

**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**

**March 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**

### **SPECIAL PRESENTATIONS**

#### **Police Department Awards & Recognition**

The department established an Awards Recognition Program designed to recognize officers for performance above and beyond their normal duty responsibility.

### **PUBLIC PORTION / AGENDA ITEMS ONLY**

Each speaker is limited to one 5-minute comment.

### **NEW BUSINESS**

### **REPORTS & CORRESPONDENCE**

Acknowledging Receipt of the following Borough Reports:

Animal Control Solutions	February 2026
Board of Adjustment Minutes	February 12, 2026
Environmental Commission Mins	February 2, 2026
Green Team Advisory Board Mins	January 28, 2026
	February 12, 2026
PARSA Minutes	February 5, 2026
Recreation Minutes	February 2, 2026

#7: Notice of Resignation from Borough Clerk effective 3/31/26

### **CONSENT**

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

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

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

R1: Authorizing Raffle License #695 to Mary E Wilson Memorial Union Church

R2: Authorizing the Submission of An Application for NJDOT FY26 LAIF Program

R3: Authorizing Purchases Over Allowed Threshold:

Toshiba Business Solutions

Document Imaging Program

Toshiba Business Solutions

DocuWare Cloud Software

Cooper Technology Group

Upgrades to Camera System at Municipal Building

R4: Waiving Borough Code Chapter 6-2.11 to Allow Fireworks for Centennial Events

R5: Establishing Annual Sewer Rates for 2026

**NON-CONSENT**

R6: Authorizing Bill List

R7: Authorizing a Revocable License for 85 Acord Road, Block 1201/Lot 2.01

**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 4TH 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 HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4TH 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 4TH ROUND AFFORDABLE HOUSING OBLIGATIONS.

**ORD 26/05:** AN ORDINANCE UPDATING CHAPTER 28, "LAND DEVELOPMENT," OF THE BOROUGH CODE TO AMEND THE BOROUGH'S AFFORDABLE HOUSING AND DEVELOPMENT FEE ORDINANCES PURSUANT TO THE AMENDED FAIR HOUSING ACT AND THE NEW UHAC REGULATIONS.

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

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

**ORD 26/06**: AN ORDINANCE AMENDING THE BOROUGH'S ZONING REGULATIONS, CHAPTER 28, TITLED "LAND DEVELOPMENT" TO UPDATE AND AMEND THE REGULATION OF FENCES AND WALLS.

**PUBLIC PORTION - GENERAL DISCUSSION**

Each speaker is limited to one 5-minute comment.

**ADJOURNMENT**

The next meeting of the Mayor and Council will be March 30, 2026.

**BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT  
REGULAR MEETING**  
Thursday, February 12th, 2026 7:30pm

**OFFICIAL MINUTES**  
**Adopted on: 3/12/2026**  
**ROLL CALL**

Mr. Daniel Cronheim - Present	Mr. DJ Hunsinger Chairman, - Present
Mr. PJ Panzarella, Vice Chair – Present	Mr. Alex Xie – <b>Absent</b>
Mr. Mitchell Taraschi- Present	David A. Stires, PE, PP, Board Engineer – Present
Mr. Anthony Terrezza - Present	Ms. Kelly Carey Esq – Present
Mr. George Sopko - Present	Mr. Graeme Birrell - Present
Mr. John Van De Castle – Present	Catherine Furlan, Board Clerk -Present

Chairman Hunsinger called the meeting to order and read the Open Meetings Act statement as required by law. Everyone stood for the Pledge of Allegiance followed by Roll Call. A quorum was present to conduct business. Chairman Hunsinger welcomed Ms. Kelly Carey Esq as the representing attorney.

Next, Chairman Hunsinger asked for a motion to approve the minutes from the January Reorganizational & Regular Meeting January 8<sup>th</sup>, 2026. On motion by Mr. Terrezza and seconded by Mr. Panzarella.

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

Then, Chairman Hunsinger asked for a motion to approve the Executive Minutes from the January 8<sup>th</sup>, 2026 meeting. On motion by Mr. Terrezza and seconded by Mr. Birrell.

ROLL CALL:

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Absent
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: 03/31/2026

Rick Frontera attorney for the applicant approached the board and provided background on the application. Next, Cathy Mueller from Mueller Engineering Consultants approached, was sworn in and accepted as an expert in her field. Ms. Mueller provided background on the variances sought; one for a pool in the front yard where one is not allowed and a fence in the front yard. Ms. Mueller discussed the constraints of the lot, which is a flag lot, and how the impervious coverage is actually decreasing. The applicant would be seeking any and all variances.

Mr. Terrezza asked if the fence would be removable or permanent (yes, permanent). The board discussed the pool equipment in the front yard and if a variance would be required for that (yes). Chairman Hunsinger asked how tall the fence would be (4ft -6ft). Mr. Terrezza asked about the sewer easement and location of the clean out was discussed. Ms. Mueller pointed out that a pool was there previously and did not conflict with the sewer line. The board discussed the height of the fence and location of the pool equipment. Chairman Hunsinger pointed out how rarely the board receives an application where impervious coverage is reduced and the applicant is actually making it safer and better.

Chairman Hunsinger opened it up to the public for questions and comments, hearing none, the public portion was closed. No objectors were present. Mr. Stires made a comment that the applicant is subject to all building approvals and engineering requirements from the town. Chair asked for a motion to approve the application. On motion by Mr. Panzarella and seconded by Mr. Terrezza. The conditions and variances were discussed and followed by roll call.

Mr. Daniel Cronheim - Aye	Mr. DJ Hunsinger Chairman, - Aye
Mr. PJ Panzarella, Vice Chair – Aye	Mr. Alex Xie – Absent
Mr. Mitchell Taraschi- Aye	Mr. George Sopko - Aye

Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – not voting
	Mr. Graeme Birrell - Aye

There was no need for an Executive Session. On motion to adjourn by Mr. Terrezza followed by a unanimous voice vote.

The board concluded the meeting 7:51pm. The next meeting will be **Thursday, March 12<sup>th</sup>, 2026 at 7:30pm.**

ADJOURN

Respectfully Submitted,



Catherine Furlan  
Board Clerk

## **Watchung Environmental Commission – Minutes**

**Monday, Feb 2, 2026**

1.) Call to Order – 7:33 pm. Roll Call - Doug Speeney, Karen Pennett, Jennifer Principato, Andy Stout, Coraleine Kitt, Marisa Perez, Aby Pachon, Rachel Funcheon, and Paolo Marano. Denise Soppas and Anna Ginzburg were not present.

2) Welcome new members Marisa Perez, Abigail Pachon, and Anna Ginzburg (unable to attend tonight).

3) Doug thanked Rachel Funcheon and Andy Stout, our non-returning members, for their many years of service – Andy for all her hard work with the nationally-recognized Rapirian Buffer project and physically showing up to assist with the planting of trees and removing the invasives. She was always willing to bring her gardener kit, knee pads, and be ready to get in the dirt. Andy returned the sentiment by thanking Doug, Rachel, and all of those on the Environmental Commission for our care and efforts. Doug also thanked Rachel for her many years leading as Chairperson of the EC and for teaching him the ropes. He also highlighted Rachel’s efforts with recycling in general - before it was law, Rachel spearheaded collecting plastic bags to recycle. She was also involved with the many bins available in the Borough to assist residents in recycling books, clothing, plastics, and especially bringing the Styrofoam bins to town. All of which has helped to make recycling effortless to the residents in Watchung. Thank you Rachel and Andy for your volunteerism, environmental efforts, and leadership throughout the years.

4.) Approval of Minutes Nov. 17<sup>th</sup>, 2025

5) Reorganization for 2026 - Officers will stay as is:

Chair - Doug Speeney

Vice Chair - Coraleine Kitt

Secretary - Jennifer Principato

6) 2026 Meeting Schedule

February 2

March 9

April - Informal Meeting - Operation Pride/Earth Day Celebration

May 11

July 13

September 14

November 9

7.) Reports:

a. Tree Report - No tree report due to illnesses and bad weather

Karen explained the tree ordinance policy to the new members which basically states that in Watchung there is a 1:1 ratio for replacing trees. Volunteers on The Environmental Commission go out to inspect properties that are planning to remove **five** or more trees from a property. Jim D'Amato - Public Works also goes out to inspect properties permitted to remove less than **five**. The monies from fines who take trees down without a permit or not replanting trees pursuant to the ordinance go into a tree bank fund. [§ 24-10 TREE REPLACEMENT AND REFORESTATION.](#)

b. Planning Board - Nothing reported due to an absence of the meeting

8.) Skip the Stuff discussion - Phil Murphy just recently signed the Skip the Stuff law, which will now make it a State requirement for customers to ask for plastic cutlery with take out orders.

9.) Anti Littering Signs (six locations needed) -Signs can be seen on our website <https://watchungnj.gov/boards/environmental>

Proposed placement of the signs -

Valley Road - Parking Lot to Best Lake

Mobus Field Parking Lot

Playground Parking Lot

Walking path in Park by Playground/Pickle Ball Court/Basketball Court

Hillcrest Road

10) Tree Order - Last year it was difficult to give away the saplings, so we will be ordering 60 Red Bud and White Oak saplings this year to be given out at Borough Hall and at the Operation Pride event.

11.) Operation Pride discussion - Paolo had to be excused due to a family emergency, so we will hear more about it at the next meeting.

12) Open forum/2026 Project ideas.

Riparian Buffer Maintenance Day - in the afternoon of Operation Pride in April

Lions Club Eye Glass recycling bin for Watchung

Rain Garden by the Emergency Rescue Building

Possibly another Riparian Buffer around Watchung Lake

#### OTHER NEWS

Doug was contacted by a High School student who put together a non profit designed to educate the public about the dangers of Forest Fires. He has kits that he would like to give out at one of our upcoming events. Doug has given it to Paolo to reach out to the mayor and council to ask if this is something they want to get involved with and to seek their approval to allow this student to distribute the kits.

ANJEC, the Association of NJ Environmental Commissions and every quarter they mail out a publication, the ANJEC report, which highlights news, webinars, action alerts, and highlights individual Environmental Commissions throughout the state. Every year they ask each commission to submit the name, title, address, phone number, and email of each of our members. Coraleine Kitt is asking each member to send her their information by replying to our last commission email.

One of our new members, Anna Ginzberg, was unable to make this meeting but we will meet her at the next meeting.

13.) The meeting adjourned at 8:54 pm. Next meeting date - Monday, March 9

\*Join next Zoom Meeting



Respectfully submitted,  
Jennifer Principato

Watchung Environmental Commission

# Watchung Green Team

Meeting Minutes

## Meeting Start date and time:

February 12, 2026

7:04 pm

## Attendees:

Charlie Neiss (chair)

Bill Hance

Kayla Briant

Sonia Abi-Habib

Miranda Cerillo

Emma Speeney (7:05)

## Agenda

- Approval of January 28 [Meeting Minutes](#)
- Grant opportunities
- Farmers Market

## Prior meeting minutes

January 28, 2026

Motion: Bill

Second: Kayla

Approved: Unanimously

## Grant opportunities 2026

- Sustainable Jersey Grants Program - The grant application for including a meditation garden in the library is going to be submitted. Thanks to Bill, Sonia, & Anthony from DPW for pulling this together on short notice. Grants are awarded in Q2 and the execution time frame is 18 months. This fits perfectly with the library plans.

## Farmers market

- Outreach to vendors
  - Application for 2026 will be ready tomorrow and an email will be sent to past and potential vendors - Bill & Denise
- Outreach to neighboring towns to advertise our market on their sites/pages - Charlie
- Location, days and times has been confirmed

## Follow-Ups from December Meeting

- Charlie to send an email to Green Team members with more information about the grants COMPLETE
- Emma to re-send the community garden proposal COMPLETE
- Bill to speak with the mayor regarding getting the community garden proposal on the agenda for a January council meeting PENDING

## Follow-Up Actions

- Charlie to provide Bill with recent vendor contacts
- Denise to provide Bill with recent vendor contacts
- Bill to send email to past and potential new vendors

## Next Meeting

- Tuesday March 10th, 7:00 pm

## Meeting End time: 7:27

Motion to adjourn: Bill

Second: Kayla

Approved unanimously

# Watchung Green Team

## Meeting Minutes

### Meeting Start date and time:

January 28, 2026

6:54 pm

### Attendees:

Charlie Neiss (chair)  
Emma Speeney  
Mimansa Kumar  
Miranda Cerillo  
Sonia Abi-Habib

### Agenda

- Approval of December 15 [Meeting Minutes](#)
- Prep for farmers market
  - Location confirmation
  - Schedule for soliciting vendors
- Grant opportunities
- February Meeting date

### Prior meeting minutes

December 15, 2025

Motion: Emma  
Second: Miranda  
Approved: Unanimous

### Prep for farmers market

#### Location Confirmation

Sonia to confirm

## Schedule for soliciting vendors

Start late February/early March

Bill to reach out to existing vendors, Denise does follow-up

Denise and Kayla to look for new ones - email to residents, press release to local media, social media posts to be shared

## Grant opportunities 2026

- Sustainable Jersey Grants Program - The \$2000 grant we received this year is available again, but there is an alternative grant for up to \$20,000 that can be applied towards the community garden project. The due date for this grant application is in mid-February. We will need to work with the mayor and council to meet in January to get the proposal approved to the extent necessary for the grant application.
- Community Energy Planning & Implementation Grants - These grants can help improve the operating efficiency of municipal buildings, reducing operating costs. The grant cycle begins in mid to late Q2.
  - Planning grants provide \$10,000 to identify energy efficiency projects
  - Implementation Grants provide up to \$250,000 for facility upgrades

## February Meeting Date

2/12 7 pm

## Follow-Ups from December Meeting

- Charlie to send an email to Green Team members with more information about the grants COMPETE
- Emma to re-send the community garden proposal COMPLETE
- Bill to speak with the mayor regarding getting the community garden proposal on the agenda for a January council meeting PENDING

## Follow-Up Actions

- Sonia to check with mayor about community garden
- Sonia to check to see if we can include a meditation garden in the library plan as an alternate use for the grant money.

## Meeting End time: 7:34

Motion to adjourn: Kayla

Second: Emma

Approved unanimously

**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

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

**THURSDAY, FEBRUARY 5, 2026  
6:30 PM**

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

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**ATTENDANCE**

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



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.

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IV. ROLL CALL

Roll was called and Dunellen was represented by Commissioner Robert Seader; Fanwood was represented by Commissioner Antonios Panagopoulos; 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 Robert LaCosta; South Plainfield was represented by Commissioner Glenn Cullen; and Watchung was represented by Commissioner Christine Barbara Ead.

V. REORGANIZATION

A. OATH OF OFFICE

None presented.

## **B. ELECTION OF OFFICERS**

### **1. Chairman**

Commissioner Seader moved that Commissioner Glenn Cullen be appointed Chairman of the Authority. The motion was seconded by Commissioner Carol A. Brokaw. There were no further nominations. All were in favor.

### **2. Vice-Chairman**

Commissioner Seader moved that Commissioner John Richards be appointed Vice-Chairman of the Authority. The motion was seconded by Commissioner Basil D'Armiento. There were no further nominations. All were in favor.

### **3. Secretary**

Commissioner Seader moved Commissioner Basil D'Armiento to be appointed Secretary of the Authority. The motion was seconded by Commissioner John Richards. There were no further nominations. All were in favor.

## **C. APPOINTMENTS OF PROFESSIONALS**

### **1. Auditor**

#### **Resolution 2026-2 – APPOINTING AUDITOR**

Commissioner Richards moved that Suplee, Clooney & Company, 308 East Broad Street, Westfield, New Jersey 07090, serve as Auditor for the Authority for a period not to exceed one year. The motion was seconded by Commissioner LaCosta.

#### **ROLL CALL VOTE:**

AYES: Commissioner Robert Seader

Commissioner Antonios Panagopoulos  
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

2     **Engineer**

**RESOLUTION 2026-3 – RESOLUTION APPOINTING CONSULTING ENGINEER**

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Commissioner Richards moved that Johnson, Mirmiram & Thompson, 1200 Lenox Drive, Suite 101, Trenton, New Jersey 08648 serve as Consulting Engineer for the Authority for a period not to exceed one year. The motion was seconded by Commissioner Brokaw.

**ROLL CALL VOTE:**

AYES:                   Commissioner Robert Seader  
                              Commissioner Antonios Panagopoulos  
                              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: None

3. **Legal Counsel**

**RESOLUTION 2026 – APPOINTING LEGAL COUNSEL**

Commissioner Richards moved that Murphy McKeon, P.C., 901 Route 23 South, 2<sup>nd</sup> Floor, Pompton Plains, New Jersey 07444, serve as Legal Counsel for the Authority for a period not to exceed one year. The motion was seconded by Commissioner D'Armiento.

**ROLL CALL VOTE:**

AYES: Commissioner Robert Seader  
Commissioner Antonios Panagopoulos  
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: Non

4. Risk Manager

**RESOLUTION 2026-5 – RESOLUTION APPOINTING AND AUTHORIZING A CONTRACT WITHH ACRISURE TO SERVE AS RISK MANAGEMENT CONSULTANT FOR THEPLAINFIELD AREA REGIONAL SEWERAGE AUTHORITY.**

Commissioner Richards moved that the Authority Appoint Acrisure to serve as the Authority’s Risk Management Consultant in accordance with the Fund’s bylaws for a period of one (1) year. The motion was seconded by Commissioner Brokaw.

**ROLL CALL VOTE:**

AYES:	Commissioner Robert Seader
	Commissioner Antonios Panagopoulos
	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: None

D. **RESOLUTION 2026-6**

**RESOLUTION 2026-6 – ESTABLISHING THE TIME AND PLACE OF THE PARSA  
REGULAR MEETINGS FOR 2026.**

Commissioner Brokaw moved to approve Resolution 2026-6 and the motion was seconded by Commissioner Seader. All were in favor.

E. **RESOLUTION 2026-7**

**DESIGNATION OF SIGNATORIES FOR PARSA'S ACCOUNTS**

Commissioner LaCosta moved to approve Resolution 2026-7 and the motion was seconded by Commissioner Seader. All were in favor.

F. **DESIGNATION OF OFFICIAL NEWSPAPER OF THE AUTHORITY FOR 2026.**

Commissioner Richards moved that the Courier-News be designated as the Official Newspaper and the Star Ledger be designated the Secondary Newspaper for the Authority. The motion was seconded by Commissioner Seader. All were in favor.

G. **DESIGNATION OF OFFICIAL DEPOSITORY OF THE AUTHORITY FOR 2026.**

Commissioner Richards moved to Designate Unity-Bank as Official Depository for the Authority's Funds in 2026. The motion was seconded by Commissioner Seader. All were in favor.

H. **DESIGNATION OF RECORDING SECRETARY**

Commissioner LaCosta moved to Designate Eula Conley as Recording Secretary for the Authority in 2026. The motion was seconded by Commissioner Brokaw.

**ROLL CALL VOTE:**

AYES: Commissioner Robert Seader  
Commissioner Antonios Panagopoulos  
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: None

I. **DESIGNATION OF COMMITTEE ASSIGNMENTS FOR 2026**

**Standing Committees**

1. **Engineering Committee**

- a. Chair – Commissioner John Richards
- b. Members
  - (i) Commissioner Robert Seader
  - (ii) Commissioner Colleen Mahr

2. **Personnel Committee**

- a. Chair – Commissioner Robert Seader
- b. Members
  - (i) Commissioner Basil D’Armiento
  - (ii) Commissioner Robert LaCosta

3. **Finance Committee**

- a. Chair – Commissioner Carol A. Brokaw
- b. Members
  - (i) Commissioner Basil D’Armiento
  - (ii) Commissioner Christine Barbara Ead

Commissioner Seader moved to approve the Designation of the Committee Appointments for 2026, and the motion was seconded by Commissioner Richards. All were in favor.

**VI. APPROVAL OF MINUTES**

Chairman Cullen called for a motion to approve the Minutes of the Regular Meeting held on January 8, 2026. Commissioner D’Armiento moved to approve the Minutes, and the motion was seconded by Commissioner Richards. There were no amendments, additions, or corrections. All were in favor, with an abstention by Commissioner Seader.

**VII TREASURER’S REPORT**

Commissioner D’Armiento reported that we finished 2025 where we expected to close out the budget. We do not know how we are going to look like going into 2026.

Director Snyder referred to the Financial Report and noted there was a pretty big positive to budget increase. As a result of truing up with M.C.U.A. (for year-end), we anticipated this credit. We came in under budget. When the Finance Committee met, they decided to

allocate some of the anticipated credit to offset the increase in the Service Fees to the Member municipalities. Director Snyder went on to say that it is a good news/bad news situation (for 2026). All the snow that is on the ground currently wreaks havoc with our treatment costs, particularly the B.O.D. Going through the First Quarter (2026), he is concerned about what that is going to do and if we are going to go over our estimate for 2026. There was a discussion on capital improvements for 2026.

### **VIII. 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 Richards. There were no discussions.

### **ROLL CALL VOTE:**

**AYES:** Commissioner Robert Seader  
 Commissioner Antonios Panagopoulos  
 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:** None

### **IX. COMMITTEE REPORTS**

- A) **FINANCE COMMITTEE REPORT:** None presented
- B) **PERSONNEL COMMITTEE REPORT:** None presented.
- C) **ENGINEERING COMMITTEE REPORT:** None presented.

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

Executive Director Snyder reported that he was with the Staff during the snow storm on January 25<sup>th</sup>-26<sup>th</sup> for 32 hours doing snow removal at not only PARSA's office but all the pump stations and meter chambers and sample sites that we service, to keep them all open in the event of an emergency. As far as the emergency repairs in Bound Brook, he, Mr. Madden, and all parties involved, had a pre-construction and pre-repair discussion. It was a good strategy meeting. Everything for the repair must happen in perfect sequence. They are waiting for a few things to come in. We need all the snow to subside to ensure safe conditions for working. Director Snyder explained the sequence needed to start the work. He also talked about the bypass scenario.

### **XI. ENGINEER'S REPORT**

Mr. Madden commented on the meeting with Director Snyder (on working on the intricacies) related to Emergency Repairs. The bypass was the biggest hurdle, and the weather did not help.

Mr. Madden stated they were still helping with the G.I.S. System. There are a few things that are going on.

Director Snyder stated that at some point, he will have the G.I.S. System on a screen in the office. It will be interactive where you will be able to see the Pump Station run times etc...

**XII. ATTORNEY'S REPORT**

Mr. Ruitenbergh reported that a bid was put in for the Proprietary Software.

**XIII. OLD BUSINESS**

None presented.

A) Other Matters

None presented.

**XIV. NEW BUSINESS**

A) **RESOLUTION 2026-8**

**AUTHORIZING A CONTRACT WITH SEWER AI FOR ANNUAL SUBSCRIPTIONS FOR A PERIOD OF UP TO THREE YEARS FOR THE PROVISION OF PROPRIETARY SOFTWARE AND RELATED SERVICES.**

Chair Cullen called for a motion to approve Resolution 2026-8. The motion was moved by Commissioner Richards and seconded by Commissioner Brokaw.

**ROLL CALL VOTE:**

**AYES:** Commissioner Robert Seader  
Commissioner Antonios Panagopoulos  
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:** None

**B) OTHER MATTERS**

None reported.

**XV. PUBLIC PORTION**

There were no comments from the Public.

**XVI. EXECUTIVE SESSION**

There were no topics for discussion in Executive Session.

**XVII. ADJOURNMENT**

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

The Regular Meeting adjourned at 6:55 PM.

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Eula Conley  
Recording Secretary

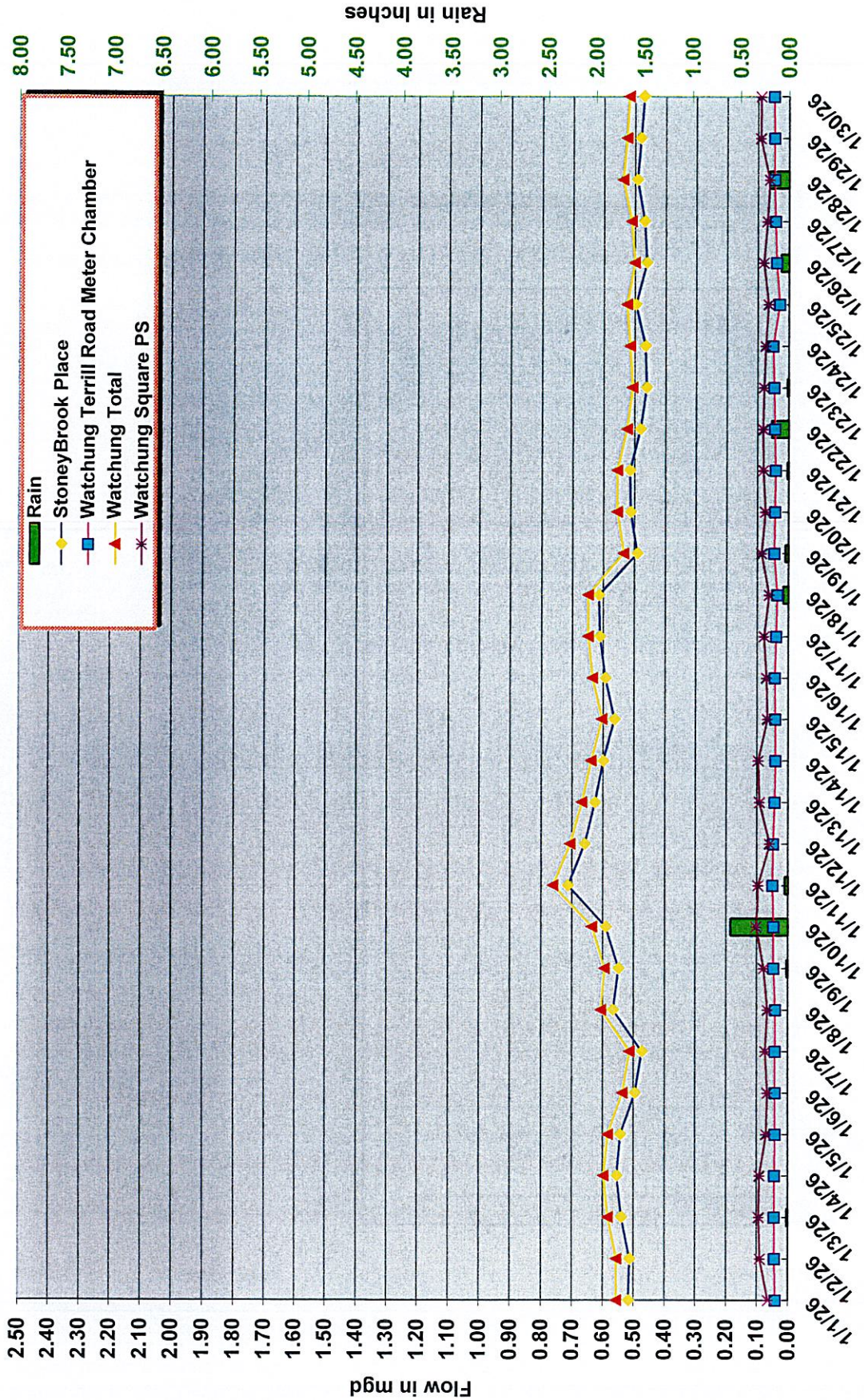
## Watchung Monthly Flow Chart January-2026

Date	StoneyBrook Place	Watchung Terrill Road Meter Chamber	Watchung Square PS	Watchung Total	Rain
1/1/26	0.5170	0.0400	0.0640	0.5570	0.00
1/2/26	0.5130	0.0430	0.0900	0.5560	0.00
1/3/26	0.5400	0.0440	0.0940	0.5840	0.01
1/4/26	0.5550	0.0430	0.0910	0.5980	0.00
1/5/26	0.5430	0.0410	0.0700	0.5840	0.00
1/6/26	0.4960	0.0410	0.0660	0.5370	0.00
1/7/26	0.4740	0.0410	0.0730	0.5150	0.00
1/8/26	0.5670	0.0400	0.0660	0.6070	0.00
1/9/26	0.5500	0.0460	0.0780	0.5960	0.01
1/10/26	0.5910	0.0460	0.1020	0.6370	0.59
1/11/26	0.7140	0.0490	0.0960	0.7630	0.03
1/12/26	0.6600	0.0480	0.0590	0.7080	0.00
1/13/26	0.6270	0.0430	0.0920	0.6700	0.00
1/14/26	0.6000	0.0400	0.0960	0.6400	0.00
1/15/26	0.5640	0.0410	0.0670	0.6050	0.00
1/16/26	0.5930	0.0430	0.0700	0.6360	0.00
1/17/26	0.6110	0.0390	0.0780	0.6500	0.00
1/18/26	0.6150	0.0350	0.0620	0.6500	0.05
1/19/26	0.4910	0.0450	0.0860	0.5360	0.03
1/20/26	0.5130	0.0430	0.0740	0.5560	0.00
1/21/26	0.5150	0.0410	0.0810	0.5560	0.01
1/22/26	0.4810	0.0440	0.0820	0.5250	0.17
1/23/26	0.4620	0.0460	0.0790	0.5080	0.01
1/24/26	0.4660	0.0500	0.0740	0.5160	0.00
1/25/26	0.4970	0.0290	0.0650	0.5260	0.00
1/26/26	0.4620	0.0390	0.0810	0.5010	0.08
1/27/26	0.4690	0.0430	0.0690	0.5120	0.00
1/28/26	0.4930	0.0460	0.0620	0.5390	0.20
1/29/26	0.4810	0.0460	0.0910	0.5270	0.00
1/30/26	0.4710	0.0480	0.0900	0.5190	0.00
1/31/26	0.5060	0.0380	0.0780	0.5440	0.00
<b>Totals</b>	<b>16.6370</b>	<b>1.3210</b>	<b>2.4260</b>	<b>17.9580</b>	<b>1.1900</b>

**Notes:**

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

**Watching Monthly Flow Chart**



Watching Chart

Parsa Monthly Flows 1-2026



**RECREATION COMMISSION  
MINUTES**

**February 4, 2026 - 7:30 pm  
Borough Hall, 15 Mountain Boulevard, Watchung NJ**

**CALL TO ORDER**

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

**SALUTE TO THE FLAG**

**OATH OF OFFICE** was administered by Council President Curt Dahl to the following members:

William Jacques – Term ending 12-31-30  
Michael Onuska – Term ending 12-31-30  
Jason Parker – Term ending 12-31-30, Alternate #1  
Denise Wilson – Term ending 12-31-30, Alternate #2

The following were absent and will be sworn in at a later date:

John Pennet – Term ending 12-31-30  
Robert Weck - Term ending 12-31-30

**ROLL CALL:**

Michael Onuska, (√); Bill Jacques (√); John Pennett, ( ); Mary Ann Weber (√);  
Suzanne Stiles ( ); Curt Dahl, Council Liaison (√); Robert Weck ( ); Jason Parker (√);  
Denise Wilson (√); Dámaris Gray, Coordinator (√)

**APPOINTMENTS**

**Chair** - Motion was made by Bill Jacques and seconded by Mary Ann Weber nominating Michael Onuska as Chairman. All present were in favor. Absent: John Pennett, Suz Stiles and Robert Weck.

**Vice Chair** - Motion was made by Mary Ann Weber and seconded by Mike Onuska nominating Bill Jacques as Vice Chairman. All present were in favor. Absent: John Pennett, Suz Stiles and Robert Weck.

**CONSENT AGENDA:** Approval of the December 3, 2025 meeting minutes.

A motion to approve December 3, 2025, meeting minutes was made by Curt Dahl and seconded by Mary Ann Weber, all present were in favor. Absent: John Pennett, Suz Stiles and Robert Weck.

**COORDINATOR'S REPORT: (provided at meeting)**

**Summer Camp 2026** – Dámaris Gray informed that the Early Bird Registration opened on January 14, 2026 and as of the day of this meeting only 2 campers have registered. She also indicated that in the future, she will keep opening the registration to residents in January.

**Updates on proposed 2026 Events and Centennial Activities** – Dámaris Gray gave a brief summary of the schedule for this year, noting that three centennial events will be used as fundraisers as follows: May 30<sup>th</sup> - Benefit Concert & Fireworks (Watchung Education Foundation); October 5<sup>th</sup> - Golf Outing (Scholarship for a Watchung Hills High School Senior or Junior); and the

October 17<sup>th</sup> - Centennial Gala (Texier House Museum's Carriage House Renovations). Discussion was held regarding the Winter Wonderland on the same day of Tree of Lights – Dámaris Gray will work out all the details with Denise Wilson who also serves on the Rescue Squad. Dámaris Gray stated that this schedule is subject to change with notice.

**Movie Night** was also discussed and it was decided to change the date from September 4<sup>th</sup> to the 18<sup>th</sup>.

**VOUCHERS SUBMITTED FOR MAYOR/COUNCIL APPROVAL:  
(provided at the meeting)**

No comments.

Dámaris Gray invited everyone to the American Heart Association's National Wear Red to Work Day event at Borough Hall to be held Friday, February 6<sup>th</sup> at 10am. A Stress Management and Heart Disease presentation will be given.

**OLD BUSINESS:**

**Popcorn machine** Bill Jacques searched and recommended purchasing a new larger unit and provided the information. Bill Jacques also suggested to test run the new machine with the current machine at the same time to make sure the circuit breakers do not go out. Dámaris Gray will place the order this week.

**Additional Items to add to Capital Improvement wish list** – Discussion was held regarding the ability to add lighting at the parking lot at Mobus Field and the spacing of existing lights around the lake. Curt Dahl informed that PSE&G were contacted. A suggestion was made to add solar lighting around Watchung Lake. Members discussed the Ness Farm property and Camp Endeavor, future plans and the recent grant received.

**Quorum and Open Public meetings and Bylaws** - Dámaris Gray provided an email from Borough Clerk Edith Gil, stating *"At any point in time, the Council may authorize a change in any ordinance following proper procedures. No matter who the Mayor may be, Council can vote on a change to any ordinance. As for bylaws, I do have on file bylaws from 1992 that the Recreation Commission seemed to establish. However, our Borough Attorney has advised that **advisory committees**, such as the Recreation Commission, do not typically (and should not) have bylaws."* Edith Gil further informed that the Recreation Commission should be guided by the borough's code, which she also included in her email.

**NEW BUSINESS:**

**2026 Meeting Schedule** – changing 2027 Re-Organization Meeting to January 13, 2027.

Dámaris Gray informed that all future re-organization meetings will be held in January.

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Mary Ann Weber and seconded by Bill Jacques, all present were in favor. Absent: John Pennett, Suz Stiles and Robert Weck. The meeting was adjourned at 8:40pm. The next meeting is scheduled to be held Wednesday, March 4, 2026, 7:30pm at Borough Hall, at 15 Mountain Boulevard.

Respectfully submitted by,

*Dámaris Quiñones-Gray*

Recreation Coordinator/Recording Secretary

Accepted: 3/4/26

#7  
3/19/26

# BOROUGH OF WATCHUNG

OFFICE OF THE BOROUGH CLERK

March 11, 2026



Mayor Ronald Jubin &  
Members of the Municipal Council  
Borough of Watchung  
15 Mountain Boulevard  
Watchung, NJ 07069

Dear Mayor and Members of the Council,

It has been a privilege to serve the Borough of Watchung. After careful consideration, I have decided to resign from my position as Municipal Clerk, effective March 31, 2026.

Serving the Borough of Watchung has been a meaningful chapter in my professional journey. When I began in this role during the unprecedented challenges of the COVID-19 pandemic, I stepped in without the benefit of a traditional transition or training from my predecessor. Despite those circumstances, I remained committed to ensuring stability, improving operations, and strengthening the services provided by the Clerk's Office.

Over the course of my tenure, I am proud to have helped modernize several functions within the office, streamline processes, and elevate the overall performance of the department. Most importantly, I had the privilege of building and working alongside an exceptional team whose dedication and professionalism made these improvements possible. What began as colleagues quickly became a work family, and I will always be grateful for the collaboration and support we shared.

From the beginning, I have strongly believed in cross-training and succession planning as essential components of a resilient office. With that in mind, I have intentionally worked to prepare and mentor my Deputy Clerk to assume greater responsibility and leadership. Her knowledge, commitment, and capability make her an invaluable asset to the Borough, and I have full confidence in her ability to continue serving Watchung with excellence.

While I am excited to begin the next chapter of my career, I will always look back on my time in Watchung with appreciation and respect for the community and the people who make this municipality special.

Thank you for the opportunity to serve the Borough of Watchung.

Respectfully,

Edith G. Gil  
Municipal Clerk

15 Mountain Boulevard • Watchung, New Jersey 07069-6399 • (908) 756-0080 • Fax (908) 757-7027

**BOROUGH OF WATCHUNG  
RESOLUTON: R1**

**WHEREAS**, Mary E. Wilson Memorial Union Church has made an application to the Borough of Watchung, County of Somerset, for a Raffle License; and

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Borough of Watchung, County of Somerset, State of New Jersey that the Borough Clerk is hereby instructed to issue Raffle License #695 as follows:

<b><u>NAME &amp; ADDRESS OF ORGANIZATION</u></b>	<b><u>DATES OF RAFFLE</u></b>
--	-------------------------------

Mary E Wilson Memorial Union Church 7 Valley Road Watchung, NJ 07069-6587	RL# 695 – 10/3/2026 On Premise 50/50 Raffle
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\_\_\_\_\_  
Curt S. Dahl, Council President

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

ADOPTED: MARCH 19, 2026  
INDEX: LICENSES  
C: C. LANGE, PD

**BOROUGH OF WATCHUNG  
RESOLUTION: R2**

***AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE NEW JERSEY  
DEPARTMENT OF TRANSPORTATION'S FY26 LOCAL AID INFRASTRUCTURE  
FUND PROGRAM***

**WHEREAS**, the New Jersey Department of Transportation has funds available for road projects through its FY26 Local Aid Infrastructure Fund Program; and

**WHEREAS**, this application would provide funding for improvements to the Phillips Field Bridge within the Borough of Watchung; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Borough Council of Watchung formally approves the grant application for the above-stated project.

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Clerk are hereby authorized to submit an electronic grant application identified as “**LAIF-2026-Phillips Field Bridge Improvements-00093**” to the New Jersey Department of Transportation on behalf of the Borough of Watchung.

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Clerk are hereby authorized to sign the grant agreement on behalf of the Borough of Watchung, and that their signature constitute acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

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

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

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

**BOROUGH OF WATCHUNG  
RESOLUTION: R3**

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

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

Vendor: Toshiba Business Solutions, PO Box 418600, Boston, MA 02241-8600  
Item: Document Imaging Program  
Total Price: \$100,000.00  
Charged to: 6-01-610-204, 5-01-610-203, 5-01-160-281

Vendor: Toshiba Business Solutions, PO Box 418600, Boston, MA 02241-8600  
Item: DocuWare Cloud Software  
Total Price: \$5,940.00  
Charged to: 6-01-130-281

Vendor: Cooper Technology Group, 210 3<sup>rd</sup> Avenue, Alpha, NJ 08865  
Item: Update camera system to municipal building  
Total Price: \$21,605.00  
Charged to: 6-01-610-202

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

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

ADOPTED: MARCH 11, 2026  
INDEX: PURCHASING  
C: B. HANCE



**BOROUGH OF WATCHUNG**  
 15 Mountain Boulevard  
 Watchung, NJ 07069  
 Phone: (908)756-0080  
 Fax: (908)757-7027

## Purchase Order

**THIS NUMBER MUST APPEAR ON ALL INVOICES,  
 PACKING LISTS, CORRESPONDENCE, ETC.**

**NO. 26-00363**

### SHIP TO

WATCHUNG MUNICIPAL BUILDING  
 15 MOUNTAIN BLVD.  
 WATCHUNG, NJ 07069-6399

ORDER DATE: 03/11/26  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:  
 VENDOR ACCT NUM:  
 VENDOR PHONE #: (800)438-3707  
 VENDOR FAX #: (201)825-9717  
 REQUISITION #:

### VENDOR

Vendor #: TOSHI

TOSHIBA BUSINESS SOLUTIONS  
 PO Box 418600  
 Boston, MA 02241-8600

### PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 22-6002382

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
1.00	document imaging program	6-01- -610-204	75,000.0000	75,000.00
1.00	document imaging program	5-01- -165-281	10,000.0000	10,000.00
1.00	document imaging program	5-01- -610-203	10,000.0000	10,000.00
1.00	document imaging program	5-01- -160-281	5,000.0000	5,000.00
			TOTAL	100,000.00

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



**BOROUGH OF WATCHUNG**  
 15 Mountain Boulevard  
 Watchung, NJ 07069  
 Phone: (908)756-0080  
 Fax: (908)757-7027

**Purchase Order**

THIS NUMBER MUST APPEAR ON ALL INVOICES,  
 PACKING LISTS, CORRESPONDENCE, ETC.

**NO. 26-00364**

**SHIP TO**

WATCHUNG MUNICIPAL BUILDING  
 15 MOUNTAIN BLVD.  
 WATCHUNG, NJ 07069-6399

**VENDOR**

Vendor #: TOSHI

TOSHIBA BUSINESS SOLUTIONS  
 PO Box 418600  
 Boston, MA 02241-8600

ORDER DATE: 03/11/26  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:  
 VENDOR ACCT NUM:  
 VENDOR PHONE #: (800)438-3707  
 VENDOR FAX #: (201)825-9717  
 REQUISITION #:

**PAYMENT RECORD**

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 22-6002382

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
12.00/MON	Docuware cloud software	6-01- -130-281	495.0000	5,940.00
			TOTAL	5,940.00

**CLAIMANT'S CERTIFICATION & DECLARATION**

I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION DATE

TAX ID NO. OR SOCIAL SECURITY NO.

**OFFICER'S CERTIFICATION**

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD DATE

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:  
 BOROUGH OF WATCHUNG  
 15 Mountain Boulevard  
 Watchung, NJ 07069

**APPROVAL TO PURCHASE**

DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW



**BOROUGH OF WATCHUNG**  
 15 Mountain Boulevard  
 Watchung, NJ 07069  
 Phone: (908)756-0080  
 Fax: (908)757-7027

**Purchase Order**

THIS NUMBER MUST APPEAR ON ALL INVOICES,  
 PACKING LISTS, CORRESPONDENCE, ETC.

**NO. 26-00378**

**SHIP TO**

WATCHUNG MUNICIPAL BUILDING  
 15 MOUNTAIN BLVD.  
 WATCHUNG, NJ 07069-6399

**VENDOR**

Vendor #: COOPER

Cooper Technology Group  
 210 3rd Avenue  
 Alpha, NJ 08865

ORDER DATE: 03/13/26  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:  
 VENDOR ACCT NUM:  
 VENDOR PHONE #: (908)859-6002  
 VENDOR FAX #: (908)859-6022  
 REQUISITION #:

**PAYMENT RECORD**

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 22-6002382

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
1.00	Borough Hall Camera System	6-01- -610-202	21,605.0000	21,605.00
			TOTAL	21,605.00

**CLAIMANT'S CERTIFICATION & DECLARATION**

I do solemnly declare and certify under penalties; of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any; person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION DATE

TAX ID NO. OR SOCIAL SECURITY NO.

**OFFICER'S CERTIFICATION**

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD DATE

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER. MAIL VOUCHER & ITEMIZED BILLS TO:  
 BOROUGH OF WATCHUNG  
 15 Mountain Boulevard  
 Watchung, NJ 07069

**APPROVAL TO PURCHASE**

DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW

**BOROUGH OF WATCHUNG**  
**RESOLUTION: R4**

**WHEREAS**, the Borough of Watchung will celebrate its 100th Anniversary throughout calendar year 2026, with a series of Borough-sponsored Centennial events open to the public; and

**WHEREAS**, the Mayor and Council desire to commemorate this historic milestone with special programming, including one or more professionally conducted fireworks displays as part of the Borough's official Centennial celebrations; and

**WHEREAS**, pursuant to Chapter 6-2.11 of the Code of the Borough of Watchung, the discharge of fireworks is generally prohibited unless expressly permitted by the Mayor and Council following review and approval by the appropriate public safety officials; and

**WHEREAS**, for the purposes of the 2026 Centennial events, the Borough of Watchung intends to sponsor some fireworks displays, and the designated event organizers shall submit all required Firework Permit Applications to the Borough Fire Official; and

**WHEREAS**, upon recommendation of the Fire Official, and with review by the Police Department and any other relevant departments, the Mayor and Council wish to authorize the waiver of the Borough's prohibition on fireworks as well as any associated municipal permit fees for the Borough-sponsored Centennial fireworks displays;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Watchung that the prohibition on the discharge of fireworks, as set forth in Chapter 6-2.11 of the Borough Code, is hereby waived for any Borough-sponsored fireworks displays conducted as part of the official Watchung 2026 Centennial celebrations, subject to departmental approvals.

**BE IT FURTHER RESOLVED** that the Mayor and Council hereby waive applicable Borough permit fees for such fireworks displays, provided that all required Firework Permit Applications are submitted and approved by the Fire Official and that the Borough obtains and maintains appropriate insurance and safety documentation for each display.

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

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

ADOPTED: MARCH 19, 2026  
INDEX: MISC.  
C: POLICE, FIRE OFFICIAL,  
RESCUE SQUAD, FIRE DEPT.  
RECREATION, OEM,

**BOROUGH OF WATCHUNG  
RESOLUTION: R5**

**WHEREAS**, the costs for the operation and maintenance of the Watchung sewer system have been reviewed for the calendar year 2026 and the unit charge has been determined based upon the provision set forth in Chapter 18 of the Code of the Borough of Watchung.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Watchung that the unit cost in accordance with the provisions of Chapter 18-10c is established at the following for calendar year 2026:

\$470.00 per EDU (Equivalent Dwelling Unit)

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

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

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

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

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

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

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

ADOPTED: MARCH 19, 2026  
INDEX: SEWERS  
C: TAX CLERK, CFO

**BOROUGH OF WATCHUNG**

**R E S O L U T I O N : R 6**

**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  
\$5,859,041.48 per the attached bill list. The expenditures can be broken down into  
the following categories:

Affordable Housing Trust	\$	6,149.75
Animal Control	\$	1,016.80
Assessment Trust Fund	\$	-
Developer Escrow	\$	15,417.85
Other Escrow	\$	19,240.70
Capital Fund	\$	15,000.00
Grant Fund	\$	3,385.50
Watchung Borough Board of Education	\$	1,265,862.00
Watchung Hills Regional High School	\$	650,395.00
Somerset County Taxes	\$	-
Current Fund	\$	3,882,573.88
Total:	\$	5,859,041.48

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

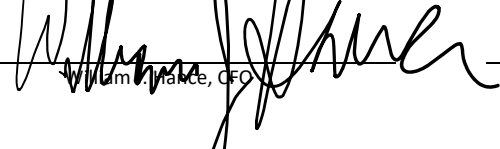
\_\_\_\_\_  
Curt Dahl, Council President

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

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

\_\_\_\_\_  
Christine Bad

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

  
\_\_\_\_\_  
William Finance, CFO

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

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

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



Range of Checking Accts: AFFORD HOUSING to WIRE TRANSFER Range of Check Dates: 02/18/26 to 03/19/26  
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
<b>AFFORD HOUSING AFFORDABLE HOUSING TRUST FUND</b>					
748	02/20/26	CGPH CGP&H	165.00		6238
749	03/13/26	BATEM DIFRANCESCO,BATEMAN,COLEY,	684.50		6245
750	03/13/26	HEALEY Mark Healey	1,800.00		6245
751	03/13/26	LINNU FRANCIS P LINNUS ESQ	3,500.25		6245
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	4	0	6,149.75	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	4	0	6,149.75	0.00
<b>ANIMAL CONTROL Citizens Animal Control Trust</b>					
1123	03/13/26	ANIMALCO Animal Control Solutions	1,000.00		6246
1124	03/13/26	NJDHS NJ DEPT OF HEALTH & SENIOR SER	16.80		6246
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	1,016.80	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	1,016.80	0.00
<b>CAPITAL ACCOUNT Citizens Capital Fund</b>					
2442	03/13/26	CES COOPER ELECTRIC SUPPLY	0.00		6247
2443	03/13/26	POTTERAR Potter Architects, LLC	15,000.00		6247
<b>Checking Account Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	15,000.00	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	2	0	15,000.00	0.00
<b>CURRENT FUND Current Fund</b>					
804	02/18/26	CMB CHASE MANHATTAN BANK	653,137.50		6220
805	02/18/26	SCIA Somerset County Improv Auth	99,250.00		6221
806	02/18/26	USBANKNA NJEIT c/o US Bank Nat. Assoc.	18,312.61		6222
807	02/18/26	BEL VERIZON	9,615.97		6223
808	02/18/26	US PO US POSTAL SERVICE	500.00		6224
809	02/18/26	NJSHB NJ STATE HEALTH BENEFITS	253,363.37		6225
810	02/18/26	NJSHB NJ STATE HEALTH BENEFITS	277,154.20		6225
811	02/18/26	TRANSFIR Transfirst	1,695.59		6225
812	02/18/26	CITIZEN Citizens Bank	3,396.42		6226
813	02/18/26	TREA10 Treasurer, State of NJ/2003 DR	23,318.70		6227
815	02/18/26	BEL VERIZON	10,339.26		6229
816	02/18/26	NJAWC NJ AMERICAN WATER	17,196.09		6230
817	02/18/26	TRANSFIR Transfirst	1,896.10		6231
818	02/18/26	CLEARFLY Clearfly	382.11		6232
819	02/18/26	US PO US POSTAL SERVICE	500.00		6233
820	02/18/26	ONSTAR Onstar	91.68		6234
821	02/18/26	SHERWEB Sherweb	203.15		6235
822	02/20/26	BEL VERIZON	852.58		6236
823	02/20/26	VERIZ005 Verizon wireless Services LLC	790.96		6237
44714	02/20/26	ANIMALCO Animal Control Solutions	800.00		6239
44715	02/20/26	ASCARANO Angelo Scarano Inc.	3,400.00		6239

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT FUND	Current Fund	Continued			
44716	02/20/26	CITIZEN Citizens Bank	1,130.22		6239
44717	02/20/26	FIRSTBAT First Battalion Firefighting	3,113.96		6239
44718	02/20/26	HOFF HOFFMAN TIRE CO., INC.	175.00		6239
44719	02/20/26	NJLM NJ LEAGUE OF MUNICIPALITIES	300.00		6239
44720	02/20/26	TOSHIBA Toshiba Financial Services	4,211.05		6239
44721	02/20/26	TROPIC Tropic Tint	4,489.54		6239
44722	02/20/26	VW VERIZON WIRELESS	3,128.16		6241
814	03/03/26	CITIZEN Citizens Bank	5,137.86		6228
44723	03/11/26	NJMVC NJMVC, BUSINESS & GOV'T SERV.	180.00		6242
44724	03/11/26	TECHN TECHNICAL ASSISTANTS ASSOC.	30.00		6242
824	03/13/26	PFRS POLICE & FIREMANS RETIREMENT	1,162,512.00		6243
825	03/13/26	PERS State of New Jersey	288,851.00		6243
826	03/13/26	SHERWEB Sherweb	203.06		6243
827	03/13/26	NJSHB NJ STATE HEALTH BENEFITS	311,150.59		6243
828	03/13/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	272,293.38		6243
829	03/13/26	CLEARFLY Clearfly	382.11		6243
44725	03/13/26	AAAFACIL AAA Facility Services LLC	7,179.00		6251
44726	03/13/26	ACDAUGHT PYE-BARKER FIRE & SAFETY	576.81		6251
44727	03/13/26	ACETECHP ACE TECH PEST	4,062.00		6251
44728	03/13/26	ADS Action Data Services	4,213.48		6251
44729	03/13/26	AFP ABSOLUTE FIRE PROTECTION	1,066.72		6251
44730	03/13/26	AKEQUIPM A & K Equipment Co Inc	330.08		6251
44731	03/13/26	AMAZ Amazon Capital Services, Inc	0.00	03/13/26 VOID	0
44732	03/13/26	AMAZ Amazon Capital Services, Inc	1,753.37		6251
44733	03/13/26	AMAZON2 Amazon Capital Services	109.26		6251
44734	03/13/26	ANIMALCO Animal Control Solutions	744.00		6251
44735	03/13/26	ANSCONSU ANS CONSULTANTS, INC	700.00		6251
44736	03/13/26	APPROVED APPROVED FIRE PROTECTION	1,655.38		6251
44737	03/13/26	AQUACLEA Aquaclear, LLC	2,235.00		6251
44738	03/13/26	ASAP ASAP MARKETING	1,020.20		6251
44739	03/13/26	ASC ATLANTIC SALT COMPANY	23,122.97		6251
44740	03/13/26	ATACARE AMERICAN TIRE & AUTO CARE	1,947.39		6251
44741	03/13/26	ATTTTTT AT&T	53.13		6251
44742	03/13/26	BALAPART Bala Partners LLC	1,528.88		6251
44743	03/13/26	BATEM DIFRANCESCO,BATEMAN,COLEY,	15,683.23		6251
44744	03/13/26	BLOOD005 Bloodgood Law Enforcement	195.00		6251
44745	03/13/26	BOLDELEC BOLD ELECTRIC & GENERATORS	211.12		6251
44746	03/13/26	BRUNOASS Bruno Associates, Inc.	3,250.00		6251
44747	03/13/26	CATHE005 Catherine Furlan	62.58		6251
44748	03/13/26	CES COOPER ELECTRIC SUPPLY	1,679.34		6251
44749	03/13/26	CITIZEN Citizens Bank	295.31		6251
44750	03/13/26	COMMS COMMUNICATIONS SPECIALISTS	415.00		6251
44751	03/13/26	CROWN CROWN TROPHY OF GREEN BROOK	327.00		6251
44752	03/13/26	DEFEN005 Defense Technology, LLC	375.00		6251
44753	03/13/26	DOCUMENT2 Document Solutions Leasing	659.54		6251
44754	03/13/26	EVERW005 EVERWhite Corporation	2,395.00		6251
44755	03/13/26	FITRITEU FIT-RITE UNIFORM CO., INC.	1,253.91		6251
44756	03/13/26	GENERALC General Code	4,320.00		6251
44757	03/13/26	GPU JCP & L	118.55		6251
44758	03/13/26	GREAT Great America Financial Serv.	358.00		6251
44759	03/13/26	GREENBRK Green Brook Buick GMC Chevy	27.04		6251
44760	03/13/26	GRIVERA GLORIA RIVERA	30.00		6251

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
CURRENT FUND		Current Fund	Continued	
44761	03/13/26	HCALLC HAZARDOUS CONDITIONS ASSOCIATE	150.00	6251
44762	03/13/26	HODE2 HOME DEPOT CREDIT SERVICES	1,404.82	6251
44763	03/13/26	HOFF HOFFMAN TIRE CO., INC.	350.00	6251
44764	03/13/26	INTERGLO Interglobe Communications	1,857.56	6251
44765	03/13/26	IPD INSTITUTE FOR PROF DEVELOPMENT	250.00	6251
44766	03/13/26	JJARTCON J & J Art Conservation Service	900.00	6251
44767	03/13/26	JSSP JOHNSTONE SUPPLY- S.PLAINFIELD	497.38	6251
44768	03/13/26	KCGINC KCG, INC.	375.00	6251
44769	03/13/26	KIMBALLM KIMBALL MIDWEST	126.00	6251
44770	03/13/26	LEDACGON Leda C Gonzalez, Interpreter	355.00	6251
44771	03/13/26	LEXN LexisNexis	2,966.40	6251
44772	03/13/26	LIFEGUAR Lifeguard Systems	500.00	6251
44773	03/13/26	LINNU FRANCIS P LINNUS ESQ	411.90	6251
44774	03/13/26	MARMIC Marmic Associates	3,468.00	6251
44775	03/13/26	MBHC MIDDLE BROOK HEALTH COMMISSION	34,767.25	6251
44776	03/13/26	MCASC MUNICIPAL CLERKS ASSC SOMERSET	80.00	6251
44777	03/13/26	MEDEMERG Medemerge, PA	70.00	6251
44778	03/13/26	MESSERCO Messercola Excavating	15,168.00	6251
44779	03/13/26	MGL MGL PRINTING SOLUTIONS	500.00	6251
44780	03/13/26	NAPPE ANTHONY NAPPE	11.26	6251
44781	03/13/26	NFUELOIL NATIONAL FUEL OIL, INC.	286.10	6251
44782	03/13/26	NJAPZ NJAPZA	120.00	6251
44783	03/13/26	NJAWC NJ AMERICAN WATER	20,635.46	6251
44784	03/13/26	NJFE NJ FIRE EQUIPMENT CO.	24,583.40	6251
44785	03/13/26	NJLM NJ LEAGUE OF MUNICIPALITIES	1,044.00	6251
44786	03/13/26	NJPO NEW JERSEY PLANNING OFFICIALS	35.00	6251
44787	03/13/26	NRTCTA NRTCTA	40.00	6251
44788	03/13/26	PEOTTERS Peotter's Auto Body, Inc.	1,926.75	6251
44789	03/13/26	PETERSEN DAVID PETERSEN	155.22	6251
44790	03/13/26	PINTO PINTO BROTHERS	364.25	6251
44791	03/13/26	POWERPLA POWER PLACE, INC.	1,600.93	6251
44792	03/13/26	PROJECTG Project Graphics, Inc.	1,190.85	6251
44793	03/13/26	PSEG PSE&G CO.	34,350.47	6251
44794	03/13/26	PWANJ001 PUBLIC WORKS ASSOCIATION OF NJ	195.00	6251
44795	03/13/26	REMINGTO Remington & Vernick Engineers	24,620.00	6251
44796	03/13/26	RG Ruderman & Roth LLC	5,280.00	6251
44797	03/13/26	RT23AUTO ROUTE 23 AUTO MALL	241.54	6251
44798	03/13/26	SAVOSCHA Savo,Schalk,Corsini,Warner	1,858.50	6251
44799	03/13/26	SICA SELECTIVE INS. CO. OF AMERICA	12,330.00	6251
44800	03/13/26	SJFUELSO SJ FUEL SOUTH CO., INC.	5,513.71	6251
44801	03/13/26	SOM09 SOMERSET COUNTY ROAD DIVISION	16,282.30	6251
44802	03/13/26	SPORT Sportworld	350.00	6251
44803	03/13/26	STAPL STAPLES BUSINESS ADVANTAGE	369.40	6251
44804	03/13/26	SUNOCO 53 STIRLING FUEL, LLC	882.72	6251
44805	03/13/26	TOSHI TOSHIBA BUSINESS SOLUTIONS	361.32	6251
44806	03/13/26	TOSHIBA Toshiba Financial Services	4,964.97	6251
44807	03/13/26	TREA8 TREASURER-STATE OF NEW JERSEY	2,155.00	6251
44808	03/13/26	ULTATEL ULTATEL	2,164.79	6251
44809	03/13/26	UPS THE UPS STORE	49.97	6251
44810	03/13/26	VITELLI Anthony Vitelli	9.61	6251
44811	03/13/26	WAC WELDON ASPHALT COMPANY	99.23	6251
44812	03/13/26	WAI WITMER PUBLIC SAFETY GROUP	5,328.80	6251

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
<b>CURRENT FUND</b>					
CURRENT FUND		Current Fund	Continued		
44813	03/13/26	WAT02 WATCHUNG FIRE DEPARTMENT	186.41		6251
44814	03/13/26	WBBOE WATCHUNG BOROUGH BOARD OF ED	1,265,862.00		6251
44815	03/13/26	WF WINNER FORD	130,817.10		6251
44816	03/13/26	WHRHS WATCHUNG HILLS REG.HIGH SCHOOL	650,395.00		6251
44817	03/13/26	WILSO WILSON MEMORIAL UNION CHURCH	300.00		6251
44818	03/13/26	ZAITON Sherif Zaiton	235.00		6251
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 130	1	5,798,830.88	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 130	1	5,798,830.88	0.00
<b>GRANT FUND</b>					
GRANT FUND		Citizens Grant Fund			
3144	03/13/26	JMDESIGN JM DESIGNS	1,582.50		6248
3145	03/13/26	WATCH WATCHUNG BORO. BOARD OF ED.	1,803.00		6248
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 2	0	3,385.50	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 2	0	3,385.50	0.00
<b>PNC DEV ESCROW</b>					
PNC DEV ESCROW		Developer Escrow			
15812	02/20/26	BRIGHTVI Bright View Engineering, LLC	14,043.75		6240
15813	03/13/26	BATEM DIFRANCESCO,BATEMAN,COLEY,	647.50		6249
15814	03/13/26	LINNU FRANCIS P LINNUS ESQ	192.60		6249
15815	03/13/26	REMINGTO Remington & Vernick Engineers	367.50		6249
15816	03/13/26	SAVOSCHA Savo,Schalk,Corsini,Warner	166.50		6249
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 5	0	15,417.85	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 5	0	15,417.85	0.00
<b>PNC OTHER ESC</b>					
PNC OTHER ESC		Citizens Savings Other Escrow			
214	02/28/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	11,272.43		6216
213	03/13/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.	2,040.00		6244
15554	03/13/26	AMAZ Amazon Capital Services, Inc	4,446.23		6250
15555	03/13/26	STAT2 STATE OF NEW JERSEY	514.04		6250
15556	03/13/26	WAT03 WATCHUNG BOROUGH CURRENT FUND	968.00		6250
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 5	0	19,240.70	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 5	0	19,240.70	0.00
<b>Report Totals</b>					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks: 150	1	5,859,041.48	0.00
		Direct Deposit: 0	0	0.00	0.00
		Total: 150	1	5,859,041.48	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	5-01	196,012.00	0.00	0.00	196,012.00
Current Fund	6-01	5,602,818.88	0.00	0.00	5,602,818.88
Capital Fund	C-02	15,000.00	0.00	0.00	15,000.00
	D-11	1,016.80	0.00	0.00	1,016.80
Grant Fund	G-03	3,385.50	0.00	0.00	3,385.50
	H-06	6,149.75	0.00	0.00	6,149.75
	T-93	19,240.70	0.00	0.00	19,240.70
Total of All Funds:		<u>5,843,623.63</u>	<u>0.00</u>	<u>0.00</u>	<u>5,843,623.63</u>

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Project Description	Project No.	Project Total
339 Johnston Drive	E-BA25-05	166.50
Blue Star Inspection Escrow	E-BLUESTA1	296.00
Bonnie Burn Rd PB19-01	E-PB24-01	14,602.25
Raising Cane's	E-PB24-02	75.60
PSE&G road insp fee	E-PSEG	277.50
Total of All Projects:		<u>15,417.85</u>

Range of Checking Accts: AFFORD HOUSING to WIRE TRANSFER Range of Check Dates: 02/18/26 to 03/19/26  
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	Ref Num
PO #	Item	Description				Contract	Ref Seq Acct
AFFORD HOUSING AFFORDABLE HOUSING TRUST FUND							
748	02/20/26	CGPH CGP&H					6238
25-00817	3	affordable housing services	165.00	H-06- -100-101	Budget		1 1
				Affordable Housing Trust Fund			
749	03/13/26	BATEM DIFRANCESCO,BATEMAN,COLEY,					6245
26-00080	15	affordable housing	684.50	H-06- -100-101	Budget		1 1
				Affordable Housing Trust Fund			
750	03/13/26	HEALEY Mark Healey					6245
26-00101	2	affordable hosuing services	1,800.00	H-06- -100-101	Budget		2 1
				Affordable Housing Trust Fund			
751	03/13/26	LINNU FRANCIS P LINNUS ESQ					6245
26-00325	1	Affordable Housing	2,457.00	H-06- -100-101	Budget		3 1
				Affordable Housing Trust Fund			
26-00355	2	HSHP Afford. Housing	1,043.25	H-06- -100-101	Budget		4 1
				Affordable Housing Trust Fund			
			<u>3,500.25</u>				

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	6,149.75	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	6,149.75	0.00

ANIMAL CONTROL Citizens Animal Control Trust							
1123	03/13/26	ANIMALCO Animal Control Solutions					6246
26-00091	7	animal control	1,000.00	D-11- -100-201	Budget		2 1
				Animal Control Trust Fund			
1124	03/13/26	NJDHS NJ DEPT OF HEALTH & SENIOR SER					6246
26-00012	2	Feb dog lic#133-165	16.80	D-11- -100-201	Budget		1 1
				Animal Control Trust Fund			

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,016.80	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,016.80	0.00

CAPITAL ACCOUNT Citizens Capital Fund							
2442	03/13/26	CES COOPER ELECTRIC SUPPLY					6247
25-01245	2		0.00	C-02- -815-B02	Budget		2 1
				Fire Truck Acquisition			
2443	03/13/26	POTTERAR Potter Architects, LLC					6247
24-00560	17	Construction Administration	15,000.00	C-02- -244-A11	Budget		1 1
				Watchung Library Improvements 24/04			

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						
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
		Checks:	2	0	15,000.00	0.00			
		Direct Deposit:	0	0	0.00	0.00			
		Total:	<u>2</u>	<u>0</u>	<u>15,000.00</u>	<u>0.00</u>			
CURRENT FUND Current Fund									
804	02/18/26	CMB CHASE MANHATTAN BANK					6220		
26-00287	1	bond payment	565,000.00	6-01- -655-201	Budget		1	1	
				Payment Of Bond Principal					
26-00287	2	bond payment	88,137.50	6-01- -660-201	Budget		2	1	
				Interest On Bonds					
			<u>653,137.50</u>						
805	02/18/26	SCIA Somerset County Improv Auth					6221		
26-00288	1	bond payment	99,250.00	6-01- -660-201	Budget		1	1	
				Interest On Bonds					
806	02/18/26	USBANKNA NJEIT c/o US Bank Nat. Assoc.					6222		
26-00289	1	loan payment	17,862.61	6-01- -686-201	Budget		1	1	
				NJEIT LOAN PRINCIPAL & INTEREST					
26-00289	2	loan payment	450.00	6-01- -150-283	Budget		2	1	
				Unclassified Expenses					
			<u>18,312.61</u>						
807	02/18/26	BEL VERIZON					6223		
26-00290	1	phone bills	299.39	6-01- -283-459	Budget		1	1	
				Telephone					
26-00290	2	phone bills	7,987.86	6-01- -283-459	Budget		2	1	
				Telephone					
26-00290	3	phone bills	790.96	6-01- -283-459	Budget		3	1	
				Telephone					
26-00290	4	phone bills	201.52	6-01- -283-459	Budget		4	1	
				Telephone					
26-00290	5	phone bills	15.93	6-01- -283-459	Budget		5	1	
				Telephone					
26-00290	6	phone bills	320.31	6-01- -283-459	Budget		6	1	
				Telephone					
			<u>9,615.97</u>						
808	02/18/26	US PO US POSTAL SERVICE					6224		
26-00291	1	postage	500.00	6-01- -115-257	Budget		1	1	
				Postage Expense					
809	02/18/26	NJSBH NJ STATE HEALTH BENEFITS					6225		
26-00010	1	Jan retired	137,269.58	6-01- -175-393	Budget		1	1	
				Health Benefits Plan					
26-00010	2	Jan active	116,093.79	6-01- -175-393	Budget		2	1	
				Health Benefits Plan					
			<u>253,363.37</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						
810	02/18/26	NJSHB NJ STATE HEALTH BENEFITS					6225		
26-00010	3	Feb active	136,273.80	6-01- -175-393 Health Benefits Plan	Budget		3	1	
26-00010	4	Feb retired	140,880.40	6-01- -175-393 Health Benefits Plan	Budget		4	1	
			<u>277,154.20</u>						
811	02/18/26	TRANSFIR Transfirst					6225		
26-00004	1	February	1,320.47	6-01- -405-282 Specialized Services	Budget		5	1	
26-00004	2	February	375.12	6-01- -405-282 Specialized Services	Budget		6	1	
			<u>1,695.59</u>						
812	02/18/26	CITIZEN Citizens Bank					6226		
26-00292	1	supplies	929.83	5-01- -245-232 General Supplies	Budget		1	1	
26-00292	2	rackspace email	957.00	5-01- -160-233 Computer Expense	Budget		2	1	
26-00292	3	rackspace email	960.12	5-01- -160-233 Computer Expense	Budget		3	1	
26-00292	4	rackspace email	119.78	5-01- -190-233 Computer Expense	Budget		4	1	
26-00292	5	rackspace email	257.29	5-01- -165-281 Prof. & Cons. Servs. Other	Budget		5	1	
26-00292	6	questblue phone	27.00	5-01- -165-281 Prof. & Cons. Servs. Other	Budget		6	1	
26-00292	7	constant contact	145.40	5-01- -165-281 Prof. & Cons. Servs. Other	Budget		7	1	
			<u>3,396.42</u>						
813	02/18/26	TREA10 Treasurer, State of NJ/2003 DR					6227		
26-00293	1	best lake loan pmt	23,318.70	6-01- -685-201 Best Lake Loan Prin & Int	Budget		1	1	
815	02/18/26	BEL VERIZON					6229		
26-00295	1	January phone bills	7,987.86	6-01- -283-459 Telephone	Budget		1	1	
26-00295	2	January phone bills	320.15	6-01- -283-459 Telephone	Budget		2	1	
26-00295	3	January phone bills	15.98	6-01- -283-459 Telephone	Budget		3	1	
26-00295	4	January phone bills	201.52	6-01- -283-459 Telephone	Budget		4	1	
26-00295	5	January phone bills	768.71	6-01- -283-459 Telephone	Budget		5	1	
26-00295	6	January phone bills	299.51	6-01- -283-459 Telephone	Budget		6	1	
26-00295	7	January phone bills	201.52	6-01- -283-459 Telephone	Budget		7	1	
26-00295	8	January phone bills	177.17	6-01- -283-459 Telephone	Budget		8	1	

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND			Continued						
815	VERIZON	Continued							
26-00295	9	January phone bills	74.51	6-01- -283-459 Telephone	Budget		9	1	
26-00295	10	January phone bills	292.33	6-01- -283-459 Telephone	Budget		10	1	
			<u>10,339.26</u>						
816	02/18/26	NJAWC NJ AMERICAN WATER					6230		
26-00296	1	WATER SERVICE	17,196.09	5-01- -283-664 water (fire hydrant)	Budget		1	1	
817	02/18/26	TRANSFIR Transfirst					6231		
26-00297	1	JANUARY CREDIT CARD CHARGES	1,018.74	6-01- -405-282 Specialized Services	Budget		1	1	
26-00297	2	JANUARY CREDIT CARD CHARGES	877.36	6-01- -405-282 Specialized Services	Budget		2	1	
			<u>1,896.10</u>						
818	02/18/26	CLEARFLY Clearfly					6232		
26-00298	1	January telephone service	382.11	6-01- -283-459 Telephone	Budget		1	1	
819	02/18/26	US PO US POSTAL SERVICE					6233		
26-00299	1	January postage	500.00	6-01- -115-257 Postage Expense	Budget		1	1	
820	02/18/26	ONSTAR Onstar					6234		
26-00300	1	January - February service	91.68	6-01- -250-233 Computer Expenses	Budget		1	1	
821	02/18/26	SHERWEB Sherweb					6235		
26-00301	1	January computer service	203.15	6-01- -115-233 Computer Expenses	Budget		1	1	
822	02/20/26	BEL VERIZON					6236		
26-00302	1	phone service	852.58	6-01- -283-459 Telephone	Budget		1	1	
823	02/20/26	VERIZ005 Verizon wireless Services LLC					6237		
26-00304	1	wireless service	790.96	6-01- -283-459 Telephone	Budget		1	1	
44714	02/20/26	ANIMALCO Animal Control Solutions					6239		
26-00091	5	animal control	800.00	6-01- -235-273 Other Contracted Service	Budget		7	1	
44715	02/20/26	ASCARANO Angelo Scarano Inc.					6239		
26-00250	1	PORTABLE TOILET RENTAL	3,400.00	6-01- -245-273 Other Contracted Services	Budget		10	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						
44716	02/20/26	CITIZEN Citizens Bank					6239		
26-00303	1	phone service	817.12	6-01- -283-459 Telephone	Budget		12	1	
26-00303	2	dog kennel	207.91	6-01- -190-232 General Supplies, NOC	Budget		13	1	
26-00303	3	truck supplies	20.96	6-01- -205-269 Vehicle Repairs & Maintenance	Budget		14	1	
26-00303	4	truck supplies	31.98	6-01- -205-269 Vehicle Repairs & Maintenance	Budget		15	1	
26-00303	5	wine glasses United Rental	52.25	6-01- -110-278 Community Relations	Budget		16	1	
			<u>1,130.22</u>						
44717	02/20/26	FIRSTBAT First Battalion Firefighting					6239		
25-01331	1	STORAGE SYSTEM & WORKTABLE	3,113.96	5-01- -610-205 Fire Department Equipment	Budget		1	1	
44718	02/20/26	HOFF HOFFMAN TIRE CO., INC.					6239		
26-00070	2	2026 DPW REPAIR & SERVICES	175.00	6-01- -185-269 Vehicle Repairs & Maint.	Budget		6	1	
44719	02/20/26	NJLM NJ LEAGUE OF MUNICIPALITIES					6239		
26-00275	1	4 Wkshps - Financial Mgmt Seri	300.00	6-01- -120-276 Training Aids & Programs	Budget		11	1	
44720	02/20/26	TOSHIBA Toshiba Financial Services					6239		
26-00103	10	copier leases	2,116.05	6-01- -120-228 Photocopy Expense	Budget		8	1	
26-00103	11	copier leases	2,095.00	6-01- -120-228 Photocopy Expense	Budget		9	1	
			<u>4,211.05</u>						
44721	02/20/26	TROPIC Tropic Tint					6239		
25-01430	1	Lund Loft Mount	3,044.58	5-01- -190-223 Vehicular Equipment (Cars)	Budget		2	1	
25-01430	2	Loft 10 Second Timers	125.96	5-01- -190-223 Vehicular Equipment (Cars)	Budget		3	1	
25-01430	3	Labor Hours	1,020.00	5-01- -190-223 Vehicular Equipment (Cars)	Budget		4	1	
25-01430	4	Shipping to Defender Fleet	299.00	5-01- -190-223 Vehicular Equipment (Cars)	Budget		5	1	
			<u>4,489.54</u>						
44722	02/20/26	VW VERIZON WIRELESS					6241		
26-00305	1	cell phones	3,128.16	6-01- -283-459 Telephone	Budget		1	1	
814	03/03/26	CITIZEN Citizens Bank					6228		
26-00294	1	youtube premium	139.99	6-01- -280-273 Other Contracted Services	Budget		1	1	
26-00294	2	Cirrus led	240.00	6-01- -110-278 Community Relations	Budget		2	1	

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND			Continued						
814 Citizens Bank			Continued						
26-00294	3	rackspace	1,056.00	6-01- -115-233	Budget		3	1	
				Computer Expenses					
26-00294	4	DPW TRAINING	780.00	6-01- -205-276	Budget		4	1	
				Training Aids & Programs					
26-00294	5	DPW meals	318.27	6-01- -205-235	Budget		5	1	
				Food & Drugs					
26-00294	6	constant contact	72.65	6-01- -110-278	Budget		6	1	
				Community Relations					
26-00294	7	rackspace	377.07	6-01- -190-233	Budget		7	1	
				Computer Expense					
26-00294	8	supplies	1,000.00	6-01- -120-227	Budget		8	1	
				Office Supplies & Materials					
26-00294	9	supplies	500.00	6-01- -185-227	Budget		9	1	
				Office Supplies & materials					
26-00294	10	supplies	653.88	6-01- -155-227	Budget		10	1	
				Office Supplies & Materials					
			<u>5,137.86</u>						
44723	03/11/26	NJMVC NJMVC, BUSINESS & GOV'T SERV.					6242		
26-00353	1	vehicle titles	180.00	6-01- -190-223	Budget		4	1	
				Vehicular Equipment (Cars)					
44724	03/11/26	TECHN TECHNICAL ASSISTANTS ASSOC.					6242		
26-00354	1	2026 dues C Taylor	30.00	6-01- -250-276	Budget		3	1	
				Training Aids & Programs					
824	03/13/26	PFRS POLICE & FIREMANS RETIREMENT					6243		
26-00389	1	annual pension	1,162,512.00	6-01- -305-283	Budget		1	1	
				Unclassified Expenses					
825	03/13/26	PERS State of New Jersey					6243		
26-00388	1	annual pension	288,851.00	6-01- -300-283	Budget		2	1	
				Unclassified Expenses					
826	03/13/26	SHERWEB Sherweb					6243		
26-00301	2	February computer service	203.06	6-01- -115-233	Budget		3	1	
				Computer Expenses					
827	03/13/26	NJSNB NJ STATE HEALTH BENEFITS					6243		
26-00010	5	Mar retired	142,145.80	6-01- -175-393	Budget		4	1	
				Health Benefits Plan					
26-00010	6	Mar active	169,004.79	6-01- -175-393	Budget		5	1	
				Health Benefits Plan					
			<u>311,150.59</u>						
828	03/13/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.					6243		
26-00332	1	Watchung Boro Payroll	2,422.50	6-01- -190-111	Budget		6	1	
				Salary & Wage					
26-00332	2	Watchung Boro Payroll	287.66	6-01- -200-111	Budget		7	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	Current Fund		Continued						
828	WATCHUNG BORO. PAYROLL ACCT.	Continued							
26-00332	3	Watchung Boro Payroll	875.00	6-01- -255-111 Salary & Wage	Budget		8	1	
26-00332	4	Watchung Boro Payroll	2,083.33	6-01- -110-111 Salary & Wage	Budget		9	1	
26-00332	5	Watchung Boro Payroll	249.99	6-01- -110-111 Salary & Wage	Budget		10	1	
26-00332	6	Watchung Boro Payroll	12,874.65	6-01- -115-111 Salary & Wage	Budget		11	1	
26-00332	7	Watchung Boro Payroll	6,836.11	6-01- -120-111 Salary & Wage	Budget		12	1	
26-00332	8	Watchung Boro Payroll	9,098.83	6-01- -130-111 Salary & Wage	Budget		13	1	
26-00332	9	Watchung Boro Payroll	3,335.01	6-01- -135-111 Salary & Wage	Budget		14	1	
26-00332	10	Watchung Boro Payroll	2,491.91	6-01- -140-111 Salary & Wage	Budget		15	1	
26-00332	11	Watchung Boro Payroll	2,726.08	6-01- -150-111 Salary & Wages	Budget		16	1	
26-00332	12	Watchung Boro Payroll	5,000.00	6-01- -205-111 Salary & Wage	Budget		17	1	
26-00332	13	Watchung Boro Payroll	346.14	6-01- -205-111 Salary & Wage	Budget		18	1	
26-00332	14	Watchung Boro Payroll	461.52	6-01- -205-111 Salary & Wage	Budget		19	1	
26-00332	15	Watchung Boro Payroll	2,577.96	6-01- -187-111 Salary & Wage	Budget		20	1	
26-00332	16	Watchung Boro Payroll	159,154.46	6-01- -190-111 Salary & Wage	Budget		21	1	
26-00332	17	Watchung Boro Payroll	12,721.45	6-01- -190-112 Overtime	Budget		22	1	
26-00332	18	Watchung Boro Payroll	2,584.99	6-01- -190-112 Overtime	Budget		23	1	
26-00332	19	Watchung Boro Payroll	17,472.46	6-01- -205-111 Salary & Wage	Budget		24	1	
26-00332	20	Watchung Boro Payroll	2,535.88	6-01- -205-112 Overtime	Budget		25	1	
26-00332	21	Watchung Boro Payroll	1,517.17	6-01- -205-111 Salary & Wage	Budget		26	1	
26-00332	22	Watchung Boro Payroll	9,437.08	6-01- -250-111 Salary & Wage	Budget		27	1	
26-00332	23	Watchung Boro Payroll	1,101.04	6-01- -265-111 Salary & Wage	Budget		28	1	
26-00332	24	Watchung Boro Payroll	2,919.16	6-01- -405-111 Salary & Wage	Budget		29	1	
26-00332	25	Watchung Boro Payroll	73.45	6-01- -307-283 DCRP	Budget		30	1	
26-00332	26	Watchung Boro Payroll	9,728.63	6-01- -310-218 Social Security / Medicare	Budget		31	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						
828	WATCHUNG BORO.	PAYROLL ACCT. Continued							
26-00332	27	Watchung Boro Payroll	1,380.92	6-01- -160-111	Budget		32	1	
				Salary & Wage					
			<u>272,293.38</u>						
829	03/13/26	CLEARFLY Clearfly					6243		
26-00298	2	February telephone service	382.11	6-01- -283-459	Budget		33	1	
				Telephone					
44725	03/13/26	AAAFACIL AAA Facility Services LLC					6251		
26-00088	3	cleaning service	3,548.00	6-01- -155-272	Budget		45	1	
				Janitorial & Laundry Serv.					
26-00088	4	cleaning service	83.00	6-01- -155-272	Budget		46	1	
				Janitorial & Laundry Serv.					
26-00088	5	cleaning service	3,548.00	6-01- -155-272	Budget		47	1	
				Janitorial & Laundry Serv.					
			<u>7,179.00</u>						
44726	03/13/26	ACDAUGHT PYE-BARKER FIRE & SAFETY					6251		
26-00025	4	2026 SECURITY SYSTEM SERVICES	576.81	6-01- -155-273	Budget		26	1	
				Bldg.-Other Contracted Serv.					
44727	03/13/26	ACETECHP ACE TECH PEST					6251		
26-00023	1	2026 YEARLY SERVICE CONTRACT	4,062.00	6-01- -155-273	Budget		25	1	
				Bldg.-Other Contracted Serv.					
44728	03/13/26	ADS Action Data Services					6251		
26-00097	6	payroll processing	1,898.50	6-01- -130-281	Budget		50	1	
				Prof. & Contr. Services-Other					
26-00097	7	payroll processing	419.65	6-01- -130-281	Budget		51	1	
				Prof. & Contr. Services-Other					
26-00097	8	payroll processing	1,316.64	6-01- -130-281	Budget		52	1	
				Prof. & Contr. Services-Other					
26-00097	9	payroll processing	578.69	6-01- -130-281	Budget		53	1	
				Prof. & Contr. Services-Other					
			<u>4,213.48</u>						
44729	03/13/26	AFP ABSOLUTE FIRE PROTECTION					6251		
26-00310	1	2020 E-ONE PUMPER (SQUAD 60)	1,066.72	6-01- -185-269	Budget		98	1	
				Vehicle Repairs & Maint.					
44730	03/13/26	AKEQUIPM A & K Equipment Co Inc					6251		
26-00028	1	2026 EQUIPMENT SUPPLIES	330.08	6-01- -205-246	Budget		27	1	
				Equipment & Machinery Parts					
44731	03/13/26	AMAZ Amazon Capital Services, Inc				03/13/26 VOID		0	
44732	03/13/26	AMAZ Amazon Capital Services, Inc					6251		
26-00212	2	Mr Pen Large Asst.Rubber Bands	17.73	6-01- -190-227	Budget		70	1	
				Office Supplies & Materials					
26-00212	3	Pedaflex Red Hanging Folders	57.24	6-01- -190-227	Budget		71	1	
				Office Supplies & Materials					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND			Continued						
44732	Amazon	Capital Services, Inc	Continued						
26-00212	4	Screen Cleaner Spray + Cloths	37.90	6-01- -190-233	Budget		72	1	
				Computer Expense					
26-00212	5	Screen Cleaner Wipes	28.72	6-01- -190-233	Budget		73	1	
				Computer Expense					
26-00212	6		0.00	6-01- -190-233	Budget		74	1	
				Computer Expense					
26-00212	7		0.00	6-01- -190-233	Budget		75	1	
				Computer Expense					
26-00212	8		0.00	6-01- -190-233	Budget		76	1	
				Computer Expense					
26-00212	9		0.00	6-01- -190-233	Budget		77	1	
				Computer Expense					
26-00312	1	REC - Popcorn Machine	352.79	6-01- -245-201	Budget		100	1	
				Community Picnic					
26-00312	2	M&C - 100th Anniversary	45.98	6-01- -110-227	Budget		101	1	
				Office Supplies & Materials					
26-00312	3	M&C - Women of Watchung	64.50	6-01- -110-278	Budget		102	1	
				Community Relations					
26-00312	4	REC - Centennial Bill Boards	279.49	6-01- -245-245	Budget		103	1	
				Signs					
26-00318	1	Women's volleyball supplies	95.36	6-01- -245-213	Budget		113	1	
				Volleyball/Men's Softball					
26-00318	2	Women of watchung supplies	64.49	6-01- -110-278	Budget		114	1	
				Community Relations					
26-00327	1	HDMI 10' 5pk	32.54	6-01- -190-233	Budget		125	1	
				Computer Expense					
26-00327	2	HDMI 6' 3pk	17.06	6-01- -190-233	Budget		126	1	
				Computer Expense					
26-00327	3	HDMI 10' 3pk	5.30	6-01- -190-233	Budget		127	1	
				Computer Expense					
26-00327	4	HDMI 30' Cable	47.96	6-01- -190-233	Budget		128	1	
				Computer Expense					
26-00327	5	Projector table stand	14.99	6-01- -190-233	Budget		129	1	
				Computer Expense					
26-00327	6	Gunsmithing 14-in-1 Tool	89.97	6-01- -190-244	Budget		130	1	
				Hardware & Minor Tools					
26-00383	1	vacuum	444.39	6-01- -155-232	Budget		172	1	
				General Supplies					
26-00383	2	supplies	26.98	6-01- -155-232	Budget		173	1	
				General Supplies					
26-00383	3	supplies	29.98	6-01- -155-232	Budget		174	1	
				General Supplies					
			<u>1,753.37</u>						
44733	03/13/26	AMAZON2 Amazon Capital Services	6251						
26-00379	1	office supplies	44.77	6-01- -140-227	Budget		168	1	
				Office Supplies & Materials					
26-00384	1	banner	64.49	6-01- -110-278	Budget		175	1	
				Community Relations					
			<u>109.26</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						
44734	03/13/26	ANIMALCO Animal Control Solutions					6251		
26-00091	6	animal control	744.00	6-01- -235-273	Budget		48	1	
				Other Contracted Service					
44735	03/13/26	ANSCONSU ANS CONSULTANTS, INC					6251		
25-01236	13	library inspection	700.00	6-01- -610-202	Budget		6	1	
				Buildings & Grounds Improvements					
44736	03/13/26	APPROVED APPROVED FIRE PROTECTION					6251		
26-00036	2	2026 EXTINGUISHER INSPECTION	1,655.38	6-01- -155-273	Budget		30	1	
				Bldg.-Other Contracted Serv.					
44737	03/13/26	AQUACLEA Aquaclear, LLC					6251		
26-00043	1	2026 LAKE TREATMENTS	2,235.00	6-01- -155-254	Budget		32	1	
				Other Materials & Supplies					
44738	03/13/26	ASAP ASAP MARKETING					6251		
26-00345	1	Printing	250.00	6-01- -110-278	Budget		143	1	
				Community Relations					
26-00345	2	Postage	770.20	6-01- -110-278	Budget		144	1	
				Community Relations					
			<u>1,020.20</u>						
44739	03/13/26	ASC ATLANTIC SALT COMPANY					6251		
26-00040	5	2026 DPW ROCK SALT & SAND	23,122.97	6-01- -205-241	Budget		31	1	
				Salt and Sand					
44740	03/13/26	ATACARE AMERICAN TIRE & AUTO CARE					6251		
26-00031	1	2026 DPW TIRES & REPAIRS	1,947.39	6-01- -205-247	Budget		28	1	
				Vehicular Parts & Accessories					
44741	03/13/26	ATTTTTT AT&T					6251		
26-00366	1	March payment	53.13	6-01- -283-459	Budget		152	1	
				Telephone					
44742	03/13/26	BALAPART Bala Partners LLC					6251		
26-00387	1	redeem lien 25-00025	366.55	6-01- -954-999	Budget		177	1	
				Due Outside Lienholders					
26-00387	2	redeem lien 25-00025	62.33	6-01- -954-999	Budget		178	1	
				Due Outside Lienholders					
26-00387	3	redeem lien 25-00025	1,100.00	6-01- -953-999	Budget		179	1	
				Tax Sale Premiums					
			<u>1,528.88</u>						
44743	03/13/26	BATEM DIFRANCESCO, BATEMAN, COLEY,					6251		
26-00080	14	general legal	7,122.50	6-01- -145-279	Budget		40	1	
				Prof. & Cons. Serv. Legal					
26-00080	16	firearms denial Carty	61.50	6-01- -145-279	Budget		41	1	
				Prof. & Cons. Serv. Legal					
26-00080	17	BOA litigation	1,250.23	6-01- -165-281	Budget		42	1	
				Prof. & Cons. Servs. Other					

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						
44743		DIFRANCESCO, BATEMAN, COLEY, Continued							
26-00080	18	Capodagli / Meridia	74.00	6-01- -145-279	Budget		43		1
				Prof. & Cons. Serv. Legal					
26-00080	21	tax appeals	7,175.00	6-01- -145-279	Budget		44		1
				Prof. & Cons. Serv. Legal					
			<u>15,683.23</u>						
44744	03/13/26	BLOOD005 Bloodgood Law Enforcement					6251		
26-00255	1	Roadside Drug Investigations	195.00	6-01- -190-276	Budget		88		1
				Training Aids & Program					
44745	03/13/26	BOLDELEC BOLD ELECTRIC & GENERATORS					6251		
26-00061	2	2026 DPW MAINTENANCE/SERVICES	211.12	6-01- -155-266	Budget		33		1
				Building Repair & Maintenance					
44746	03/13/26	BRUNOASS Bruno Associates, Inc.					6251		
26-00092	3	grant writer	3,250.00	6-01- -110-281	Budget		49		1
				Prof & Cons. Servs. - Other					
44747	03/13/26	CATHE005 Catherine Furlan					6251		
26-00343	1	candy for meeting	12.98	6-01- -165-227	Budget		140		1
				Office Supplies & materials					
26-00343	2	Name Plates	24.49	6-01- -165-227	Budget		141		1
				Office Supplies & materials					
26-00358	1	PB Packets postage overage	25.11	6-01- -160-281	Budget		149		1
				Prof. & Cons. Servs. Other					
			<u>62.58</u>						
44748	03/13/26	CES COOPER ELECTRIC SUPPLY					6251		
25-01245	1	LIGHTING FOR FIRE DEPARTMENT	1,679.34	5-01- -610-205	Budget		7		1
				Fire Department Equipment					
44749	03/13/26	CITIZEN Citizens Bank					6251		
26-00347	1	WAWA Order for Open House @ PD	295.31	6-01- -190-235	Budget		145		1
				Food & Drugs					
44750	03/13/26	COMMS COMMUNICATIONS SPECIALISTS					6251		
26-00035	2	Radio/Emergency Light Repair	415.00	6-01- -190-247	Budget		29		1
				Vehicular Parts & Acces.					
44751	03/13/26	CROWN CROWN TROPHY OF GREEN BROOK					6251		
26-00207	1	Valor Award Plaque for MM #11	155.00	6-01- -190-258	Budget		69		1
				Printing & Binding					
26-00253	1	Gun Locker Key Tags	132.00	6-01- -190-258	Budget		87		1
				Printing & Binding					
26-00326	1	8.5x11 Certificate Plaque	40.00	6-01- -190-258	Budget		124		1
				Printing & Binding					
			<u>327.00</u>						
44752	03/13/26	DEFEN005 Defense Technology, LLC					6251		
26-00344	1	Impact Munitions Instructor	375.00	6-01- -190-276	Budget		142		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			Continued						
44753	03/13/26	DOCUMENT2 Document Solutions Leasing					6251		
26-00382	1	water cooler	659.54	6-01- -155-273 Bldg.-Other Contracted Serv.	Budget		171	1	
44754	03/13/26	EVERW005 EVERwhite Corporation					6251		
25-01480	1	Watchung Dry Erase Maps 4'x6'	1,935.00	5-01- -190-258 Printing & Binding	Budget		18	1	
25-01480	2	Design/Art one time fee	185.00	5-01- -190-258 Printing & Binding	Budget		19	1	
25-01480	3	Shipping	275.00	5-01- -190-258 Printing & Binding	Budget		20	1	
			<u>2,395.00</u>						
44755	03/13/26	FITRITEU FIT-RITE UNIFORM CO., INC.					6251		
26-00016	1	WOOL DRESS JACKET & PANTS	590.96	6-01- -185-239 Uniforms, Clothing Expense	Budget		24	1	
26-00309	1	JONATHAN CHRISTIAN UNIFORM	662.95	6-01- -185-239 Uniforms, Clothing Expense	Budget		97	1	
			<u>1,253.91</u>						
44756	03/13/26	GENERALC General Code					6251		
26-00341	1	Code Analysis	2,812.00	6-01- -120-258 Printing & Binding	Budget		134	1	
26-00341	2	Composition	937.00	6-01- -120-258 Printing & Binding	Budget		135	1	
26-00341	3	Duplication, Finish & Handling	546.00	6-01- -120-258 Printing & Binding	Budget		136	1	
26-00341	4	Shipping & Handling	25.00	6-01- -120-258 Printing & Binding	Budget		137	1	
			<u>4,320.00</u>						
44757	03/13/26	GPU JCP & L					6251		
26-00367	1	March payment	118.55	6-01- -283-263 Electricity	Budget		153	1	
44758	03/13/26	GREAT Great America Financial Serv.					6251		
26-00270	2	mail machine	358.00	6-01- -115-257 Postage Expense	Budget		90	1	
44759	03/13/26	GREENBRK Green Brook Buick GMC Chevy					6251		
26-00320	1	Reflector Lens 2023 Tahoe	27.04	6-01- -190-223 Vehicular Equipment (Cars)	Budget		118	1	
44760	03/13/26	GRIVERA GLORIA RIVERA					6251		
26-00352	1	Certified Municipal Registrar	30.00	6-01- -120-276 Training Aids & Programs	Budget		147	1	
44761	03/13/26	HCALLC HAZARDOUS CONDITIONS ASSOCIATE					6251		
26-00171	1	REFRESHER COURSE	150.00	6-01- -185-276 Training Aids & Programs	Budget		65	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							
44762	03/13/26	HODE2 HOME DEPOT CREDIT SERVICES					6251		
26-00176	2	2026 DPW PRUCHASES	1,404.82	6-01- -205-244 Hardware and Minor Tools	Budget		66	1	
44763	03/13/26	HOFF HOFFMAN TIRE CO., INC.					6251		
26-00070	3	2026 DPW REPAIR & SERVICES	350.00	6-01- -185-269 Vehicle Repairs & Maint.	Budget		34	1	
44764	03/13/26	INTERGLO Interglobe Communications					6251		
26-00365	1	March payment	1,857.56	6-01- -190-259 Telephone	Budget		151	1	
44765	03/13/26	IPD INSTITUTE FOR PROF DEVELOPMENT					6251		
26-00374	1	B Hance webinars	250.00	6-01- -130-276 Training Aids & Programs	Budget		165	1	
44766	03/13/26	JJARTCON J & J Art Conservation Service					6251		
26-00372	1	mural storage	900.00	5-01- -280-273 Other Contracted Services	Budget		163	1	
44767	03/13/26	JSSP JOHNSTONE SUPPLY- S.PLAINFIELD					6251		
26-00072	3	2026 DPW PURCHASES	497.38	6-01- -155-284 HVAC Repairs	Budget		35	1	
44768	03/13/26	KCGINC KCG, INC.					6251		
26-00073	3	2026 DPW HVAC SERVICES	375.00	6-01- -155-284 HVAC Repairs	Budget		36	1	
44769	03/13/26	KIMBALLM KIMBALL MIDWEST					6251		
26-00074	1	2026 DPW PURCHASES/SUPPLIES	126.00	6-01- -205-223 Vehicular Equipment	Budget		37	1	
44770	03/13/26	LEDACGON Leda C Gonzalez, Interpreter					6251		
26-00269	2	interpreter	355.00	6-01- -405-282 Specialized Services	Budget		89	1	
44771	03/13/26	LEXN LexisNexis					6251		
25-01439	1	12 Months Accurint Access	2,966.40	5-01- -190-273 Other Contractual Service	Budget		12	1	
44772	03/13/26	LIFEGUAR Lifeguard Systems					6251		
25-00857	1	COURSE DEPOSIT - SWIFTWATER	500.00	5-01- -185-276 Training Aids & Programs	Budget		2	1	
44773	03/13/26	LINNU FRANCIS P LINNUS ESQ					6251		
26-00325	3	Raising Cane's balance due	21.90	6-01- -160-281 Prof. & Cons. Servs. Other	Budget		122	1	
26-00325	4	attendance Feb meeting	390.00	6-01- -160-281 Prof. & Cons. Servs. Other	Budget		123	1	
			<u>411.90</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						
44774	03/13/26	MARMIC Marmic Associates					6251		
26-00003	3	February computer services	3,468.00	6-01- -115-233 Computer Expenses	Budget		23	1	
44775	03/13/26	MBHC MIDDLE BROOK HEALTH COMMISSION					6251		
26-00377	1	health services	34,767.25	6-01- -425-281 Prof. & Cons. Services - Other	Budget		167	1	
44776	03/13/26	MCASC MUNICIPAL CLERKS ASSC SOMERSET					6251		
26-00342	1	MCASC-2026 Spring Meeting Gil	40.00	6-01- -120-275 Professional Meeting Expenses	Budget		138	1	
26-00342	2	MCASC-2026 Spring Meeting Lang	40.00	6-01- -120-275 Professional Meeting Expenses	Budget		139	1	
			<u>80.00</u>						
44777	03/13/26	MEDEMERG Medemerge, PA					6251		
26-00322	1	Pre-employment Physical 143	70.00	6-01- -190-285 Physical Exams	Budget		120	1	
44778	03/13/26	MESSERCO Messercola Excavating					6251		
26-00329	1	2026 SNOW PLOWING	15,168.00	6-01- -205-273 Other Contractural Services	Budget		131	1	
44779	03/13/26	MGL MGL PRINTING SOLUTIONS					6251		
26-00249	1	Business Cards - DAHL	159.00	6-01- -110-227 Office Supplies & Materials	Budget		83	1	
26-00249	2	Business Cards - LANGE	124.00	6-01- -120-227 Office Supplies & Materials	Budget		84	1	
26-00249	3	S&H	18.00	6-01- -110-227 Office Supplies & Materials	Budget		85	1	
26-00249	4	delinquent tax notice	199.00	6-01- -140-227 Office Supplies & Materials	Budget		86	1	
			<u>500.00</u>						
44780	03/13/26	NAPPE ANTHONY NAPPE					6251		
26-00357	1	MILEAGE REIMBURSEMENT	11.26	6-01- -205-283 Unclassified Expenses	Budget		148	1	
44781	03/13/26	NFUELOIL NATIONAL FUEL OIL, INC.					6251		
26-00077	3	2/3/26 diesel	286.10	6-01- -283-751 Motor Fuels	Budget		39	1	
44782	03/13/26	NJAPZ NJAPZA					6251		
26-00243	1	membership dues	120.00	6-01- -165-256 Membership Dues	Budget		79	1	
44783	03/13/26	NJAWC NJ AMERICAN WATER					6251		
26-00370	1	Library	71.84	6-01- -415-464 Water	Budget		158	1	
26-00370	2	PD Fire Sprinklers	18,000.00	6-01- -283-664 water (fire hydrant)	Budget		159	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						
44783 NJ AMERICAN WATER			Continued						
26-00370	3	PD Fire Sprinklers	541.67	6-01- -283-664	Budget		160	1	
				Water (fire hydrant)					
26-00370	4	PD Fire Sprinklers	2,021.95	6-01- -283-564	Budget		161	1	
				Water					
			<u>20,635.46</u>						
44784 03/13/26 NJFE NJ FIRE EQUIPMENT CO.							6251		
25-01444	1	Fire Dex PPE Coat	10,078.20	5-01- -610-205	Budget		13	1	
				Fire Department Equipment					
25-01444	2	Fire Dex PPE Coat	10,078.20	5-01- -610-205	Budget		14	1	
				Fire Department Equipment					
25-01444	3	Globe Pull on Boot	2,392.00	5-01- -610-205	Budget		15	1	
				Fire Department Equipment					
25-01444	4	Helmet	1,507.50	5-01- -610-205	Budget		16	1	
				Fire Department Equipment					
25-01444	5	Helmet	502.50	5-01- -610-205	Budget		17	1	
				Fire Department Equipment					
26-00186	1	2026 FIRE DEPT. SAFETY SUPPLY	25.00	6-01- -185-231	Budget		67	1	
				Emergency & Safety Supplies					
			<u>24,583.40</u>						
44785 03/13/26 NJLM NJ LEAGUE OF MUNICIPALITIES							6251		
25-01375	1	Administrative Asst. Job Post	160.00	5-01- -120-255	Budget		9	1	
				Advertising Costs					
25-01425	1	Watchung Boro 2026 Dues NJLM	724.00	5-01- -120-256	Budget		11	1	
				Membership Dues					
26-00360	1	DPW Laborer Job Posting	160.00	6-01- -120-255	Budget		150	1	
				Advertising Costs					
			<u>1,044.00</u>						
44786 03/13/26 NJPO NEW JERSEY PLANNING OFFICIALS							6251		
26-00340	1	Robert weck training	35.00	6-01- -160-256	Budget		133	1	
				Membership Dues					
44787 03/13/26 NRTCTA NRTCTA							6251		
26-00386	1	webinars	40.00	6-01- -130-276	Budget		176	1	
				Training Aids & Programs					
44788 03/13/26 PEOTTERS Peotter's Auto Body, Inc.							6251		
26-00188	1	2026 DPW MAINTENANCE/REPAIRS	1,926.75	5-01- -610-207	Budget		68	1	
				Police Department Equipment					
44789 03/13/26 PETERSEN DAVID PETERSEN							6251		
26-00321	1	REIMBURSEMENT FROM STORM	155.22	6-01- -205-235	Budget		119	1	
				Food & Drugs					
44790 03/13/26 PINTO PINTO BROTHERS							6251		
26-00124	1	2026 DPW ROLLOFF CONTAINER	364.25	6-01- -155-273	Budget		57	1	
				Bldg.-Other Contracted 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						
44791	03/13/26	POWERPLA POWER PLACE, INC.					6251		
26-00125	1	2026 DPW REPAIRS & PARTS	1,600.93	6-01- -155-246	Budget		58	1	
				Equip. & Machinery Parts					
44792	03/13/26	PROJECTG Project Graphics, Inc.					6251		
26-00313	1	LPB PG-CUSTOM additional	1,149.12	6-01- -110-278	Budget		104	1	
				Community Relations					
26-00313	2	UPS ground shipping	41.73	6-01- -110-278	Budget		105	1	
				Community Relations					
			<u>1,190.85</u>						
44793	03/13/26	PSEG PSE&G CO.					6251		
26-00369	1	Street Traffic Lighting	5,423.89	6-01- -283-263	Budget		154	1	
				Electricity					
26-00369	2	Street Traffic Lighting	22,389.84	6-01- -283-163	Budget		155	1	
				Electricity					
26-00369	3	Building Gas	6,001.43	6-01- -283-362	Budget		156	1	
				Heating/AC					
26-00369	4	Sewers	535.31	6-01- -283-362	Budget		157	1	
				Heating/AC					
			<u>34,350.47</u>						
44794	03/13/26	PWANJ001 PUBLIC WORKS ASSOCIATION OF NJ					6251		
26-00127	1	2026 MEMBERSHIP	195.00	6-01- -205-256	Budget		59	1	
				Membership Dues					
44795	03/13/26	REMINGTO Remington & Vernick Engineers					6251		
25-00515	7	2025 NJDOT project	830.00	5-01- -610-201	Budget		1	1	
				Infrastructure Improvements					
25-01337	4	new fire house topo services	45.00	5-01- -610-201	Budget		8	1	
				Infrastructure Improvements					
25-01419	4	NJDEP MS4 Watershed Impr Plan	2,100.00	5-01- -150-281	Budget		10	1	
				Prof. & Cons. Serv. Other					
26-00390	1	general engineering	3,410.00	6-01- -150-281	Budget		180	1	
				Prof. & Cons. Serv. Other					
26-00390	3	general engineering	14,935.00	6-01- -150-281	Budget		181	1	
				Prof. & Cons. Serv. Other					
26-00390	4	land dist inspections	3,300.00	6-01- -150-281	Budget		182	1	
				Prof. & Cons. Serv. Other					
			<u>24,620.00</u>						
44796	03/13/26	RG Ruderman & Roth LLC					6251		
26-00239	2	labor attorney services	5,280.00	6-01- -145-211	Budget		78	1	
				Labor Attorney					
44797	03/13/26	RT23AUTO ROUTE 23 AUTO MALL					6251		
26-00134	2	2026 DPW SERVICES/PARTS	241.54	6-01- -205-247	Budget		60	1	
				Vehicular Parts & Accessories					
44798	03/13/26	SAVOSCHA Savo, Schalk, Corsini, Warner					6251		
26-00244	1	balance due	175.00	6-01- -165-281	Budget		80	1	
				Prof. & Cons. Servs. Other					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND Current Fund Continued									
44798		Savo, Schalk, Corsini, Warner Continued							
26-00319	1	General BA Non-escrow	1,091.50	6-01- -165-281	Budget		115	1	
				Prof. & Cons. Servs. Other					
26-00319	2	SOM-L-338-25 Rozario/Paul	407.00	6-01- -165-281	Budget		116	1	
				Prof. & Cons. Servs. Other					
26-00319	4	SOM-L-001585-25 Carvajal	185.00	6-01- -165-281	Budget		117	1	
				Prof. & Cons. Servs. Other					
			<u>1,858.50</u>						
44799	03/13/26	SICA SELECTIVE INS. CO. OF AMERICA							6251
26-00380	1	flood insurance Texier	10,788.00	6-01- -175-187	Budget		169	1	
				Commercial Liability Insurance					
26-00381	1	garage flood insurance	1,542.00	6-01- -175-187	Budget		170	1	
				Commercial Liability Insurance					
			<u>12,330.00</u>						
44800	03/13/26	SJFUEL SO SJ FUEL SOUTH CO., INC.							6251
26-00076	2	2026 DPW FUEL OIL PURCHASES	5,513.71	6-01- -283-751	Budget		38	1	
				Motor Fuels					
44801	03/13/26	SOM09 SOMERSET COUNTY ROAD DIVISION							6251
26-00136	1	2026 ROCK SALT & MISC.	33.98	6-01- -205-241	Budget		61	1	
				Salt and Sand					
26-00136	2	recycling	16,248.32	6-01- -465-283	Budget		62	1	
				Unclassified Expenses					
			<u>16,282.30</u>						
44802	03/13/26	SPORT Sportworld							6251
26-00376	1	historic polos	350.00	6-01- -280-273	Budget		166	1	
				Other Contracted Services					
44803	03/13/26	STAPL STAPLES BUSINESS ADVANTAGE							6251
26-00280	2	office supplies	203.46	6-01- -250-227	Budget		93	1	
				Office Supplies & Materials					
26-00311	1	Glossy Business Paper	165.94	6-01- -120-227	Budget		99	1	
				Office Supplies & Materials					
			<u>369.40</u>						
44804	03/13/26	SUNOCO 53 STIRLING FUEL, LLC							6251
26-00138	2	2026 DPW GAS/DIESEL FUEL	882.72	6-01- -283-751	Budget		63	1	
				Motor Fuels					
44805	03/13/26	TOSHI TOSHIBA BUSINESS SOLUTIONS							6251
26-00272	2	copier costs	16.32	6-01- -120-228	Budget		91	1	
				Photocopy Expense					
26-00272	3	printer service contract	345.00	6-01- -130-281	Budget		92	1	
				Prof. & Contr. Services-Other					
			<u>361.32</u>						
44806	03/13/26	TOSHIBA Toshiba Financial Services							6251
26-00103	12	copier leases	525.59	6-01- -120-228	Budget		54	1	
				Photocopy Expense					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND Current Fund			Continued						
44806	Toshiba	Financial Services	Continued						
26-00103	13	copier leases	557.23	6-01- -120-228	Budget		55	1	
				Photocopy Expense					
26-00103	14	copier leases	3,882.15	6-01- -120-228	Budget		56	1	
				Photocopy Expense					
			<u>4,964.97</u>						
44807	03/13/26	TREA8 TREASURER-STATE OF NEW JERSEY					6251		
26-00307	1	AIR QUALITY PERMIT PROGRAM	235.00	6-01- -150-281	Budget		94	1	
				Prof. & Cons. Serv. Other					
26-00307	2	AIR QUALITY PERMIT PROGRAM	235.00	6-01- -150-281	Budget		95	1	
				Prof. & Cons. Serv. Other					
26-00308	1	AIR QUALITY PERMIT PROGRAM	1,685.00	6-01- -150-281	Budget		96	1	
				Prof. & Cons. Serv. Other					
			<u>2,155.00</u>						
44808	03/13/26	ULTATEL ULTATEL					6251		
26-00371	1	police phone system	2,164.79	6-01- -283-459	Budget		162	1	
				Telephone					
44809	03/13/26	UPS THE UPS STORE					6251		
26-00350	1	NJ State Tox Lab - New Hire	49.97	6-01- -190-257	Budget		146	1	
				Postage					
44810	03/13/26	VITELLI Anthony Vitelli					6251		
26-00331	1	REIMBURSEMENT STORM MEALS	9.61	6-01- -205-235	Budget		132	1	
				Food & Drugs					
44811	03/13/26	WAC WELDON ASPHALT COMPANY					6251		
26-00145	1	2026 DPW ASPHALT MATERIAL	99.23	6-01- -205-242	Budget		64	1	
				Asphalt, Paving Materials					
44812	03/13/26	WAI WITMER PUBLIC SAFETY GROUP					6251		
26-00316	1	VESTS, STREAMLIGHTS, BATTERIES	2,368.46	6-01- -185-231	Budget		106	1	
				Emergency & Safety Supplies					
26-00316	2	VESTS, STREAMLIGHTS, BATTERIES	164.92	6-01- -185-231	Budget		107	1	
				Emergency & Safety Supplies					
26-00316	3	VESTS, STREAMLIGHTS, BATTERIES	1,956.42	6-01- -185-231	Budget		108	1	
				Emergency & Safety Supplies					
26-00316	4	VESTS, STREAMLIGHTS, BATTERIES	25.00	6-01- -185-231	Budget		109	1	
				Emergency & Safety Supplies					
26-00316	5	VESTS, STREAMLIGHTS, BATTERIES	238.00	6-01- -185-231	Budget		110	1	
				Emergency & Safety Supplies					
26-00316	6	VESTS, STREAMLIGHTS, BATTERIES	576.00	6-01- -185-231	Budget		111	1	
				Emergency & Safety Supplies					
			<u>5,328.80</u>						
44813	03/13/26	WAT02 WATCHUNG FIRE DEPARTMENT					6251		
26-00317	1	REIMBURSEMENT FOR STORM WATCH	186.41	6-01- -185-276	Budget		112	1	
				Training Aids & Programs					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
CURRENT FUND			Continued						
44814	03/13/26	WBBOE WATCHUNG BOROUGH BOARD OF ED					6251		
26-00002	4	school taxes April	1,265,862.00	6-01- -901-999	Budget		22		1
				WAT BD OF ED TAXES PAYABLE					
44815	03/13/26	WF WINNER FORD					6251		
25-00945	1	2025 Blk Ford Interceptor SUV	86,286.00	5-01- -190-223	Budget		3		1
				Vehicular Equipment (Cars)					
25-01100	1	Lights/Equip. new Patrol Cars	29,384.30	5-01- -190-223	Budget		4		1
				Vehicular Equipment (Cars)					
25-01100	2	Installation of Lights/Equip.	13,360.80	5-01- -190-247	Budget		5		1
				Vehicular Parts & Acces.					
26-00246	1	Electronic Box from Cargo Raxx	1,588.00	6-01- -190-223	Budget		81		1
				Vehicular Equipment (Cars)					
26-00246	2	Labor Intstall	198.00	6-01- -190-223	Budget		82		1
				Vehicular Equipment (Cars)					
			<u>130,817.10</u>						
44816	03/13/26	WHRHS WATCHUNG HILLS REG.HIGH SCHOOL					6251		
26-00001	4	school taxes April	650,395.00	6-01- -902-999	Budget		21		1
				WHRHS TAXES PAYABLE					
44817	03/13/26	WILSO WILSON MEMORIAL UNION CHURCH					6251		
26-00373	1	rental fee	300.00	6-01- -110-278	Budget		164		1
				Community Relations					
44818	03/13/26	ZAITON Sherif Zaiton					6251		
26-00324	1	2026 PBA Uniform Allowance	235.00	6-01- -190-239	Budget		121		1
				Uniforms, Clothing Expense					
Checking Account Totals									
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>			
		Checks:	130	1	5,798,830.88	0.00			
		Direct Deposit:	0	0	0.00	0.00			
		Total:	<u>130</u>	<u>1</u>	<u>5,798,830.88</u>	<u>0.00</u>			
GRANT FUND			Citizens Grant Fund						
3144	03/13/26	JMDESIGN JM DESIGNS					6248		
26-00368	1	operation pride t shirts youth	300.00	G-03- -520-122	Budget		1		1
				Clean Communities Grant 2025					
26-00368	2	operation pride t shirts adult	1,232.50	G-03- -520-122	Budget		2		1
				Clean Communities Grant 2025					
26-00368	3	setup charge	50.00	G-03- -520-122	Budget		3		1
				Clean Communities Grant 2025					
			<u>1,582.50</u>						
3145	03/13/26	WATCH WATCHUNG BORO. BOARD OF ED.					6248		
26-00375	1	Youth Services	1,803.00	G-03- -555-280	Budget		4		1
				Youth Services Grant 2025					

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
GRANT FUND Citizens Grant Fund Continued									
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount</u>	<u>Void</u>	
		Checks:	2	0	3,385.50			0.00	
		Direct Deposit:	0	0	0.00			0.00	
		Total:	2	0	3,385.50			0.00	
PNC DEV ESCROW Developer Escrow									
15812	02/20/26	BRIGHTVI Bright View Engineering, LLC							6240
26-00274	1	Bonnie Burn site work	14,043.75		E-PB24-01 Bonnie Burn Rd PB19-01	Project			1 1
15813	03/13/26	BATEM DIFRANCESCO, BATEMAN, COLEY,							6249
26-00080	19	Raising Canes Levin	296.00		E-BLUESTA1 Blue Star Inspection Escrow	Project			1 1
26-00080	20	bonnie burn road	351.50		E-PB24-01 Bonnie Burn Rd PB19-01	Project			2 1
			<u>647.50</u>						
15814	03/13/26	LINNU FRANCIS P LINNUS ESQ							6249
26-00325	2	Raising Cane's EV Chargers	75.60		E-PB24-02 Raising Cane's	Project			5 1
26-00355	1	BB amended site plan	117.00		E-PB24-01 Bonnie Burn Rd PB19-01	Project			6 1
			<u>192.60</u>						
15815	03/13/26	REMINGTO Remington & Vernick Engineers							6249
26-00278	2	PSE\$G Mill & Pave Inspection	277.50		E-PSEG PSE&G road insp fee	Project			3 1
26-00390	2	Bonnie Burn Road Insp	90.00		E-PB24-01 Bonnie Burn Rd PB19-01	Project			7 1
			<u>367.50</u>						
15816	03/13/26	SAVOSCHA Savo, Schalk, Corsini, Warner							6249
26-00319	3	Abreu 339 Johnston Dr	166.50		E-BA25-05 339 Johnston Drive	Project			4 1
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>		<u>Amount</u>	<u>Void</u>	
		Checks:	5	0	15,417.85			0.00	
		Direct Deposit:	0	0	0.00			0.00	
		Total:	5	0	15,417.85			0.00	
PNC OTHER ESC Citizens Savings Other Escrow									
214	02/28/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.			(Replacement of: PNC OTHER ESC 15552)				6216
26-00260	17	Watchung Boro Payroll	4,429.93		T-93- -100-208 Accumulated Sick Leave	Budget			4 1
26-00261	1	Watchung Boro PD Payroll	6,842.50		T-93- -100-5ED Extra Duty Solutions Funds	Budget			5 1
			<u>11,272.43</u>						
213	03/13/26	WAT01 WATCHUNG BORO. PAYROLL ACCT.							6244
26-00333	1	Watchung Boro PD Payroll	2,040.00		T-93- -100-5ED Extra Duty Solutions Funds	Budget			1 1

Check #	Check Date	Vendor	Amount Paid	Charge Account	Account Type	Reconciled/Void Contract	Ref Num	Ref Seq	Acct
PO #	Item	Description							
PNC OTHER ESC Citizens Savings Other Escrow Continued									
15554	03/13/26	AMAZ Amazon Capital Services, Inc					6250		
26-00212	1	Streamlight ProTac HL-X	4,446.23	T-93- -100-104	Budget		2	1	
				Police Department Donations					
15555 03/13/26 STAT2 STATE OF NEW JERSEY									
26-00385	1	unemployment 3rd qtr 2025	514.04	T-93- -100-210	Budget		6250		
				Unemployment Trust Fund			4	1	
15556 03/13/26 WAT03 WATCHUNG BOROUGH CURRENT FUND									
26-00191	1	Watchung Boro PD Admin Fees	440.00	T-93- -100-5ED	Budget		6250		
				Extra Duty Solutions Funds			1	1	
26-00334	1	Watchung Boro PD Admin Fees	528.00	T-93- -100-5ED	Budget				
				Extra Duty Solutions Funds			3	1	
			<u>968.00</u>						

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	19,240.70	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	19,240.70	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	150	1	5,859,041.48	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	150	1	5,859,041.48	0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	5-01	196,012.00	0.00	0.00	196,012.00
Current Fund	6-01	5,602,818.88	0.00	0.00	5,602,818.88
Capital Fund	C-02	15,000.00	0.00	0.00	15,000.00
	D-11	1,016.80	0.00	0.00	1,016.80
Grant Fund	G-03	3,385.50	0.00	0.00	3,385.50
	H-06	6,149.75	0.00	0.00	6,149.75
	T-93	19,240.70	0.00	0.00	19,240.70
Total of All Funds:		<u>5,843,623.63</u>	<u>0.00</u>	<u>0.00</u>	<u>5,843,623.63</u>

Project Description	Project No.	Project Total
339 Johnston Drive	E-BA25-05	166.50
Blue Star Inspection Escrow	E-BLUESTA1	296.00
Bonnie Burn Rd PB19-01	E-PB24-01	14,602.25
Raising Cane's	E-PB24-02	75.60
PSE&G road insp fee	E-PSEG	277.50
Total of All Projects:		<u>15,417.85</u>

**BOROUGH OF WATCHUNG  
RESOLUTION: R7**

**WHEREAS**, Anthony Lo Franco & Rosella Lo Franco, married, are the current owners of the property located at Block 1201, Lot 2.01 in the Borough of Watchung, County of Somerset, State of New Jersey, located at 85 Acorn Road (the “Property”); and

**WHEREAS**, the Borough has an existing 20’ Wide Sanitary Sewer Easement traversing portions of the Property (the “Easement”); and

**WHEREAS**, Anthony Lo Franco & Rosella Lo Franco, requested a revocable license from the Borough to allow for the continued use and maintenance of a patio and air conditioning condensers traversing the Borough’s Easement; and

**WHEREAS**, the Borough Engineer has reviewed Anthony Lo Franco’s & Rosella Lo Franco’s request, and recommends that the Borough authorize this request conditioned upon the full execution of a Revocable License; and

**WHEREAS**, the Borough and Anthony Lo Franco & Rosella Lo Franco negotiated and agreed upon a Revocable License, which shall be recorded with the Somerset County Clerk’s Office, be binding on all successors of title to the Property, and run with the land; and

**WHEREAS**, the Borough finds it reasonable and appropriate to grant this Revocable License to Anthony Lo Franco & Rosella Lo Franco, to allow for the continued use and maintenance of a patio and air conditioning condensers traversing the Borough’s Easement on the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough Council of the Borough of Watchung, County of Somerset, State of New Jersey, that the Borough hereby authorizes the granting of the Revocable License to Anthony Lo Franco and Rosella Lo Franco to allow for the continued use and maintenance of a patio and air conditioning condensers traversing the Borough’s Easement on the Property.

**BE IT FURTHER RESOLVED** that the Mayor and Borough Clerk are hereby authorized and directed to sign this Revocable License on behalf of the Borough, in substantially the form attached hereto.

**BE IT FURTHER RESOLVED** that the appropriate Borough officials and professionals are authorized to take all required actions to effectuate the authorizations in this Resolution and comply with the terms of the Revocable License.

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

\_\_\_\_\_  
Christine B. Ead, Public Works

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

ADOPTED: MARCH 19, 2026  
INDEX: LICENSES,  
C: ENG, COUNTY,

**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

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

**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  
ORDINANCE 26/02**

**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 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**

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

**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.**

\*\*\*

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

\*\*\*

**§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.**

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

**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.**

**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.**

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

- 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 ~~twenty (20%)~~ ~~15~~ 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.**

**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.**

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

**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).**

**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 .**

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

**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.**

**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,

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

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

**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

**BOROUGH OF WATCHUNG  
ORDINANCE 26/02**

**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, ZONING  
PLANNING BD, TAX ASSESSOR,  
ENGINEERING, COURTS

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

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**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 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

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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 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

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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**

**§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.

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- 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.
  - 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.

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- 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.

<b>Principal Building</b>	<b>Requirement</b>
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

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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.

**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,

**BOROUGH OF WATCHUNG  
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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

**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

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**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, PLANNING BD,  
ZONING, ENGINEERING,  
TAX ASSESSOR, COURTS,

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

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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 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**

**BOROUGH OF WATCHUNG  
ORDINANCE 26/04**

**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.**

**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.**

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ORDINANCE 26/04**

- 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.

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:

**BOROUGH OF WATCHUNG  
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- 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. 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.**

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

BOROUGH OF WATCHUNG  
ORDINANCE 26/04

EXHIBIT 1



**BOROUGH OF WATCHUNG  
ORDINANCE 26/04**

**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

**BOROUGH OF WATCHUNG  
ORDINANCE 26/04**

proposed ordinance which are 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, ENG,  
ZONING, TAX ASSESSOR

ATTEST:

BOROUGH OF WATCHUNG

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

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

**BOROUGH OF WATCHUNG**  
**ORDINANCE NO. 26/05 \_\_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF WATCHUNG UPDATING  
CHAPTER 28 “LAND DEVELOPMENT,” OF THE BOROUGH CODE TO  
AMEND THE BOROUGH’S AFFORDABLE HOUSING AND  
DEVELOPMENT FEE ORDINANCES PURSUANT TO THE AMENDED  
FAIR HOUSING ACT AND THE NEW UHAC REGULATIONS.**

**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 Borough of Watchung has complied with the Amended FHA and participated in the Affordable Housing Dispute Resolution Program (the “Program”) established therein, filing all required documents through the Court system bearing Docket No. SOM-L-183-25, as set forth in Administrative Office of the Courts Directive #14-24; and

**WHEREAS**, as a result of the Borough’s compliance with the Amended FHA and participation in the Program, the New Jersey Court has issued 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; and an order on February 3, 2026, confirming the terms and conditions of the settlement agreement between the Borough and FSHC with regard to the Borough’s amended HE&FSP, along with the implementation of same; and

**WHEREAS**, the New Jersey Housing and Mortgage Finance Agency adopted new rules and regulations governing the housing affordability controls, known as the Uniform Housing Affordability Control (“UHAC”), N.J.A.C. 5:80-26, *et seq.*, effective November 6, 2025 (57 N.J.R. 2743(a)); and

**WHEREAS**, the New Jersey Department of Community Affairs (“DCA”) prepared a model ordinance for municipalities to adopt, integrating the amended FHA and new UHAC regulations; and

**BOROUGH OF WATCHUNG**  
**ORDINANCE NO. 26/05 \_\_\_\_\_**

**WHEREAS**, adoption of an updated, amended affordable housing ordinance is required for the Borough’s continued compliance with the amended FHA and court orders issued pursuant to the Program; and

**WHEREAS**, the Mayor and Borough Council finds it to be in the best interests of the Borough and its citizens to adopt the DCA’s model ordinance, modified for application to the Borough, as set forth herein.

**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 28-1000 entitled “Affordable Housing” of Chapter 28 entitled “Land Development” of *The Code of the Borough of Watchung* is hereby **deleted in its entirety and herein replaced** to read as follows:

**Article 28-1000. Affordable Housing.**

**§28-1001. Introduction & Applicability.**

- A. This Article sets forth regulations regarding the very low-, low- and moderate-income housing units in the Borough of Watchung consistent with the provisions outlined in P.L. 2024, Chapter 2, including the amended Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services (“LPS”) at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing (“COAH”) at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls (“UHAC”) at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan (“HEFSP”).
- B. This Article is intended to ensure that very-low-, low- and moderate-income units (“affordable units”) are created with controls on affordability over time and that very-low-, low- and moderate-income households shall occupy these units pursuant to statutory requirements. This Ordinance shall apply to all inclusionary developments, individual affordable units, and 100 percent affordable housing developments except where inconsistent with applicable law. Low-Income Housing Tax Credit financed developments shall adhere to affirmative marketing and random selection procedures set forth in UHAC.
- C. The Watchung Borough Planning Board has adopted a HEFSP pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Fair Share Plan describes the ways the municipality shall address its fair share of very-low-, low- and moderate-income housing as approved by the Superior Court and documented in the Housing Element.

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- D. This Article implements and incorporates the relevant provisions of the HEFSP and addresses the requirements of P.L 2024, Chapter 2, the FHA, N.J.A.C. 5:99, NJ Supreme Court upheld COAH regulations at N.J.A.C. 5:93 and 5:97, and UHAC at N.J.A.C. 5:80-26.1, as may be amended and supplemented.
- E. Applicability
1. The provisions of this Article shall apply to all affordable housing developments and affordable housing units that are proposed to be created pursuant to the municipality’s most recently adopted HEFSP.
  2. This Article shall apply to all developments that contain very-low-, low- and moderate-income housing units included in the Municipal HEFSP, including any unanticipated future developments that will provide very-low-, low- and moderate-income housing units.
  3. Projects receiving federal Low Income Housing Tax Credit financing and proposed for credit in the municipality’s most recently adopted HEFSP shall comply with the affirmative fair marketing requirements of UHAC at N.J.A.C. 5:80-26.16 and the length of the affordability controls applicable to such projects shall be not less than a 30-year compliance period plus a 15-year extended-use period, for a total of not less than 45 years.

**§28-1002. Definitions.**

As used herein the following terms shall have the following meanings:

“Accessory apartments” means a residential dwelling unit that provides complete independent living facilities with a private entrance for one or more persons, consisting of provisions for living, sleeping, eating, sanitation, and cooking, including a stove and refrigerator, and is located within a proposed preexisting primary dwelling, within an existing or proposed structure that is an accessory to a dwelling on the same lot, constructed in whole or part as an extension to a proposed or existing primary dwelling, or constructed as a separate detached structure on the same lot as the existing or proposed primary dwelling. Accessory apartments are also referred to as “accessory dwelling units”.

“Act” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Adaptable” means constructed in compliance with the technical design standards of the barrier free subcode adopted by the Commissioner of Community Affairs pursuant to the “State Uniform Construction Code Act,” P.L.1975, c. 217 (C.52:27D-119 et seq.) and in accordance with the provisions of section 5 of P.L.2005, c. 350 (C.52:27D-123.15).

“Administrative agent” means the entity approved by the Division responsible for the administration of affordable units, in accordance with N.J.A.C. 5:99-7, and UHAC at N.J.A.C. 5:80-26.15.

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“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.16.

“Affirmative Marketing Plan” means the municipally adopted plan of strategies from which the administrative agent will choose to implement as part of the Affirmative Marketing requirements.

“Affirmative Marketing Process” or “Program” means the actual undertaking of Affirmative Marketing activities in furtherance of each project with very low-, low-, and moderate-income units.

“Affordability assistance” means the use of funds to render housing units more affordable to low- and moderate-income households and includes, but is not limited to, down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowner’s association or condominium fees and special assessments, common maintenance expenses, and assistance with emergency repairs and rehabilitation to bring deed-restricted units up to code, pursuant to N.J.A.C. 5:99-2.5.

“Affordability average” means an average of the percentage of regional median income at which restricted units in an affordable development are affordable to low- and moderate-income households.

“Affordable” means, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.7 and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth at N.J.A.C. 5:80-26.13.

“Affordable housing development” means a development included in a municipality’s housing element and fair share plan, and includes, but is not limited to, an inclusionary development, a municipally sponsored affordable housing project, or a 100 percent affordable development. This includes developments with affordable units on-site, off-site, or provided as a payment in-lieu of construction only if such a payment-in-lieu option has been previously approved by the Program or Superior Court as part of the HEFSP. Payments in lieu of construction were invalidated per P.L. 2024, c.2.

“Affordable Housing Dispute Resolution Program” or “the Program” refers to the dispute resolution program established pursuant to N.J.S.A. 52:27D-313.2.

“Affordable Housing Monitoring System” or “AHMS” means the Department’s cloud-based software application, which shall be the central repository for municipalities to use for reporting detailed information regarding affordable housing developments, affordable housing unit completions, and the collection and expenditures of funds deposited into the municipal affordable housing trust fund.

“Affordable Housing Trust Fund” or “AHTF” means that non-lapsing, revolving trust fund established in DCA pursuant to N.J.S.A. 52:27D-320 and N.J.A.C. 5:43 to be the repository of all State funds appropriated for affordable housing purposes. All references to the

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“Neighborhood Preservation Nonlapsing Revolving Fund” and “Balanced Housing” mean the AHTF.

“Affordable unit” means a housing unit proposed or developed pursuant to the Act, including units created with municipal affordable housing trust funds.

“Age-restricted housing” means a housing unit that is designed to meet the needs of, and is exclusively for, an age-restricted segment of the population such that: 1. All the residents of the development where the unit is situated are 62 years or older; 2. At least 80 percent of the units are occupied by one person that is 55 years or older; or 3. The development has been designated by the Secretary of HUD as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L.1983, c. 530 (C.55:14K-1 et seq.).

“Assisted living residence” means a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to ensure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor. Apartment units must offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

“Barrier-free escrow” means the holding of funds collected to adapt affordable unit entrances to be accessible in accordance with N.J.S.A. 52:27D-311a et seq. Such funds shall be held in a municipal affordable housing trust fund pursuant to N.J.A.C. 5:99-2.6.

“Builder’s remedy” means court-imposed site-specific relief for a litigant who seeks to build affordable housing for which the court requires a municipality to utilize zoning techniques, such as mandatory set-asides or density bonuses, including techniques which provide for the economic viability of a residential development by including housing that is not for low- and moderate-income households.

“Certified household” means a household that has been certified by an administrative agent as a very-low-income household, a low-income household, or a moderate-income household.

“CHOICE” means the no-longer-active Choices in Homeownership Incentives for Everyone Program, as it was authorized by the Agency.

“COAH” or the “Council” means the Council on Affordable Housing established in, but not of, DCA pursuant to the Act and that was abolished effective March 20, 2024, pursuant to section 3 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1).

“Commissioner” means the Commissioner of the Department of Community Affairs.

“Compliance certification” means the certification obtained by a municipality pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1), that protects the municipality from exclusionary zoning litigation during the current round of present and prospective need and through July 1 of the year

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the next round begins, which is also known as a “judgment of compliance” or “judgment of repose.” The term “compliance certification” shall include a judgment of repose granted in an action filed pursuant to section 13 of P.L.1985, c. 222 (C.52:27D-313).

“Construction” means new construction and additions, but does not include alterations, reconstruction, renovations, conversion, relocation, or repairs, as those terms are defined in the State Uniform Construction Code promulgated pursuant to the State Uniform Construction Code Act, P.L. 1975, c. 217(N.J.S.A. 52:27D-119 et seq.).

“County-level housing judge” means a judge appointed pursuant to section 5 at P.L. 2024, c. 2, to resolve disputes over the compliance of municipal fair share affordable housing obligations and municipal Fair Share plans and housing elements with the Act.

“DCA” and “Department” mean the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that require the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Department” means the New Jersey Department of Community Affairs.

“Developer” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.

“Development fee” means money paid by a developer for the improvement of residential and non-residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and 40:55D-8.1 through 40:55D-8.7 and N.J.A.C. 5:99-3.

“Dispute Resolution Program” means the Affordable Housing Dispute Resolution Program, established pursuant to section 5 at P.L. 2024, c. 2 (N.J.S.A. 52:27D-313.2).

“Division” means the Division of Local Planning Services within the Department of Community Affairs.

“Emergent opportunity” means a circumstance that has arisen whereby affordable housing will be able to be produced through a delivery mechanism not originally contemplated by or included in a fair share plan that has been the subject of a compliance certification.

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“Equalized assessed value” or “EAV” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 at P.L. 1973, c. 123 (N.J.S.A. 54:1-35a, 54:1-35b, and 54:1-35c). Estimates at the time of building permit may be obtained by the tax assessor using construction cost estimates. Final EAV shall be determined at project completion by the municipal assessor.

“Equity share amount” means the product of the price differential and the equity share, with the equity share being the whole number of years that have elapsed since the last non-exempt sale of a restricted ownership unit, divided by 100, except that the equity share may not be less than five percent and may not exceed 30 percent.

“Exit sale” means the first authorized non-exempt sale of a restricted unit following the end of the control period, which sale terminates the affordability controls on the unit.

“Exclusionary zoning litigation” means litigation challenging the fair share plan, housing element, ordinances, or resolutions that implement the fair share plan or housing element of a municipality based on alleged noncompliance with the Act or the Mount Laurel doctrine, which litigation shall include, but shall not be limited to, litigation seeking a builder’s remedy.

“Extension of expiring controls” means extending the deed restriction period on units where the controls will expire in the current round of a housing obligation, so that the total years of a deed restriction is at least 60 years.

“Fair share obligation” means the total of the present need and prospective need, including prior rounds, as determined by the Affordable Housing Dispute Resolution Program, or a court of competent jurisdiction.

“Fair share plan” means the plan or proposal, with accompanying ordinances and resolutions, by which a municipality proposes to satisfy its constitutional obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and which addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

“FHA” means the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

“Green Building Strategies” means the strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

“HMFA” or “the Agency” means the New Jersey Housing and Mortgage Finance Agency established pursuant to P.L. 1983, c. 530 (N.J.S.A. 55:14K-1 et seq.).

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“Household income” means a household’s gross annual income calculated in a manner consistent with the determination of annual income pursuant to section 8 of the United States Housing Act of 1937 (Section 8), not in accordance with the determination of gross income for Federal income tax liability.

“Housing element” means the portion of a municipality’s master plan adopted in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28.b(3) and the Act consisting of reports, statements proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, which shall include the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. at N.J.S.A. 52:27D-304.1.

“Housing region” means a geographic area established pursuant to N.J.S.A. 52:27D-304.2b.

“Inclusionary development” means a residential housing development in which a substantial percentage of the housing units are provided for a reasonable income range of low- and moderate-income households.

“Judgment of compliance” or “judgment for repose” means a determination issued by the Superior Court approving a municipality’s fair share plan to satisfy its affordable housing obligation for a particular 10-year round.

“Low-income household” means a household with a household income equal to 50 percent or less of the regional median income.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement or load bearing structural systems.

“Mixed use development” means any development that includes both a non-residential development component and a residential development component, and shall include developments for which: (1) there is a common developer for both the residential development component and the non-residential development component, provided that for purposes of this definition, multiple persons and entities maybe considered a common developer if there is a contractual relationship among them obligating each entity to develop at least a portion of the residential or non-residential development, or both, or otherwise to contribute resources to the development; and (2) the residential and non-residential developments are located on the same lot or adjoining lots, including, but not limited to, lots separated by a street, a river, or another geographical feature.

“Moderate-income household” means a household with a household income in excess of 50 percent but less than 80 percent of the regional median income.

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“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“MONI” means the no-longer-active Market Oriented Neighborhood Investment Program, as it was authorized by the Agency.

“Municipal housing liaison” or “MHL” means an appointed municipal employee who is, pursuant to N.J.A.C. 5:99-6, responsible for oversight and/or administration of the affordable units created within the municipality.

“Municipal affordable housing trust fund” means a separate, interest-bearing account held by a municipality for the deposit of development fees, payments in lieu of constructing affordable units on sites zoned for affordable housing previously approved prior to March 20, 2024 (per P.L. 2024, c.2), barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs, which shall be used to address municipal low- and moderate-income housing obligations within the time frames established by the Legislature and this chapter.

“Municipal development fee ordinance” means an ordinance adopted by the governing body of a municipality that authorizes the collection of development fees.

“New construction” means the creation of a new housing unit under regulation by a code enforcement official regardless of the means by which the unit is created. Newly constructed units are evidenced by the issuance of a certificate of occupancy and may include new residences created through additions and alterations, adaptive reuse, subdivision, or conversion of existing space, and moving a structure from one location to another.

“New Jersey Affordable Housing Trust Fund” means an account established pursuant to N.J.S.A. 52:27D-320.

“New Jersey Housing Resource Center” or “Housing Resource Center” means the online affordable housing listing portal, or its successor, overseen by the Agency pursuant to N.J.S.A. 52:27D-321.3 et seq.

“95/5 restriction” means a deed restriction governing a restricted ownership unit that is part of a housing element that received substantive certification from COAH pursuant to N.J.A.C. 5:93, as it was in effect at the time of the receipt of substantive certification, before October 1, 2001, or any other deed restriction governing a restricted ownership unit with a seller repayment option requiring 95 percent of the price differential to be paid to the municipality or an instrument of the municipality at the closing of a sale at market price.

“Non-exempt sale” means any sale or transfer of ownership of a restricted unit to one’s self or to another individual other than the transfer of ownership between spouses or civil union partners; the transfer of ownership between former spouses or civil union partners ordered as a result of a

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judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor's deed to a class A beneficiary; and the transfer of ownership by court order.

“Nonprofit” means an organization granted nonprofit status in accordance with section 501(c)(3) of the Internal Revenue Code.

“Non-residential development” means:

Any building or structure, or portion thereof, including, but not limited to, any appurtenant improvements, which is designated to a use group other than a residential use group according to the State Uniform Construction Code, N.J.A.C. 5:23, promulgated to effectuate the State uniform Construction Code Act, N.J.S.A. 52:27D-119 et seq., including any subsequent amendments or revisions thereto;

Hotels, motels, vacation timeshares, and child-care facilities; and

The entirety of all continuing care facilities within a continuing care retirement community which is subject to the Continuing Care Retirement Community Regulation and Financial Disclosure Act, N.J.S.A.52:27D-330 et seq.

“Non-residential development fee” means the fee authorized to be imposed pursuant to N.J.S.A. 40:55D-8.1 through 40:55D-8.7.

“Order for repose” means the protection a municipality has from a builder's remedy lawsuit for a period of time from the entry of a judgment of compliance by the Superior Court. A judgment of compliance often results in an order for repose.

“Payment in lieu of constructing affordable units” means the prior approval of the payment of funds to the municipality by a developer when affordable units are were not produced on a site zoned for an inclusionary development. The statutory permission for payments in lieu of constructing affordable units was eliminated per P.L. 2024, c.2.

“Prospective need” means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

“Qualified Urban Aid Municipality” means a municipality that meets the criteria established pursuant to N.J.S.A. 52:27D-304.3.c(1).

“Person with a disability” means a person with a physical disability, infirmity, malformation, or disfigurement which is caused by bodily injury, birth defect, aging, or illness including epilepsy and other seizure disorders, and which shall include, but not be limited to, any degree of paralysis, amputation, lack of physical coordination, blindness or visual impairment, deafness or hearing

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impairment, the inability to speak or a speech impairment, or physical reliance on a service animal, wheelchair, or other remedial appliance or device.

“Price differential” means the difference between the controlled sale price of a restricted unit and the contract price at the exit sale of the unit, determined as of the date of a proposed contract of sale for the unit. If there is no proposed contract of sale, the price differential is the difference between the controlled sale price of a restricted unit and the appraised value of the unit as if it were not subject to UHAC, determined as of the date of the appraisal. If the controlled sale price exceeds the contract price or, in the absence of a contract price, the appraised value, the price differential is zero dollars.

“Prior round unit” means a housing unit that addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations, including any unit that: (1) received substantive certification from COAH; (2) is part of a third-round settlement agreement or judgment of compliance approved by a court of competent jurisdiction, inclusive of units created pursuant to a zoning designation adopted as part of the settlement agreement or judgment of compliance to create a realistic opportunity for development; (3) is subject to a grant agreement or other contract with either the State or a political subdivision thereof entered into prior to July 1, 2025, pursuant to either item (1) or (2) above; or (4) otherwise addresses a municipality’s fair share obligation from a round prior to the fourth round of affordable housing obligations. A unit created after the enactment of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.1) on March 20, 2024, is not a prior round unit unless: (1) it is created pursuant to a prior round development plan or zoning designation that received COAH or court approval on or before the cutoff date of June 30, 2025, or the date that the municipality adopts the implementing ordinances and resolutions for the fourth round of affordable housing obligations, whichever occurs sooner; and (2) its siting and creation are consistent with the form of the prior round development plan or zoning designation in effect as of the cutoff date, without any amendment or variance.

“Random selection process” means a lottery process by which currently income-eligible applicant-households are selected, at random, for placement in affordable housing units such that no preference is given to one applicant over another, except in the case of a veterans’ preference where such an agreement exists; for purposes of matching household income and size with an appropriately priced and sized affordable unit; or another purpose allowed pursuant to N.J.A.C. 5:80-26.7(k)3. This definition excludes any practices that would allow affordable housing units to be leased or sold on a first-come, first-served basis.

“RCA administrator” means an appointed municipal employee who is responsible for oversight and/or administration of affordable units and associated revenues and expenditures within the municipality that were funded through regional contribution agreements.

“RCA project plan” means a past application, submitted by a receiving municipality in an RCA, delineating the manner in which the receiving municipality intended to create or rehabilitate low- and moderate-income housing.

“Receiving municipality” means, for the purposes of an RCA, a municipality that contractually agreed to assume a portion of another municipality’s fair share obligation.

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“Reconstruction” means any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied, pursuant to the Rehabilitation Subcode of the uniform Construction Code, N.J.A.C. 5:23-6. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

“Recreational facilities and community centers” means any indoor or outdoor buildings, spaces, structures, or improvements intended for active or passive recreation, including, but not limited to, ballfields, meeting halls, and classrooms, accommodating either organized or informal activity.

“Regional contribution agreement” or “RCA” means a contractual agreement, pursuant to the Act, into which two municipalities voluntarily entered into and was approved by COAH and/or Superior Court prior to July 18, 2008, to transfer a portion of a municipality’s affordable housing obligation to another municipality within its housing region.

“Regional median income” means the median income by household size for an applicable housing region, as calculated annually in accordance with N.J.A.C. 5:80-26.3.

“Rehabilitation” means the repair, renovation, alteration, or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. With respect to units in assisted living residences, rent does not include charges for food and services.

“Residential development fee” means money paid by a developer for the improvement of residential property as permitted pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:99-3.2.

“Restricted unit” means a dwelling unit, whether a rental unit or ownership unit, that is subject to the affordability controls of this subchapter but does not include a market-rate unit that was financed pursuant to UHORP, MONI, or CHOICE.

“Spending plan” means a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.

“State Development and Redevelopment Plan” or “State Plan” means the plan prepared pursuant to sections 1 through 12 of the “State Planning Act,” P.L.1985, c. 398 (C.52:18A-196 et al.), designed to represent a balance of development and conservation objectives best suited to meet the needs of the State, and for the purpose of coordinating planning activities and establishing Statewide planning objectives in the areas of land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban

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and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination pursuant to subsection f. of section 5 of P.L.1985, c. 398 (C.52:18A-200).

“Supportive housing household” means a very low-, low- or moderate-income household certified as income eligible by an administrative agent in accordance with N.J.A.C. 5:80-26.14, in which at least one member is an individual who requires supportive services to maintain housing stability and independent living and who is part of a population identified by federal or state statute, regulation, or program guidance as eligible for supportive or special needs housing. Such populations include, but are not limited to: persons with intellectual or developmental disabilities, persons with serious mental illness, person with head injuries (as defined in Section 2 of P.L. 1977), persons with physical disabilities or chronic health conditions, persons who are homeless as defined by the U.S. Department of Housing and Urban Development at 24 C.F.R. Part 578, survivors of domestic violence, youth aging out of foster care, and other special needs populations recognized under programs administered by the U.S. Department of Housing and Urban Development, the Low-Income Housing Tax Credit Program, the McKinney–Vento Act, or the New Jersey Department of Human Services. A supportive housing household may include family members, unrelated individuals, or live-in aides, provided that the household meets the income eligibility requirements of this subchapter, except that in the case of unrelated individuals not operating as a family unit, income eligibility shall be tested on an individual basis rather than in the aggregate; the unit is leased or sold subject to the affordability controls established herein; and the supportive services available to the household are designed to promote housing stability, independent living, and community integration. The determination of whether unrelated individuals are operating as a family unit shall be made based on the applicant’s self-identification of household members on the affordable housing application.

“Supportive housing sponsoring program” means grant or loan program which provided financial assistance to the development of the unit.

“Supportive housing unit” means a restricted rental unit that is affordable to very low-, low- or moderate-income households and is reserved for occupancy by a supportive housing household. A supportive housing unit is intended to provide long-term, community-based housing for individuals with intellectual or developmental disabilities, as defined at N.J.S.A. 30:6D-25(b). Such units must be leased subject to the affordability controls established herein; remain subject to Affirmative Marketing requirements, household certification, and administrative agent oversight; and may, with the approval of the municipal housing liaison and the administrative agent, be leased either by the bedroom or to a single household in the case of multi-bedroom configurations, provided such arrangement is consistent with the Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and the project’s Affirmative Marketing Program. A supportive housing unit may, with the approval of the administrative agent, be subject to a master lease by an approved supportive housing operator, provided that all subleases are to be certified supportive housing households and remain fully subject to the affordability controls of this subchapter. Rents for supportive housing units shall not exceed the rent standards established and published by the New Jersey Department of Human Services. Supportive housing units are also referred to as permanent supportive housing units.

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“Transitional housing” means temporary housing that: (1) includes, but is not limited to, single-room occupancy housing or shared living and supportive living arrangements; (2) provides access to on-site or off-site supportive services for very low-income households who have recently been homeless or lack stable housing; (3) is licensed by the department; and (4) allows households to remain for a minimum of six months.

“Treasurer” means the Treasurer of the State of New Jersey.

“UHAC” means the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

“UHORP” means the Agency’s Urban Homeownership Recovery Program, as it was authorized by the Agency Board.

“Unit type” means type of dwelling unit with various building standards including but not limited to single-family detached, single-family attached/townhouse, stacked townhouse (attached building containing 2 units each with separate entrances), duplex (detached building containing 2 units each with separate entrances), triplex (3 units each with separate entrance), quadplex (4 units each with separate entrance), multifamily / flat (2 or more units with a shared entrance). Inclusion of a garage, or not, shall not define the unit type.

“Very-low-income household” means a household with a household income less than or equal to 30 percent of the regional median income.

“Very-low-income housing” means housing affordable according to the Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

“Very-low-income unit” means a restricted unit that is affordable to a very-low-income household. Very-low-income units are a subset of low-income units.

“Veteran” means a veteran as defined at N.J.S.A. 54:4-8.10.

“Veterans’ preference” means the agreement between a municipality and a developer or residential development owner that allows for low- to moderate-income veterans to be given preference for up to 50 percent of rental units in relevant projects, as provided for at N.J.S.A. 52:27D-311.j.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors and is considered a major system for rehabilitation.

**§28-1003. Monitoring and Reporting Requirements.**

- A. The Borough shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its court-approved Housing Element and Fair Share Plan:

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1. The Borough shall provide electronic monitoring data with the Department pursuant to P.L 2024, Chapter 2 and N.J.A.C. 5:99 through the Affordable Housing Monitoring System (AHMS). All monitoring information required to be made public by the FHA shall be available to the public on the Department's website at <https://www.nj.gov/dca/dlps/hss/MuniStatusReporting.shtml>.
2. On or before February 15 of each year, the Borough shall provide annual reporting of its municipal Affordable Housing Trust Fund activity to the Department on the AHMS portal. The reporting shall include an accounting of all municipal Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended, for the previous year from January 1st to December 31st.
3. On or before February 15 of each year, the annual reporting of the status of all affordable housing activity shall be provided to the Department on the AHMS portal, for the previous year from January 1st to December 31st.

**§28-1004. Municipality-wide Mandatory Set-Aside.**

- A. A development, other than single-family detached, providing a minimum of five (5) new housing units created through any site plan application, municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provides for densities at or above six (6) units per acre, is required to include an affordable housing set-aside of twenty (20%) percent.
- B. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this Chapter.
- C. All such affordable units shall be governed by this Chapter the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
- D. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
- E. The mandatory set-aside requirements of this Section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
- F. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.

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- G. In the event that the inclusionary set-aside of 20 percent of the total number of residential units does not result in a full integer (results in a fraction or decimal), the developer shall be required to round the set-aside upward to construct a whole additional affordable unit. Example: If seven total units are developed at an inclusionary site, a 20 percent set-aside would require 1.4 affordable units and the developer would be required to provide 2 on-site affordable units.

**§28-1005. Affordable Housing Programs.**

- A. Pursuant to amended UHAC regulations at N.J.A.C. 5:80-26.1 et seq. and, in addition, pursuant to P.L. 2024, c.2 and specifically to the amended FHA at N.J.S.A. 52:27D-311.m, “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing unless those regulations are contradicted by statute, including but not limited to P.L. 2024, c.2, or binding court decisions.” The following are many of the main provisions of the COAH regulations at either N.J.A.C. 5:93 or 5:97 that have been upheld by the NJ Supreme Court. Municipalities should consult the cited full COAH regulations when preparing the HEFSP for required documentation, etc. Additional compliance details may also be included in the specific municipal program manual.
- B. Rehabilitation Programs (per N.J.A.C. 5:93-5.2 with updated provisions herein per N.J.A.C. 5:97-6.2 related to credit towards a municipal present need obligation).
1. The rehabilitation program shall be designed to renovate deficient housing units occupied or intended to be occupied by very low-, low- and moderate-income households such that, after rehabilitation, these units will comply with the New Jersey State Housing Code pursuant to N.J.A.C. 5:28-1.1 et seq or the Rehabilitation Subcode, N.J.A.C. 5:23-6 to the extent applicable.
  2. Both ownership and rental units shall be eligible for rehabilitation funds.
  3. All rehabilitated units shall remain affordable to very low-, low- and moderate-income households for a period of 10 years (the control period). For owner-occupied units, the control period shall be enforced with a mortgage and note and for renter-occupied units the control period will be enforced with a deed restriction.
  4. The Borough shall dedicate a minimum average hard cost of \$10,000 for each unit to be rehabilitated through this program and in addition shall dedicate associated rehabilitation program soft costs such as case management, inspection fees and work write-ups.
  5. The Borough shall designate, subject to the approval of the Department, one or more Administrative Agents to administer the rehabilitation program in accordance with P.L 2024, Chapter 2. The Administrative Agent(s) shall provide rehabilitation manuals for ownership and rental rehabilitation programs. Manuals shall be adopted by resolution of the governing body. Both rehabilitation manuals shall be

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available for public inspection in the Office of the Municipal Clerk and on the municipal affordable housing web page.

6. Households determined to be very low-, low-, or moderate-income may participate in a rehabilitation program. Rehabilitated units shall be exempt from the very low-income requirements, low/mod split, and bedroom distribution requirements of UHAC, but shall be administered in accordance with the following:
  - (a) If a unit is vacant at the time of rehabilitation, or if a rehabilitated unit becomes vacant and is re-rented before the expiration of the affordability controls, the deed restriction shall require that the unit be rented to a low- or moderate-income household at an affordable rent.
  - (b) If a rental unit is occupied by a tenant at the time rehabilitation is completed, the rent charged after rehabilitation shall not exceed the lesser of the tenant’s current rent or the maximum rent permitted under UHAC.
  - (c) Rents in rehabilitated units may increase annually based on the standards in UHAC.
  - (d) At the time of application, applicant households and/or tenant households shall be subject to income eligibility determinations in accordance with UHAC.

**§28-1006. New Construction.**

- A. The following requirements shall apply to all new or planned developments that contain very low-, low- and moderate-income housing units. To the extent possible, details related to the adherence to the requirements below shall be outlined in the resolution granting municipal subdivision or site plan approval of the project to assist municipal representatives, developers and Administrative Agents.
- B. Completion Schedule (previously known as phasing). Final site plan or subdivision approval shall be contingent upon the affordable housing development meeting the following completion schedule for very low-, low- and moderate-income units whether developed in a single-phase development, or in a multi-phase development:

Maximum Percentage of Market-Rate Units Issued a Temporary or Final Certificate of Occupancy	Minimum Percentage of Affordable Units Issued a Temporary or Final Certificate of Occupancy
25+1	10
50	50
75	75
90	100

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- C. Design. The following design requirements apply to affordable housing developments, excluding prior round units.
1. Design of 100 percent affordable developments:
    - (a) Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
    - (b) Each bedroom in each restricted unit must have at least one window.
    - (c) Restricted units must include adequate air conditioning and heating.
  2. Design of developments comprising market-rate rental units and restricted rental units. The following does not apply to prior round units, unless stated otherwise.
    - (a) Restricted units must use the same building materials and architectural design elements (for example, plumbing, insulation, or siding) as market-rate units of the same unit type (for example, flat or townhome) within the same development, except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
    - (b) Restricted units and market-rate units within the same affordable development must be sited such that restricted units are not concentrated in less desirable locations.
    - (c) Restricted units may not be physically clustered so as to segregate restricted and market-rate units within the same development or within the same building, but must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services. Prior round affordable units shall be integrated with market rate units to the extent feasible.
    - (d) Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.
    - (e) Restricted units must include adequate air conditioning and heating and must use the same type of cooling and heating sources as market-rate units of the same unit type. This shall apply to prior round units.
    - (f) Each bedroom in each restricted unit must have at least one window.

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- (g) Restricted units must be of the same unit type as market-rate units within the same building.
  - (h) Restricted units and bedrooms must be no less than 90 percent of the minimum size prescribed by the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
3. Design of developments containing for-sale units, including those with a mix of rental and for-sale units. Restricted rental units shall meet the requirements of section b above. Restricted sale units shall comply with the below:
- (a) Restricted units must use the same building standards as market-rate units of the same unit type (for example, flat, townhome, or single-family home), except that restricted units and market-rate units may use different interior finishes. This shall apply to prior round units.
  - (b) Restricted units may be clustered, provided that the buildings or housing product types containing the restricted units are integrated throughout the development and are not concentrated in an undesirable location or in undesirable locations. Prior round affordable units shall be integrated with market rate units to the extent feasible.
  - (c) Restricted units may be of different unit housing product types than market-rate units, provided that there is a restricted option available for each market rate housing type. Developments containing market-rate duplexes, townhomes, and/or single-family homes shall offer restricted housing options that also include duplexes, townhomes, and/or single-family homes. Penthouses and higher priced end townhouses may be exempt from this requirement. The proper ratio for restricted to market-rate unit type shall be subject to municipal ordinance or, if not specified, shall be determined at the time of site plan approval.
  - (d) Restricted units must meet the minimum square footage required for the number of inhabitants for which the unit is marketed and the minimum square footage required for each bedroom, as set forth in the Neighborhood Preservation Balanced Housing rules at N.J.A.C. 5:43-2.4.
  - (e) Penthouse and end units may be reserved for market-rate sale, provided that the overall number, value, and distribution of affordable units across the development is not negatively impacted by such reservation(s).
  - (f) Residents of restricted units must be offered the same access to communal amenities as residents of market-rate units within the same affordable development. Examples of communal amenities include, but are not limited to, community pools, fitness and recreation centers, playgrounds, common

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rooms and outdoor spaces, and building entrances and exits. This shall apply to prior round units.

- (g) Each bedroom in each restricted unit must have at least one window; and
- (h) Restricted units must include adequate air conditioning and heating.

**D. Utilities.**

- 1. Affordable units shall utilize the same type of cooling and heating source as market-rate units within the affordable housing development.
- 2. Tenant-paid utilities that are included in the utility allowance shall be so stated in the lease and shall be consistent with the utility allowance in accordance with N.J.AC 5:80-26.13(e).

**E. Low/moderate split and bedroom distribution.**

- 1. Affordable units shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low-income unit.
- 2. In each affordable housing development, at least 50 percent of the restricted units within each bedroom distribution rounded up to the nearest whole number shall be very low- or low-income units.
- 3. Within rental developments, of the total number of affordable rental units, at least 13 percent, rounded up to the nearest whole number, shall be affordable to very low-income households. The very low-income units shall be distributed between each bedroom count as proportionally as possible, to the nearest whole unit, to the total number of restricted units within each bedroom count, and counted as part of the required number of low-income units within the development
- 4. Affordable housing developments that are not age-restricted or supportive housing shall be structured such that:
  - (a) At a minimum, the number of bedrooms within the restricted units equals twice the number of restricted units;
  - (b) Two-bedroom and/or three-bedroom units compose at least 50 percent of all restricted units;
  - (c) The combined number of efficiency and one-bedroom units shall be no greater than 20 percent, rounded down, of the total number of low- and moderate-income units.

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- (d) At least 30 percent of all low- and moderate-income units, rounded up shall be two-bedroom units.
  - (e) At least 20 percent of all low- and moderate-income units, rounded up shall be three-bedroom units.
  - (f) The remaining units may be allocated among two- and three- bedroom units at the discretion of the developer.
5. Affordable housing developments that are age-restricted or supportive housing, except those supportive housing units whose sponsoring program determines the unit arrangements, shall be structured such that, at a minimum, the number of bedrooms shall equal the number of age-restricted or supportive housing low- and moderate-income units within the inclusionary development. Supportive housing units whose sponsoring program determines the unit arrangement shall comply with all requirements of the sponsoring program. The standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit. In affordable housing developments with 20 or more restricted units that are age-restricted or supportive housing, two-bedroom units must comprise at least five percent of those restricted units.
- F. Accessibility requirements.
- 1. Any new construction shall be adaptable; however, elevators shall not be required in any building or within any dwelling unit for the purpose of compliance with this section. In buildings without elevator service, only ground floor dwelling units shall be required to be constructed to conform with the technical design standards of the barrier free subcode. "Ground floor" means the first floor with a dwelling unit or portion of a dwelling unit, regardless of whether that floor is at grade. A building may have more than one ground floor.
  - 2. Notwithstanding the exemption for townhouse dwelling units in the barrier free subcode, the first floor of all townhouse dwelling units and of all other multifloor dwelling units that are attached to at least one other dwelling unit shall be subject to the technical design standards of the barrier free subcode and shall include the following features:
    - (a) An adaptable toilet and bathing facility on the first floor;
    - (b) An adaptable kitchen on the first floor;
    - (c) An interior accessible route of travel however an interior accessible route of travel shall not be required between stories;
    - (d) An adaptable room that can be used as a bedroom, with a door, or the casing for the installation of a door that is compliant with the Barrier Free Subcode, on the first floor;

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- (e) If not all of the foregoing requirements in b.i. through b.iv. can be satisfied, then an interior accessible route of travel shall be provided between stories within an individual unit; and
  
- (f) An accessible entranceway as set forth in P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the municipality has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:
  - (i) Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
  - (ii) To this end, the builder of restricted units shall deposit funds within the Affordable Housing Trust Fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.
  - (iii) The funds deposited shall be expended for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
  - (iv) The developer of the restricted units shall submit to the Construction Official a design plan and cost estimate for the conversion from adaptable to accessible entrances.
  - (v) Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meets the requirements of the Barrier Free Subcode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Affordable Housing Trust Fund and earmarked appropriately.
  
- (g) Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is “site-impracticable” to meet the requirements. If full compliance with this section would be site impracticable, compliance with this section for any portion of the dwelling shall be required to the extent that it is not site impracticable. Determinations of site impracticability shall comply with the Barrier Free Subcode at N.J.A.C. 5:23-7.

G. Accessory Apartment Program.

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1. An accessory apartment program shall provide low- and moderate-income units or may be limited to only low- or only moderate-income units.
2. Per N.J.A.C. 5:97-6.8(c)1, at the time of initial occupancy of the unit and for at least ten years thereafter, the accessory apartment shall be rented only to income eligible households consistent with the income category and rent structure of the unit.
3. Rents of accessory apartments shall be established using the same methodology of affordable rental units discussed herein.
4. There shall be a recorded deed or declaration of covenants and restrictions applied to the property upon which the accessory apartment is located running with the land and limiting its subsequent rental for the duration of the control period.
5. The municipal accessory apartment program shall not restrict the number of bedrooms in any accessory apartment.
6. Per N.J.A.C. 5:97-6.8(b)2, the municipality shall provide a minimum of \$25,000 per unit to subsidize the creation of each low-income accessory apartment or \$20,000 per unit to subsidize the creation of each moderate-income accessory apartment. Subsidy may be used to fund actual construction costs and/or to provide compensation for reduced rental rates.

H. Market to Affordable Program.

1. The market to affordable program permits the purchase or subsidization of unrestricted units through a mortgage write-down provided to an income-certified buyer or through a sale or rental as a low- or moderate-income unit to an income-eligible household. The market to affordable program may produce both low- and moderate-income units.
2. At the time they are offered for sale or rental, eligible units may be new, pre-owned or vacant.
3. The units shall be certified to be in sound condition as a result of an inspection performed by a licensed building inspector.
4. A minimum subsidy of \$25,000 per moderate-income unit and/or \$30,000 per low-income unit shall be provided, with additional subsidy depending on the market prices or rents in a municipality.
5. The units shall comply with UHAC with the following exceptions:
  - (a) Bedroom distribution (N.J.A.C. 5:80-26.4).
  - (b) Low/moderate income split (N.J.A.C. 5:80-26.4).

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6. Affordability average (N.J.A.C. 5:80-26.4); however:
  - (a) The maximum rent for a moderate-income unit shall be affordable to households earning no more than 60 percent of median income and the maximum rent for a low-income unit shall be affordable to households earning no more than 44 percent of median income; and
  - (b) The maximum sales price for a moderate-income unit shall be affordable to households earning no more than 70 percent of median income and the maximum sales price for a low-income unit shall be affordable to households earning no more than 40 percent of median income.
  
- I. Extension of Controls Program (for ownership units per N.J.A.C. 5:97-6.14 and UHAC at N.J.A.C. 5:80-26.6(h) through (k) and (m); and for rental units per N.J.A.C. 5:97-6.14 and N.J.A.C. 5:80-26.12(h) through (k)).
  1. An extension of affordability controls program is established to maintain and extend the affordability of deed restricted units scheduled to come out of their affordability control period, subject to N.J.A.C. 5:97-6.14 and UHAC, including the following:
    - (a) The affordable unit meets the criteria for prior cycle (April 1, 1980 - December 15, 1986) or post December 15, 1986 credits set forth in N.J.A.C. 5:97.
    - (b) The affordability controls for the unit are scheduled to expire in the current round; or in the next round of housing obligations if the municipal election to extend controls is made no earlier than one year before the end of the current round;
    - (c) The municipality shall obtain a continuing certificate of occupancy or a certified statement from the municipal building inspector stating that the restricted unit meets all code standards.
    - (d) If a unit requires repair and/or rehabilitation work in order to receive a continuing certificate of occupancy or certified statement from the municipal building inspector, the municipality shall fund and complete the work.
    - (e) The municipality shall adhere to the process for extending controls pursuant to UHAC for extending ownership units and rental units, either inclusionary or 100 percent affordable developments.
    - (f) The deed restriction for the extended control period shall be filed with the County Clerk.

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J. Assisted Living Residence (per N.J.A.C. 5:97-6.11).

1. An assisted living residence is a facility licensed by the New Jersey Department of Health to provide apartment-style housing and congregate dining and to assure that assisted living services are available. All or a designated number of apartments in the facility shall be restricted to low- and moderate-income households.
2. The unit of credit shall be the apartment. However, a two-bedroom apartment shall be eligible for two units of credit if it is restricted to two unrelated individuals.
3. A recipient of a Medicaid waiver shall automatically qualify as a low- or moderate-income household.
4. Assisted living units are considered age-restricted housing in a HEFSP and shall be included with the maximum number of units that may be age-restricted.
5. Low- and moderate-income residents cannot be charged any upfront fees.
6. The units shall comply with UHAC with the following exceptions:
  - (a) Affirmative marketing (N.J.A.C. 5:80-26.16); provided that the units are restricted to recipients of Medicaid waivers;
  - (b) The deed restriction may be on the facility, rather than individual apartments or rooms;
  - (c) Low/moderate income split and affordability average (N.J.A.C. 5:80-26.4); only if all of the affordable units are affordable to households at a maximum of 60 percent of median income; and
7. Tenant income eligibility (N.J.A.C. 5:80-26.14); up to 80 percent of an applicant's gross income may be used for rent, food and services based on occupancy type and the affordable unit must receive the same basic services as required by the Agency's underwriting guidelines and financing policies. The cost of non-housing related services shall not exceed one and two-thirds times the rent established for each unit.

K. Supportive Housing and Group Homes (per N.J.A.C. 5:97-6.10).

1. The following provisions shall apply to group homes, residential health care facilities, and supportive shared living housing:
  - (a) The unit of credit shall be the bedroom. However, the unit of credit shall be the unit if occupied by a single person or household.
  - (b) Housing that is age-restricted shall be included with the maximum number of units that may be age-restricted pursuant to the Act.

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- (c) Occupancy shall not be restricted to youth under 18 years of age.
- (d) In affordable developments with 20 or more restricted units that are supportive housing, two-bedroom units must compose at least five percent of those restricted units.
- (e) The bedrooms and/or units shall comply with UHAC with the following exceptions:
  - (i) Affirmative marketing; however, group homes, residential health care facilities, permanent supportive housing and supportive shared living housing shall be affirmatively marketed to broadest possible population of qualified individuals with special needs in accordance with a plan, if applicable, approved by the sponsoring program;
  - (ii) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.4).
- (f) With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, group homes, residential health care facilities, supportive shared living housing and permanent supportive housing shall have the appropriate controls on affordability in accordance with the Act. In the event that a supportive housing provider is unable to record or execute a long-term deed restriction, the units shall be subject to annual recertification by the Municipal Housing Liaison to confirm continued occupancy and compliance with this Section.
- (g) Objective standards shall be applied in the selection of tenants for supportive housing units and shall be designed to ensure that individuals are not excluded in an arbitrary or capricious manner.
- (h) The following documentation shall be submitted by the sponsor to the municipality prior to marketing the completed units or facility:
  - (i) An Affirmative Marketing Plan in accordance with D1 above; and
  - (ii) If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency in accordance with the requirements of this section, which includes validation of the number of bedrooms or units in which low- or moderate-income occupants reside.
- (i) The sponsor/owner shall complete annual monitoring as directed by the MHL.

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- L. Zoning for Inclusionary Development (N.J.A.C. 5:97-6.4)
- M. Redevelopment (N.J.A.C. 5:97-6.6)
- N. Municipally Sponsored and 100 Percent Affordable Developments (N.J.A.C. 5:97-6.7)

**§28-1007. Regional Income Limits.**

- A. Administrative agents shall use the current regional income limits for the purpose of pricing affordable units and determining income eligibility of households.
- B. Regional income limits are based on regional median income, which is established by a regional weighted average of the “median family incomes” published by HUD. The procedure for computing the regional median income is detailed in N.J.A.C. 5:80-26.3.
- C. Updated regional income limits are effective as of the effective date of the regional Section 8 income limits for the year, as published by HUD, or 45 days after HUD publishes the regional Section 8 income limits for the year, whichever comes later. The new income limits may not be less than those of the previous year.

**§28-1008. Maximum Initial Rents and Sales Prices.**

- A. In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC N.J.A.C. 5:80-26.4.
- B. The average rent for all restricted units within each affordable housing development shall be affordable to households earning no more than 52 percent of regional median income.
- C. The maximum rent for restricted rental units within each affordable housing development shall be affordable to households earning no more than 60 percent of regional median income.
- D. The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units. Very low-income units, if required, should be distributed between each bedroom count as proportionally as possible to the total number of restricted units within each bedroom count, and shall be part of the low-income requirement.
- E. The maximum sales price of restricted ownership units within each affordable housing development shall be affordable to households earning no more than 70 percent of median income, and each affordable housing development must achieve an affordability average that does not exceed 55 percent for all restricted ownership units. In achieving this affordability average, moderate-income ownership units must be available for at least three different prices for each bedroom type, and low-income ownership units must be available for at least two different prices for each bedroom type when the number of low- and moderate-income units permits.

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- F. The master deeds and declarations of covenants and restrictions for affordable developments may not distinguish between restricted units and market-rate units in the calculation of any condominium or homeowner association fees and special assessments to be paid by low- and moderate-income purchasers and those to be paid by market-rate purchasers. Notwithstanding the foregoing sentence, condominium units subject to a municipal ordinance adopted before December 20, 2004, which ordinance provides for condominium or homeowner association fees and/or assessments different from those provided for in this subsection are governed by the ordinance.
- G. In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted family units, the following standards shall be met:
1. A studio or efficiency unit shall be affordable to a one-person household;
  2. A one-bedroom unit shall be affordable to a one and one-half person household;
  3. A two-bedroom unit shall be affordable to a three-person household;
  4. A three-bedroom unit shall be affordable to a four and one-half person household;  
and
  5. A four-bedroom unit shall be affordable to a six-person household.
- H. In determining the initial rents and sales prices for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted and special needs and supportive housing developments, the following standards shall be met:
1. A studio or efficiency unit shall be affordable to a one-person household;
  2. A one-bedroom unit shall be affordable to a one and one-half person household;  
and
  3. A two-bedroom unit shall be affordable to a two-person household or to two one-person households. Where pricing is based on two one-person households, the developer shall provide a list of units so priced to the Municipal Housing Liaison and the Administrative Agent.
- I. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the FreddieMac 30-Year Fixed Rate-Mortgage rate of interest), property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 30 percent of the eligible monthly income of the appropriate size household as determined pursuant to N.J.A.C. 5:80-26.7, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.

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- J. The initial rent for a restricted rental unit shall be calculated so that the total monthly housing expense, including an allowance for tenant-paid utilities, does not exceed 30 percent of the gross monthly income of a household of the appropriate size whose income is targeted to the applicable percentage of median income for the unit, as determined pursuant to N.J.A.C. 5:80-26.3, as may be amended and supplemented. The rent shall also comply with the affordability average requirement of N.J.A.C. 5:80-26.4, as may be amended and supplemented.
- K. At the anniversary date of the tenancy of the certified household occupying a restricted rental unit, following a minimum 90-day notice provided to the occupant household, the rent may be increased to an amount commensurate with the annual percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U), specifically U.S. Bureau of Labor Statistics Series CUUR0100SAH, titled "Housing in Northeast urban, all urban consumers, not seasonally adjusted." The maximum allowable rent increase for the year will be effective as of the same date as the regional median income limits determined pursuant to N.J.A.C. 5:80-26.3 and published by the Agency. This rent increase may not exceed five percent in any one year and notice thereof must be filed with the administrative agent. If the landlord has charged a tenant less than the initial maximum allowable rent for a restricted unit, the landlord may, with the approval of the administrative agent, use the maximum allowable rent instead of the current rent in performing this multiplication to establish the rent for the next tenant under a new lease. LIHTC units are not governed by the provisions of this section, but rather by the provisions of the State's Qualified Allocation Plan, N.J.A.C. 5:80-33.1 through 33.40.

**§28-1009. Affirmative Marketing.**

- A. The Borough shall adopt, by resolution, an Affirmative Marketing Plan, subject to approval of the Superior Court, compliant with N.J.A.C. 5:80-26.16, as may be amended and supplemented.
- B. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age (except for "housing for older persons" as defined at N.J.S.A. 10:5-1 et seq., and age-restricted units as permitted pursuant to 42 U.S.C. §§ 3601 et seq.), number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, N.J.S.A. 10:5-1 through 50, to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region Three and is required to be followed throughout the period of deed restriction.
- C. The Affirmative Marketing Plan provides the following preferences, provided that units that remain unoccupied after these preferences are exhausted may be offered to households without regard to these preferences.

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1. Where the municipality has entered into an agreement with a developer or residential development owner to provide a preference for very-low-, low-, and moderate-income veterans who served in time of war or other emergency, pursuant to N.J.S.A. 52:27D-311.j, there shall be a preference for veterans for up to 50 percent of the restricted rental units in a particular project.
  2. There shall be a regional preference for all households that live and/or work in Housing Region Three comprising Hunterdon, Middlesex and Somerset Counties.
  3. Subordinate to the regional preference, there shall be a preference for households that live and/or work in New Jersey.
  4. With respect to existing restricted units undergoing approved rehabilitation for the purpose of preservation or to restricted units newly created to replace existing restricted units undergoing demolition, a preference for the very-low-, low-, and moderate-income households that are displaced by the rehabilitation or demolition and replacement.
- D. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Process, including the marketing of initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the municipality shall implement the Affirmative Marketing Process to ensure the Affirmative Marketing of all affordable units, with the exception of affordable programs that are exempt from Affirmative Marketing as noted herein.
- E. The Affirmative Marketing Process shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Process, the Administrative Agent should consider the use of language translations where appropriate.
- F. Applications for affordable housing or notices thereof, if offered online, shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and municipal library in the municipality in which the units are located; and the developer's rental or sales office. The developer shall mail applications to prospective applicants upon request and shall make applications available through a secure online website address.
- G. In addition to other Affirmative Marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units on the New Jersey Housing Resource Center website. Any other entities, including developers or persons or companies retained to implement the Affirmative Marketing Process, shall comply with this paragraph.
- H. In implementing the Affirmative Marketing Process, the Administrative Agent shall provide a list of HUD-certified housing counselors or otherwise experienced entities

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approved by the Division providing counseling services on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

- I. The Affirmative Marketing Process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy and may begin before construction commences. For owner-occupied units, affirmative marketing advertising and outreach activities must continue until all of the marketed units have been sold, except that paid advertising may cease when the number of applications received is at least three times the number of units to be sold. For rental units, affirmative marketing advertising and outreach activities must continue, as long as applications are being accepted, except that paid advertising may cease when the number of applications received is at least three times the number of units to be filled.
- J. Applications must be accepted for no less than 45 days following the initial advertisement on the New Jersey Housing Resource Center, except for the resale of owner-occupied units, in which case, applications must be accepted for no less than 30 days.
- K. The cost to affirmatively market the affordable units shall be the responsibility of the developer, sponsor or owner, with the exception of Affirmative Marketing for resales, unless otherwise agreed to by the Borough.

**§28-1010. Selection of Occupants of Affordable Housing Units.**

- A. The Administrative Agent shall use a random selection process to select occupants of very low-, low- and moderate-income housing.
- B. A pool of interested households will be maintained in accordance with the provisions of N.J.A.C. 5:80-26.16.

**§28-1011. Occupancy Standards.**

- A. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to:
  - 1. Ensure each bedroom is occupied by at least one person, except for age-restricted and supportive and special needs housing units;
  - 2. Provide a bedroom for every two adult occupants;
  - 3. With regard to occupants under the age of 18, accommodate the household's requested arrangement, except that such arrangement may not result in more than two occupants under the age of 18 occupying any bedroom; and
  - 4. Avoid placing a one-person household into a unit with more than one bedroom.

**§28-1012. Control Periods for Restricted Ownership Units and Enforcement Mechanisms.**

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- A. Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.6, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the controls on affordability for a period of at least 30 years subject to the requirements of N.J.A.C. 5:80-26.6, as may be amended and supplemented.
- B. Rehabilitated housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years (crediting towards present need only).
- C. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit. The date of commencement shall be identified in the deed restriction.
- D. If existing affordability controls are being extended, the extended control period for a restricted ownership unit commences on the effective date of the extension, which is the end of the original control period.
- E. After the end of any control period, the restricted ownership unit remains subject to the affordability controls set forth in this subchapter until the owner gives notice of their intent to make an exit sale, at which point:
  - 1. If the municipality exercises the right to extend the affordability controls on the unit, no exit sale occurs and a new control period commences; or
  - 2. If the municipality does not exercise the right to extend the affordability controls on the unit, the affordability controls terminate following the exit sale.
- F. Prior to the issuance of any building permit for the construction/rehabilitation of restricted ownership units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- G. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the nonrestricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
- H. At the time of the initial sale of the unit and upon each successive price-restricted sale, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obliging the purchaser, as well as the purchaser's heirs, successors, and assigns, to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.

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- I. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to price-restricted ownership units.

**§28-1013. Price Restrictions for Restricted Ownership Units and Resale Prices.**

- A. Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.7, as may be amended and supplemented, including:
1. The initial purchase price and affordability percentage for a restricted ownership unit shall be set by the Administrative Agent.
  2. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the standards set forth in N.J.A.C. 5:80-26.7.
    - (a) If the resale occurs prior to the one-year anniversary of the date on which title to the unit was transferred to a certified household, the maximum resale price for a is the most recent non-exempt purchase price.
    - (b) If the resale occurs on or after such anniversary date, the maximum resale price is the most recent non-exempt purchase price increased to reflect the cumulative annual percentage increases to the regional median income, effective as of the same date as the regional median income calculated pursuant to N.J.A.C. 5:80-26.3
  3. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be:
    - (a) Those that render the unit suitable for a larger household or the addition of a bathroom.
    - (b) The maximum resale price may be further increased by an amount up to the cumulative dollar value of approved capital improvements made after the last non-exempt sale for improvements and/or upgrades to the unit, excluding capital improvements paid for by the entity favored on the recapture note and recapture lien described at N.J.A.C. 5:80-26.6(d);
  4. No increase for capital improvements is permitted if the maximum resale price prior to adjusting for capital improvements already exceeds whatever initial purchase price the unit would have if it were being offered for purchase for the first time at the initial affordability percentage. All adjustments for capital improvements are subject to 10-year, straight-line depreciation.
- B. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example,

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refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase but shall be separate and apart from any contract of sale for the underlying real estate. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price of the air conditioning equipment, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The seller and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

**§28-1014. Buyer Income Eligibility.**

- A. Buyer income eligibility for restricted ownership units shall be established pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented, such that very low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 30 percent of median income, low-income ownership units shall be reserved for occupancy by households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be reserved for occupancy by households with a gross household income less than 80 percent of median income.
- B. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the municipality, and subject to the Division's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low-income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit. Similarly, the administrative agent may permit low-income purchasers to buy very-low-income units in housing markets where, as determined by the Division, units are reserved for very-low-income purchasers, but there is an insufficient number of very-low-income purchasers to permit prompt occupancy of the units. In such instances, the purchased unit must be maintained as a very-low-income unit and sold at a very-low-income price point such that on the next resale the unit will still be affordable to very-low-income households and able to be purchased by a very-low-income household. A very-low-income unit that is seeking bonus credit pursuant to N.J.S.A. 52:27D-311.k(9) must first be advertised exclusively as a very-low-income unit according to the Affirmative Marketing requirements at N.J.A.C. 5:80-26.16, then advertised as a very-low-income or low-income unit for at least 30 additional days prior to referring any low-income household to the unit.
- C. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however,

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that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.

- D. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, property taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 35 percent of the household's eligible monthly income; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
1. The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for housing expenses, and the proposed housing expenses will reduce its housing costs;
  2. The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for housing expenses in the past and has proven its ability to pay; or
  3. The household is currently in substandard or overcrowded living conditions;
  4. The household documents the existence of assets, within the asset limitation otherwise applicable, with which the household proposes to supplement the rent payments

**§28-1015. Limitations on Indebtedness Secured by Ownership Unit; Subordination.**

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
- B. With the exception of original purchase money mortgages, neither an owner nor a lender shall at any time during the control period cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of that unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C. 5:80-26.7(c).

**§28-1016. Control Periods for Restricted Rental Units.**

- A. Control periods for units that meet the definition of prior round units shall be pursuant to the 2001 UHAC rules originally adopted October 1, 2001, 33 N.J.R. 3432 and shall remain subject to the requirements of this ordinance for a period of at least 30 years as applicable unless otherwise indicated.

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- B. Other than for prior round units, control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.12, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years. Restricted rental units created as part of developments receiving 9 percent Low-Income Housing Tax Credits must comply with a control period of not less than a 30-year compliance period plus a 15-year extended use period for a total of 45 years.
- C. The affordability control period for a restricted rental unit shall commence on the first date that a unit is issued a certificate of occupancy following the execution of the deed restriction or, if affordability controls are being extended, on the effective date of the extension, which is the end of the original control period.
- D. Rehabilitated renter-occupied housing units that are improved to code standards shall be subject to affordability controls for a period of not less than 10 years.
- E. Prior to the issuance of any building permit for the construction/rehabilitation of restricted rental units, the developer/owner and the municipality shall record a preliminary instrument provided by the Administrative Agent.
- F. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property. The deed restriction shall be recorded by the developer with the county records office, and provided as filed and recorded, to the Administrative Agent within 30 days of the receipt of a certificate of occupancy.
- G. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
  - 1. Sublease or assignment of the lease of the unit;
  - 2. Sale or other voluntary transfer of the ownership of the unit;
  - 3. The entry and enforcement of any judgment of foreclosure on the property containing the unit; or
  - 4. The end of the control period, until the occupant household vacates the unit, or is certified as over-income and the controls are released in accordance with UHAC.

**§28-1017. Rent Restrictions for Rental Units; Leases and Fees.**

- A. The initial rent for a restricted rental unit shall be set by the Administrative Agent.
- B. A written lease shall be required for all restricted rental units, except for units in an assisted living residence, and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be retained on file by the Administrative Agent.

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- C. No additional fees, operating costs, or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
  - 1. Operating costs, for the purposes of this section, include certificate of occupancy fees, move-in fees, move-out fees, mandatory internet fees, mandatory cable fees, mandatory utility submetering fees, and for developments with more than one and a half off-street parking spaces per unit, parking fees for one parking space per household.
- D. Any fee structure that would remove or limit affordable unit occupant access to any amenities or services that are required or included for market-rate unit occupants is prohibited. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
- E. Fees for unit-specific, non-communal items that are charged to market-rate unit tenants on an optional basis, such as pet fees for tenants with pets, storage spaces, bicycle-share programs, or one-time rentals of party or media rooms, may also be charged to affordable unit tenants, if applicable.
- F. Pet fees may not exceed \$30.00 per month and associated one-time payments for optional fees pertaining to pets, such as a pet cleaning fee, are prohibited.
- G. Fees charged to affordable unit tenants for other optional, unit-specific, non-communal items shall not exceed the amounts charged to market-rate tenants.
- H. For any prior round rental unit leased before December 20, 2024, elements of the existing fee structure that are consistent with prior rules, but inconsistent with 5:80-26.13(c)1, may continue until the occupant household's current lease term expires or that occupant household vacates the unit, whichever occurs later.

**§28-1018. Tenant Income Eligibility.**

- A. Tenant income eligibility shall be determined pursuant to N.J.A.C. 5:80-26.14, as may be amended and supplemented, and shall be determined as follows:
  - 1. Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of the regional median income by household size.
  - 2. Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of the regional median income by household size.

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3. Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of the regional median income by household size.
- B. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income, low-income or moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (40 percent for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.17, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
1. The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
  2. The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
  3. The household is currently in substandard or overcrowded living conditions;
  4. The household documents the existence of assets with which the household proposes to supplement the rent payments; or
  5. The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- C. The applicant shall file documentation sufficient to establish the existence of any of the circumstances in 2.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

**§28-1019. Municipal Housing Liaison.**

- A. The Municipal Housing Liaison shall be approved by municipal resolution.
- B. The Municipal Housing Liaison shall be approved by the Division, or is in the process of getting approval, and fully or conditionally meets the requirements for qualifications, including initial and periodic training as set forth in in N.J.A.C. 5:99-1 et seq.
- C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program, including the following responsibilities, which may not be contracted out to the Administrative Agent:

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1. Serving as the primary point of contact for all inquiries from the Affordable Housing Dispute Resolution Program, the State, affordable housing providers, administrative agents and interested households.
2. The oversight of the Affirmative Marketing Plan and affordability controls.
3. When applicable, overseeing and monitoring any contracting Administrative Agent.
4. Overseeing the monitoring of the status of all restricted units listed in the Fair Share Plan.
5. Verifying, certifying and providing annual information within AHMS at such time and in such form as required by the Division.
6. Coordinating meetings with affordable housing providers and administrative agents, as needed.
7. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division.
8. Overseeing the recording of a preliminary instrument in the form set forth at N.J.A.C. 5:80-26.1 for each affordable housing development.
9. Coordinating with the Administrative Agent, municipal attorney and municipal Construction Code Official to ensure that permits are not issued unless the document required in C.8. above has been duly recorded.
10. Listing on the municipal website contact information for the MHL and Administrative Agents.

**§28-1020. Administrative Agent.**

- A. All municipalities that have created or will create affordable housing programs and/or affordable units shall designate or approve, for each project within its HEFSP, an administrative agent to administer the affordable housing program and/or affordable housing units in accordance with the requirements of the FHA, NJAC 5:99-1 et seq. and UHAC.
- B. The fees for administrative agents shall be paid as follows:
  1. Administrative agent fees related to rental units shall be paid by the developer/owner.
  2. Administrative agent fees related to initial sale of units shall be paid by the developer.

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3. Administrative agent fees related to resales shall be paid by the seller of the affordable home.
  4. Administrative agent fees related to ongoing administration and enforcement shall be paid by the municipality.
- C. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s). The Operating Manual(s) shall be available for public inspection in the Office of the Clerk and in the office(s) of the Administrative Agent(s). Operating manuals shall be adopted by resolution of the Governing Body.
- D. Subject to the role of the Administrative Agent(s), the duties and responsibilities as are set forth in N.J.A.C. 5:99-7 and which are described in full detail in the Operating Manual, including those set forth in UHAC, include:
1. Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by the Division;
  2. Affirmative marketing:
    - (a) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the municipality and the provisions of N.J.A.C. 5:80-26.16.
    - (b) Providing counseling, or contracting to provide counseling services, to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements; and landlord/tenant law.
  3. Household certification.
    - (a) Soliciting, scheduling, conducting and following up on interviews with interested households.
    - (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
    - (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility within five (5) business days of the determination thereof.
    - (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in the Appendices J and K of N.J.A.C. 5:80-26.1 et seq.

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- (e) Creating and maintaining a referral list of eligible applicant households living in the housing region, and eligible applicant households with members working in the housing region, where the units are located.
  - (f) Employing a random selection process as provided in the Affirmative Marketing Plan when referring households for certification to affordable units.
4. Affordability controls.
- (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for the recording at the time of conveyance of title of each restricted unit.
  - (b) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and filed properly with the County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit in accordance with UHAC.
  - (c) Communicating with lenders and the Municipal Housing Liaison regarding foreclosures.
  - (d) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.11.
5. Records retention.
- (a) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded recapture mortgage, and note, as appropriate.
  - (b) Records received, retained, retrieved, or transmitted in furtherance of crediting affordable units of a municipality constitute public records of the municipality as defined by N.J.S.A. 47:3-16, and are legal property of the municipality.
6. Resales and re-rentals.
- (a) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental.
  - (b) Instituting and maintaining an effective means of communicating information to very low-, low-, or moderate-income households regarding the availability of restricted units for resale or re-rental.
7. Processing requests from unit owners.

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- (a) Reviewing and approving requests from owners of restricted units who wish to refinance or take out home equity loans during the term of their ownership to determine that the amount of indebtedness to be incurred will not violate the terms of this ordinance.
- (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems.
- (c) Notifying the municipality of an owner's intent to sell a restricted unit.
- (d) Making determinations on requests by owners of restricted units for hardship waivers.

8. Enforcement.

- (a) Securing annually from the municipality a list of all affordable ownership units for which property tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
- (b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
- (c) Sending annual mailings to all owners of affordable dwelling units reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.19(d)4;
- (d) Establishing a program for diverting unlawful rent payments to the municipal Affordable Housing Trust Fund; and
- (e) Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent setting forth procedures for administering the affordability controls.

9. The Administrative Agent(s) shall, as delegated by the municipality, have the authority to take all actions necessary and appropriate to carry out its/their responsibilities, herein.

**§28-1021. Responsibilities of the Owner of a Development Containing Affordable Units.**

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- A. The owner of all developments containing affordable units subject to this subchapter or the assigned management company thereof shall provide to the administrative agent:
1. Site plan, architectural plan, or other plan that identifies the location of each affordable unit, if subject to the site plan approval, settlement agreement, or other applicable document regulating the location of affordable units. The administrative agent shall determine the location of affordable units if not set forth in the site plan approval, settlement agreement, or other applicable document.
  2. The total number of units in the project and the number of affordable units.
  3. The breakdown of the affordable units by or identification of affordable unit locations by bedroom count and income level, including street addresses / unit numbers, if subject to the site plan approval, settlement agreement, or other applicable document regulating the breakdown of affordable units. The administrative agent shall determine the bedroom and income distribution if not set forth in the site plan approval, settlement agreement, or other applicable document.
  4. Floor plans of all affordable units, including complete and accurate identification of all rooms and the dimensions thereof.
  5. A projected construction schedule.
  6. The location of any common areas and elevators.
  7. The name of the person who will be responsible for official contact with the administrative agent for the duration of the project, which must be updated if the contact changes.
- B. In addition to A above, the owner of rental developments containing affordable rental units subject to this subchapter or the assigned management company thereof shall:
1. Send to all current tenants in all restricted rental units an annual mailing containing a notice as to the maximum permitted rent and a reminder of the requirement that the unit must remain their principal place of residence, which is defined as residing in the unit at least 260 days out of each calendar year, together with the telephone number, mailing address, and email address of the administrative agent to whom complaints of excess rent can be issued.
  2. Provide to the administrative agent a description of any applicable fees.
  3. Provide to the administrative agent a description of the types of utilities and which utilities will be included in the rent.
  4. Agree and ensure that the utility configuration established at the start of the rent-up process not be altered at any time throughout the restricted period.

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5. Provide to the administrative agent a proposed form of lease for any rental units.
  6. Ensure that the tenant selection criteria for the applicants for affordable units not be more restrictive than the tenant selection criteria for applicants for non-restricted units.
  7. Strive to maintain the continued occupancy of the affordable units during the entire restricted period.
- C. In addition to A, above, the owner of affordable for-sale developments containing affordable for-sale units subject to this subchapter or the assigned management company thereof shall provide the administrative agent:
1. Proposed pricing for all units, including any purchaser options and add-on items.
  2. Realistic condominium or homeowner association fees and any other applicable fees.
  3. Estimated real property taxes.
  4. Sewer, water, trash disposal, and any other utility assessments.
  5. Flood insurance requirement, if applicable.
  6. The State-approved planned real estate development public offering statement and/or master deed, where applicable, as well as the full build-out budget.

**§28-1022. Enforcement of Affordable Housing Regulations.**

- A. Upon the occurrence of a breach of any of the regulations governing the affordable unit by an owner, developer or tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, municipal fines, a requirement for household recertification, acceleration of all sums due under a mortgage, recoupment of any funds from a sale in the violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- B. After providing written notice of a violation to an owner, developer or tenant of an affordable unit and advising the owner, developer or tenant of the penalties for such violations, the municipality may take the following action against the owner, developer or tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
1. The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation, or violations, of the regulations governing the affordable housing unit. If the owner, developer or tenant is found by the Court to have violated any provision of the regulations governing affordable housing units the owner, developer or

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tenant shall be subject to one or more of the following penalties, at the discretion of the Court:

- (a) A fine not to exceed that set forth in Section 1-5 of the Borough Code, unless otherwise specified below, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
  - (b) In the case of an owner who has rented his or her low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Affordable Housing Trust Fund of the gross amount of rent illegally collected;
  - (c) In the case of an owner who has rented his or her affordable unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
- C. The municipality shall have the authority to levy fines against the owner of the development for instances of noncompliance with NJHRC advertising requirements (N.J.S.A. 52:27D-321.6.e.(2)), following written notice to the owner. The fine for the first offense of noncompliance shall be \$5,000, the fine for the second offense of noncompliance shall be \$10,000, and the fine for each subsequent offense of noncompliance shall be \$15,000.
- D. The municipality may file a court action in the Superior Court seeking a judgment, which would result in the termination of the owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any judgment shall be enforceable as if the same were a judgment of default of the first purchase money mortgage and shall constitute a lien against the low- or moderate-income unit.
- 1. Such judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the affordable unit of the violating owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any first purchase money mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating owner shall have the right to possession terminated as well as the title conveyed pursuant to the Sheriff's sale.
  - 2. The proceeds of the Sheriff's sale shall first be applied to satisfy the first purchase money mortgage lien and any prior liens upon the low- or moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after

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satisfying all of the above, such surplus shall be placed in escrow by the municipality for the owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the owner shall make a claim with the municipality for such. Failure of the owner to claim such balance within the two year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the owner or forfeited to the municipality.

3. Foreclosure due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as they apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
  4. If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the first purchase money mortgage and any prior liens, the municipality may acquire title to the affordable unit by satisfying the first purchase money mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the first purchase money mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the affordable unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess that would have been realized from an actual sale as previously described.
  5. Failure of the low- or moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the owner to accept an offer to purchase from any qualified purchaser that may be referred to the owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- or moderate-income unit as permitted by the regulations governing affordable housing units.
  6. The affordable unit owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the owner.
- E. It is the responsibility of the municipal housing liaison and the administrative agent(s) to ensure that affordable housing units are administered properly. All affordable units must be occupied within a reasonable amount of time and be re-leased within a reasonable amount of time upon the vacating of the unit by a tenant. If an administrative agent or municipal housing liaison becomes aware of or suspects that a developer, landlord, or property manager has not complied with these regulations, it shall report this activity to the Division. The Division must notify the developer, landlord, or property manager, in writing, of any violation of these regulations and provide a 30-day cure period. If, after the

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30-day cure period, the developer, landlord, or property manager remains in violation of any terms of this subchapter, including by keeping a unit vacant, the developer, landlord, or property manager may be fined up to the amount required to construct a comparable affordable unit of the same size and the deed-restricted control period will be extended for the length of the time the unit was out of compliance, in addition to the remedies provided for in this section. For the purposes of this subsection, a reasonable amount of time shall presumptively be 60 days, unless a longer period of time is required due to demonstrable market conditions and/or failure of the municipal housing liaison or the administrative agent to refer a certified tenant.

- F. Banks and other lending institutions are prohibited from issuing any loan secured by owner occupied real property subject to the affordability controls set forth in this subchapter if such loan would be in excess of amounts permitted by the restriction documents recorded in the deed or mortgage book in the county in which the property is located. Any loan issued in violation of this subsection is void as against public policy.
- G. The Agency and the Department hereby reserve, for themselves and for each administrative agent appointed pursuant to this subchapter, all of the rights and remedies available at law and in equity for the enforcement of this subchapter, including, but not limited to, fines, evictions, and foreclosures as approved by a county-level housing judge.
- H. Appeals
  - 1. Appeals from all decisions of an administrative agent appointed pursuant to this subchapter must be filed, in writing, with the municipal housing liaison. A decision by the municipal housing liaison may be appealed to the Division. A written decision of the Division Director upholding, modifying, or reversing an administrative agent’s decision is a final administrative action.

**Section 2.** Article 28-1100 entitled “Affordable Housing Development Fees” of Chapter 28 entitled “Land Development” of *The Code of the Borough of Watchung* is hereby deleted in its entirety and herein replaced to read as follows:

**Article 28-1100. Affordable Housing Development Fees.**

**§28-1101. Development Fees.**

- A. Purpose
  - 1. This Section establishes standards for the collection, maintenance, and expenditure of development fees that are consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7). Fees collected pursuant to this Ordinance shall be used for the sole purpose of providing very low-, low- and moderate-income housing in accordance with a Court-approved Spending Plan.

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**B. Basic Requirements**

1. The Borough of Watchung previously adopted a development fee ordinance, which established the Municipal Affordable Housing Trust Fund, previous codified in Article V of Chapter 296 of the Borough Code.
2. The Borough shall not spend development fees until the court has approved a plan for spending such fees.

**C. Residential Development Fees**

**1. Imposed fees**

- (a) Residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5 percent of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.
- (b) When an increase in residential density is permitted pursuant to a “d” variance granted under N.J.S.A. 40:55D-70d(5), developers shall be required to pay a “bonus” development fee of 6.0 percent of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5 percent of the equalized assessed value on the first two units; and the specified higher percentage of 6 percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

**2. Eligible exactions, ineligible exactions and exemptions for residential development**

- (a) Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made an eligible payment in lieu of on-site construction of affordable units, if permitted by ordinance, or by agreement with the municipality and if approved by a

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municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2, shall be exempt from development fees.

- (b) Developments that have received preliminary or final site plan approval prior to the adoption of this ordinance and any preceding ordinance permitting the collection of development fees shall be exempt from the payment of development fees, unless the developer seeks a substantial change in the original approval. Where a site plan approval does not apply, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining the right to an exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that the construction permit is issued.
- (c) Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
- (d) No development fee shall be collected for the demolition and replacement of a residential building resulting from a fire or natural disaster.

**D. Non-Residential Development Fees**

**1. Imposition of fees**

- (a) Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5 percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- (b) Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5 percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- (c) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5 percent shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvements and the equalized assessed value of the newly improved structure; i.e., land and improvements; and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

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2. Eligible exactions, ineligible exactions and exemptions for non-residential development
  - (a) The non-residential portion of a mixed-use inclusionary or market-rate development shall be subject to a 2.5 percent development fee, unless otherwise exempted below.
  - (b) The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
3. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7), as specified in Form N-RDF “State of New Jersey Non-Residential Development Certification/Exemption.” Any exemption claimed by a developer shall be substantiated by that developer.
4. A developer of a non-residential development exempted from the non-residential development fee pursuant to the Statewide Non-Residential Development Fee Act shall be subject to the fee at such time as the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
5. If a property that was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the municipality as a lien against the real property of the owner.

**E. Collection Procedures**

1. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
2. For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF, “State of New Jersey Non-Residential Development Certification/Exemption,” to be completed by the developer as per the instructions provided in the Form N-RDF. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided on Form N-RDF. The tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

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3. The construction official responsible for the issuance of a building permit shall notify the tax assessor of the issuance of the first construction permit for a development that is subject to a development fee.
4. Within 90 days of receipt of that notice, the tax assessor shall provide an estimate, based on the plans filed, of the equalized assessed value of the development.
5. The construction official responsible for the issuance of a final certificate of occupancy shall notify the tax assessor of any and all requests for the scheduling of a final inspection on property that is subject to a development fee.
6. Within 10 business days of a request for the scheduling of a final inspection, the tax assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
7. Should the municipality fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b. of section 37 of P.L.2008, c.46 (N.J.S.A. 40:55D-8.6).
8. Fifty percent (50 percent) of the development fee shall be collected at the time of issuance of the construction permit. The remaining portion shall be collected at the time of issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at the time of issuance of the construction permit and that determined at the time of issuance of certificate of occupancy.

F. Appeal of development fees

1. A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by that board, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the board may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
2. A developer may challenge non-residential development fees imposed by filing a challenge with the director of the Division of Taxation. Pending a review and determination by the director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the municipality. Appeals from a determination of the director may be made to the Tax Court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

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G. Affordable Housing Trust Fund

1. A separate, interest-bearing Municipal Affordable Housing Trust Fund shall be maintained by the chief financial officer of the municipality for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
2. The following additional funds shall be deposited in the Municipal Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
  - (a) Payments in lieu of on-site construction of an affordable unit, where previously permitted by ordinance or by agreement with the municipality and if approved by a municipality prior to the statutory elimination of payments in-lieu on March 20, 2024 per P.L.2024, c.2;
  - (b) Funds contributed by developers to make 10 percent of the adaptable entrances in a townhouse or other multistory attached dwelling unit development accessible;
  - (c) Rental income from municipally operated units;
  - (d) Repayments from affordable housing program loans;
  - (e) Recapture funds;
  - (f) Proceeds from the sale of affordable units; and
  - (g) Any other funds collected in connection with the municipal affordable housing program including but not limited to interest earned on fund deposits.
3. The municipality shall provide the Division with written authorization, in the form of a tri-party escrow agreement(s) between the municipality, the Division and the financial institution in which the municipal affordable housing trust fund has been established to permit the Division to direct the disbursement of the funds as provided for in N.J.A.C. 5:99-2.1 et seq.
4. Occurrence of any of the following deficiencies may result in the Division requiring the forfeiture of all or a portion of the funds in the municipal Affordable Housing Trust Fund:
  - (a) Failure to meet deadlines for information required by the Division in its review of a development fee ordinance;
  - (b) Failure to commit or expend development fees within four years of the date of collection in accordance with N.J.A.C. 5:99-5.5;

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- (c) Failure to comply with the requirements of the Non-Residential Development Fee Act and N.J.A.C. 5:99-3;
- (d) Failure to submit accurate monitoring reports pursuant to this subchapter within the time limits imposed by the Act, this chapter, and/or the Division;
- (e) Expenditure of funds on activities not approved by the Superior Court or otherwise permitted by law;
- (f) Revocation of compliance certification or a judgment of compliance and repose;
- (g) Failure of a municipal housing liaison or administrative agent to comply with the requirements set forth at N.J.A.C. 5:99-6, 7, and 8;
- (h) Other good cause demonstrating that municipal affordable housing funds are not being used for an approved purpose.
- (i) All interest accrued in the housing trust fund shall only be used on eligible affordable housing purposes approved by the Court.

H. Use of Funds

1. The expenditure of all funds shall conform to a Spending Plan approved by Superior Court. Funds deposited in the municipal Affordable Housing Trust Fund may be used for any activity approved by the Court to address the fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls; housing rehabilitation; new construction of affordable housing units and related costs; accessory apartments; a market-to-affordable program; conversion of existing non-residential buildings to create new affordable units; green building strategies designed to be cost-saving and in accordance with accepted national or state standards; purchase of land for affordable housing; improvement of land to be used for affordable housing; extensions or improvements of roads and infrastructure to affordable housing sites; financial assistance designed to increase affordability; administration necessary for implementation of the Housing Element and Fair Share Plan; and/or any other activity permitted by Superior Court and specified in the approved Spending Plan.
2. Funds shall not be expended to reimburse the municipality or activities that occurred prior to the authorization of a municipality to collect development fees.
3. At least a portion of all development fees collected and interest earned shall be used to provide affordability assistance to very low-, low- and moderate-income households in affordable units included in the municipal Fair Share Plan. A portion

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of the development fees which provide affordability assistance shall be used to provide affordability assistance to very low-income households.

- (a) Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, infrastructure assistance, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the Spending Plan.
  - (b) Affordability assistance for very low-income households may include producing very low-income units or buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income.
4. No more than 20 percent of all affordable housing trust funds, exclusive of those collected to fund an RCA prior to July 17, 2008, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultants' fees necessary to develop or implement a new construction program, prepare and implement a Housing Element and Fair Share Plan, administer an Affirmative Marketing Program and for compliance with the Superior Court and the Program including the costs to the municipality of resolving a challenge.

**I. Monitoring**

- 1. On or before February 15 of each year, the municipality shall provide annual electronic data reporting of trust fund activity for the previous year from January 1st to December 31st through the AHMS Reporting System. This reporting shall include an accounting of all Municipal Affordable Housing Trust Fund activity, including the sources and amounts of all funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and non-residential developers, previously eligible payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the municipality prior to the March 20, 2024 statutory elimination per P.L. 2024, c.4), funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income from municipally-owned affordable housing units, repayments from affordable housing program loans, interest and any other funds collected in connection with municipal housing programs, as well as an accounting of the expenditures of revenues and implementation of the Spending Plan approved by the Court.

**J. Ongoing Collection of Fees**

- 1. The ability to impose, collect and expend development fees shall continue so long as the municipality retains authorization from the Court in the form of Compliance Certification or the good faith effort to obtain it.

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2. If the municipality fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance, it may be subject to forfeiture of any or all funds remaining within its Affordable Housing Trust Fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to section 20 of P.L.1985, c.222 (C. 52:27D-320).
- K. Emergent Affordable Housing Opportunities. Requests to expend affordable housing trust funds on emergent affordable housing opportunities not included in the municipal fair share plan shall be made to the Division and shall be in the form of a governing body resolution. Any request shall be consistent with N.J.A.C. 5:99-4.1.

**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



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**ORDINANCE AMENDING THE BOROUGH'S ZONING  
REGULATIONS, CHAPTER 28, TITLED "LAND DEVELOPMENT" TO  
UPDATE AND AMEND THE REGULATION OF FENCES AND WALLS.**

**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.** Paragraph L entitled "Swimming Pools" of Section 28-502 entitled "Fences and Walls" of Article 28-500 entitled "Conditional Uses, Fences & Walls, Signs, Parking and Special Zoning Provisions" of Chapter 28 entitled "Land Development" of the Code of the Borough of Watchung is hereby supplemented and amended to read as follows: [New language **bold and underlined** and deleted language ~~double strikethrough~~.]

**28-502. Fences and Walls**

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L. Swimming Pools.

1. ~~Barriers Fences~~ that meet the requirements of §28-502 and the minimum requirements for swimming pool ~~barriers fences~~ under the ~~Building Official and Code Administrators ("BOCA") International, Inc.~~ **International Swimming Pool and Spa Code ("ISPSC")**, as amended by the State of New Jersey Uniform Construction Code ("UCC") may be used.
2. Pursuant to Section 28-502(A)(1)(d), ~~barriers fences~~ around a swimming pool are allowed to a maximum height of six (6) feet provided that the following conditions are met:
  - a. ~~Barriers Fences~~ around a swimming pool shall only be permitted in the rear yards and side yards of a lot, subject to compliance with the setback limitations applicable to principal structures.
  - b. The rear of the principal permitted structure may serve as part of the ~~barriers fences~~ around a swimming pool.
  - c. ~~Fences around a swimming pool must not be more than twenty-five (25) feet from the water's edge.~~

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- d. ~~Fences around a swimming pool shall not be more than fifty percent (50%) solid.~~

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**Section 2.** Paragraph B entitled “Accessory Buildings and Structures” 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 supplemented and amended to read as follows: [New language **bold and underlined** and deleted language ~~double-strike through.~~]

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

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B. Accessory Buildings and Structures.

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2. Accessory Structures – Special Provisions in the R-R, R-A, and R-B Single Family Residential Districts.
- a. There shall be ~~no~~ **a** minimum separation ~~requirement~~ **of ten (10') feet** between a swimming pool and a single-family detached dwelling unit.
- b. Any accessory building or structure that is attached to the principal building or structure by any means other than an unenclosed structure shall be deemed part of the principal building or structure and shall comply in all respects with the requirements of this Chapter applicable to the principal building or structure.
- c. Any accessory building or structure that is connected to the principal building or structure solely by an unenclosed structure shall be considered detached for the purposes of this Chapter and subject to the requirements for accessory structures.

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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

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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

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

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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: PLANNING BD, COUNTY PB,  
ZONING OFFICER, ENGINEERING,  
COURTS,

ATTEST:

BOROUGH OF WATCHUNG

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

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