of affordable housing in accordance with the June 7, 2018, Settlement Agreement between the Borough of Watchung and the Fair Share Housing Center (“FSHC”), ~~Inc.~~, and the September 19, 2018, Order on Fairness and Preliminary Compliance Hearing by the Superior Court of New Jersey Law Division Somerset County, Docket No. SOM-L-902-15; **and amended in compliance with the December 19, 2025 Mediation Agreement between the Borough and FSHC, and the February 3, 2026 Order issued in the Docket No. SOM-L-183-25.**
2. Application of Requirements. The Somerset Street/Watchung Avenue Affordable Housing Overlay District permits mixed-use redevelopment consisting of first-floor commercial uses and residential units above within the "Triangle" area bounded by Watchung Avenue, Somerset Street and Johnston Drive. Consistent with the purpose of the district, such mixed-use development shall only be permitted in conjunction with the provision of affordable housing pursuant to § 28-419D, Affordable Housing Requirements. The requirements of the underlying Neighborhood Business (B-A) Zoning District shall remain in full effect in the area encompassed by this overlay district unless an application is proposed consistent with the requirements of this overlay district. The requirements of this overlay district shall only be applicable to the lands involved in such a mixed-use development application. Lands not included in such a mixed-use development application shall continue to be subject to the requirements of the underlying zoning district.

B. Permitted Uses.

1. Principal Permitted Uses. Mixed-use development consisting of commercial development on the first floor and residential units above. Permitted commercial uses on the first floor shall consist of the permitted uses specified in § 28-406.A with respect to the B-A District.
  - a. Such mixed-use development shall only be permitted in conjunction with the provision of affordable housing pursuant to § 28-419D.
2. Accessory Uses Permitted.
  - a. Off-street loading and parking and private nonresidential garages, either attached or detached.
  - b. Storage buildings not exceeding 200 square feet in size and 15 feet in height.

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ORDINANCE 26/03**

- c. Fences and walls in accordance with § 28-502.
  - d. Signs in accordance with § 28-504, generally, and the requirements of § 28-504G specifically with respect to sign height, sign area, setback and other such bulk and dimensional requirements.
- C. **Maximum Gross Density.** Residential use is permitted at a maximum gross density of **ten (10)** ~~six~~ units per acre for for-sale units and **ten (10)** units per acre for rental units.
- D. **Affordable Housing Requirements.**
- 1. **For-Sale Units.** Where for-sale units are provided, a minimum of **twenty (20%) percent** of the total number of units shall be affordable to low- and moderate-income households, with at least 50% of the affordable units available for households earning 30% or less of the applicable median income limit and 13% of the affordable units available for households earning 30% or less of the applicable median income limit. For the purpose of this section, fractional results shall be rounded to the nearest whole number (e.g., 2.4 would equal a requirement for two affordable units, while 2.5 would result in a requirement for three affordable units).
  - 2. **For-Rent Units.** Where rental units are provided, a minimum of **twenty (20%) percent** ~~15%~~ of the total number of units shall be affordable to low- and moderate-income households, with at least 50% of the affordable units available for households earning 30% or less of the applicable median income limit and 13% of the affordable units available for households earning 30% or less of the applicable median income limit. For the purpose of this section, fractional results shall be rounded to the nearest whole number (e.g., 2.4 would equal a requirement for two affordable units, while 2.5 would result in a requirement for three affordable units).
  - 3. The low- and moderate-income units shall be distributed throughout the development, not concentrated in any one building.
  - 4. Section 28-1000, Affordable Housing, shall apply.
- E. **Maximum Building Height.**
- 1. No principal building shall exceed 35 feet in height and 2 1/2 stories.
  - 2. No accessory building located within the principal building envelope shall exceed 25 feet in height and two stories.
  - 3. No accessory building located outside the principal building envelope shall exceed 15 feet in height and one story.
- F. **Area and Yard Requirements for the S-W District.**

**BOROUGH OF WATCHUNG  
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Principal Building	Requirement
Minimum	
Lot area	10,000 square feet
Lot frontage	100 feet
Lot width	100 feet
Principal Building	
Lot Depth	75 feet
Front yard	30 feet
Side yard - one (both)	5 feet (15 feet)
Rear yard	25 feet
Accessory Building	
Minimum	
Distance to side line	5 feet
Distance to rear line	10 feet
Distance to other building	20 feet
Maximum	
Building coverage	30%
Lot coverage	70%

G. General Requirements.

1. Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside. Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.
2. All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
3. All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential use or district shall be suitably finished for aesthetic purposes and shall be compatible in design and scale to the surrounding residential areas.
4. At least the first five feet adjacent to any lot line shall not be used for parking and loading and shall be planted and maintained in lawn areas or ground cover and landscaped with evergreen shrubbery.

H. Off-Street Parking and Loading. Parking spaces and loading areas shall be provided for each use in accordance with the requirements of § 28-503 and the design standards in Article 28-600.

**BOROUGH OF WATCHUNG  
ORDINANCE 26/03**

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

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

**BE IT FURTHER ORDAINED** that the Borough Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required); and

**BE IT FURTHER ORDAINED** that after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Watchung for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate; and

**BOROUGH OF WATCHUNG  
ORDINANCE 26/03**

**BE IT FURTHER ORDAINED** by the Council 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:

GENERAL CODE,  
BOARD CLERK

ATTEST:

BOROUGH OF WATCHUNG

\_\_\_\_\_  
Edith G. Gil, Borough Clerk

By: \_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

**BOROUGH OF WATCHUNG  
ORDINANCE 26/04**

**AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT,  
ESTABLISHING A NEW ROUTE 22 AFFORDABLE HOUSING  
OVERLAY ZONE DISTRICT – 2 IN COMPLIANCE WITH THE  
BOROUGH’S AMENDED HOUSING ELEMENT AND FAIR SHARE  
PLAN AND ITS 4<sup>TH</sup> ROUND AFFORDABLE HOUSING OBLIGATIONS.**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter “Amended FHA”); and

**WHEREAS**, the Amended FHA requires the New Jersey Department of Community Affairs (“DCA”) to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024, and provides for municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

**WHEREAS**, through the adoption of adopted Resolution No. R2 on January 30, 2025, the Borough determined its fair share of 35 units present need and 92 units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Element and Fair Share Plan (“HE&FSP”) it subsequently submits in accordance with the Amended FHA; and

**WHEREAS**, the Borough filed its Resolution of participation before the Affordable Housing Dispute Resolution Program (the “Program”) on January 31, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, *et seq.*, and the timeframes set forth in Administrative Directive #14-24, bearing Docket No. SOM-L-183-25; and

**WHEREAS**, the New Jersey Builders Association (“NJBA”) filed a timely objection to Watchung’s Resolution establishing its 4<sup>th</sup> Round obligations; and

**WHEREAS**, through the mediation process provided by the Program, the Borough and NJBA entered into a Mediation Agreement settling the dispute over the Borough’s prospective

**BOROUGH OF WATCHUNG  
ORDINANCE 26/04**

need obligation, agreeing to a Prospective Need obligation of 111 units for the Borough's 4<sup>th</sup> Round affordable housing compliance; and

**WHEREAS**, the Court entered an order on April 8, 2025 setting the Borough's Fourth Round fair share obligations as a Present Need of thirty-five (35) units and a Prospective Need of one hundred eleven (111) units, which no party appealed, and ordering the Borough to file a HE&FSP by June 30, 2025, as required pursuant to the Amended FHA and Administrative Directive #14-24; and

**WHEREAS**, the Watchung Borough Planning Board held the public hearing on the HE&FSP on June 9, 2025, with a memorializing Resolution adopting the HE&FSP on June 17, 2025, and the HE&FSP having been filed with the Program on June 18, 2025; and

**WHEREAS**, the Borough Council adopted Resolution No. R7 on June 19, 2025, endorsing the adopted HE&FSP, with same being filed with the Program on June 23, 2025; and

**WHEREAS**, on August 31, 2025, Fair Share Housing Center ("FSHC") filed a challenge to the Borough's HE&FSP pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b); and

**WHEREAS**, through the mediation process provided by the Program, the Borough and FSHC entered into a Mediation Agreement settling the dispute over the Borough's HE&FSP, which resulted in amendments to the HE&FSP for the Borough's satisfaction of its 4<sup>th</sup> Round affordable housing obligations, inclusive of the Borough's vacant land adjustment identified therein, which was presented to the Program for review and approval, and referral to the Mount Laurel Judge; and

**WHEREAS**, the Court entered an order on February 3, 2026, confirming the terms and conditions of the Mediation Agreement between the Borough and FSHC with regard to the Borough's amended HE&FSP, which amended HE&FSP is to be adopted by the Borough Planning

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Board by March 15, 2026, as required pursuant to the Amended FHA and Administrative Directive #14-24; and

**WHEREAS**, in expectation of the Planning Board’s adoption of the amended HE&FSP, certain amendments are to be made to the Borough’s existing affordable housing overlay zone districts, as well as the establishment of new affordable housing overlay zone districts throughout the Borough; and

**WHEREAS**, in light of the above, the Mayor and Borough Council of the Borough of Watchung find that it is in the best interest of the Borough to establish a new Route 22 Affordable Housing Overlay District - 2 in compliance with the amended HE&FSP pursuant to the Mediation Agreement with FSHC and the Court’s February 3, 2026 Order; and

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

**Section 1.** Article 28-400 entitled “Zoning District Regulations” of Chapter 28 entitled “Land Development” of The Code of the Borough of Watchung is hereby supplemented and amended to add a new Section 28-422 to be entitled “Route 22 Affordable Housing Overlay District – 2” to read as follows: [Note to codifier: New language in **bold and underlined**; deleted language in ~~double-strikethrough~~.]

**Chapter 28. Land Development**

**Article 28-400 Zoning District Regulations**

**§28-422. Route 22 Affordable Housing Overlay District - 2.**

**A. Purpose: The purpose of the “Route 22 Affordable Housing Overlay District - 2” zone is to create a realistic opportunity for the creation of very-, low- and moderate-income housing in the Borough.**

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**B. Area of the Borough to be included in the Overlay District: The area shown on Exhibit 1 (Block 6201, Lots 1, 4, 5.01, 5.02 and 6), as well as the paper street in this area) shall be placed within the “Route 22 Affordable Housing Overlay District - 2” on the Borough Zoning Map.**

**C. Principal Permitted Uses: Multifamily dwelling units in one or more buildings as an inclusionary affordable residential development, provided that the provisions of subsections E. through J. below are met.**

**D. Permitted Accessory Uses:**

**1. Uses and structures customary to the principal permitted use including, but not limited to private residential garages, parking areas, refuse and recycling areas, swimming pools, tennis courts, club houses for residents, management offices, leasing offices, walking/jogging trails, and dog runs.**

**2. Section 28-401.B. shall apply except as modified in this Section 28-401.AC.**

**3. All accessory uses except permitted fences, signs, bus shelters shall be located at least 10' from the property line.**

**4. Fences and walls, in accordance with Section 28-502.**

**5. Signs may be provided in accordance with Section 28-504, and further regulated as follows:**

**a. Permitted signs shall include one project identification sign per development, residential unit and residential building identification signs, traffic and pedestrian directional signs and other public safety signs.**

**b. A project identification monument sign shall be permitted at the driveway entrance to the project not exceeding 32 square feet in area and 8 feet in height including the monument base.**

**c. A monument base constructed of stone or similar material and landscaped shall be provided.**

**d. Building mounted identification signs or free-standing informational signs shall not exceed 4 square feet.**

**e. Signs shall be constructed of stone, wood or similar materials and shall not be internally illuminated.**

**f. An overall sign plan shall be submitted for review as part of the site plan application.**

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**E. Maximum Gross Density: Multifamily residential development shall be permitted to have a maximum gross density of 18 units per acre.**

**F. Affordable Housing Requirements:**

- 1. The number of affordable units (i.e., available to very-low, low- and moderate-income households) shall equal at least 20% of the total units in the development. The number of low-income units shall equal at least fifty percent (50%) of the affordable units. The number of units available to very-low income households (i.e., households earning 30 percent or less of the median income limit for the Housing Region 3) shall equal thirteen percent (13%) of the number of affordable units or two (2) units, whichever is greater.**
- 2. The low- and moderate-income units shall be distributed throughout the development, not concentrated in any one building or area of a building.**
- 3. The development shall be rental and shall not be age-restricted.**
- 4. Section 28-1000 Affordable Housing Ordinance provisions shall apply.**

**G. Area, Yard and Other Bulk Requirements:**

- 1. No principal building or structure shall be located closer than seventy-five (75) from the Route 22 right-of-way line or closer than fifteen (15) from any side lot line or twenty-five (25) feet from any rear lot line.**
- 2. The maximum building coverage shall be forty percent (40%).**
- 3. The maximum lot impervious coverage shall be eighty percent (80%).**

**H. Maximum Building Height:**

- 1. No building shall exceed thirty-eight (38) feet in height and three (3) stories.**
- 2. Building height in feet shall be the vertical distance measured from the average finished grade at the perimeter of the foundation calculated at 20-foot increments to the highest point of the building in the case of flat roofs or to the mean level between the eaves and the highest point of the roof in the case of pitched roofs.**
- 3. Building height in stories shall be measured counting as a story the space between the upper surface of any floor and the upper surface of the next floor above it or, if there is no floor above it, then the surface between the floor and the ceiling next above it. Space under a sloped roof that is not habitable and**

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space partially or fully below grade that is not habitable under the State Uniform Construction Code shall not be considered a story or part of a story.

**I. Roadways, Off-street Parking and Private Residential Garages:**

- 1. Off-street parking may be permitted under or within a building structure, provided that the building shall not exceed the maximum building height.**
- 2. The number of required parking spaces shall be in accordance with the New Jersey Residential Site Improvement Standards (RSIS).**
- 3. At least the first twenty-five (25) feet adjacent to any street line and fifteen (15) feet adjacent to any lot line shall not be used for parking or loading and shall be planted and maintained in lawn area or ground cover and landscaped.**

**J. Other requirements.**

- 1. Section 28-505. Multi-Family Development standards shall include:**
  - a. A minimum of five percent (5%) of the lot shall be developed as open space and recreation areas, including both active and passive recreation facilities.**
  - b. Recreation facilities shall include play areas for children of all ages.**
- 2. Section 28-600 Development Requirements and Standards shall apply unless overridden by provisions in this Ordinance.**
- 3. Building Design Standards.**
  - a. All residential buildings shall have similar facade treatments so that they are compatible with one another. Additionally, all sides of any one residential building shall have similar facade treatments.**
  - b. Long buildings shall be broken into facade segments. Any building with a length of over 100 feet shall have off-set facades at least every 30 feet created with set-back or bump-out sections being 1.5 feet or more in depth.**
  - c. A variety of quality materials and architectural features are encouraged to, for example, distinguish the first floor from higher floors, to distinguish top floors from lower floors, and to highlight building entrances.**
  - d. Rooftop HVAC units, if employed, shall be shielded by parapet walls or roof insets if a sloped roof is utilized.**

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- e. Foundation plantings shall be utilized to soften the appearance of first floor and lower walls.

1st READING

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EXHIBIT 1



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**Section 2.** The Borough of Watchung Zoning Map shall be amended to show the “Route 22 Affordable Housing Overlay District -2” as described herein.

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

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

**BE IT FURTHER ORDAINED** that the Borough Clerk is directed to give notice at least ten days prior to a hearing on the adoption of this ordinance to the Somerset County Planning Board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15, and N.J.S.A. 40:55D-63 (if required); and

**BE IT FURTHER ORDAINED** that after introduction, the Borough Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Borough of Watchung for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64. The Planning Board is directed to make and transmit to the Borough Council, within 35 days after referral, a report including identification of any provisions in the proposed ordinance which are

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inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate; and

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

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

INTRODUCED BY: GIBBS

PASSED:

PUBLISHED:

ADOPTED:

C: BOARD CLERK, COURTS,  
GENERAL CODE,

ATTEST:

BOROUGH OF WATCHUNG

\_\_\_\_\_  
Edith G. Gil, Borough Clerk

By: \_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

**BOROUGH OF WATCHUNG  
RESOLUTION: R14**

**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 February 19, 2026.
2. The general nature of the subject matter to be discussed:
  - Contract Negotiations for Capodagli Redevelopment
  - Attorney-Client Privilege/Anticipated Litigation on Green Brook HEFSP
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.

\_\_\_\_\_  
Curt S. Dahl, Council President

\_\_\_\_\_  
Ronald Jubin, Ph.D., Mayor

ADOPTED: FEBRUARY 19, 2026  
INDEX: MISC.  
C: