

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
Colleen R. Lange, Deputy Borough Clerk

15 Mountain Blvd
Watchung, NJ
07069

**Mayor & Council Meeting
AGENDA**

**May 7, 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

PROCLAMATIONS

National Day of Prayer

Guru Vandana - Teacher Appreciation

SPECIAL RESOLUTION

R1: Authorize Appointment of Borough Clerk — Colleen R. Lange

ADMINISTRATION OF OATH OF OFFICE

REPORTS OF STANDING COMMITTEES

Administration & Finance

Police

Public Works / Buildings and Grounds

Public Affairs:

Environmental

Recreation

Historical

Board of Health

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

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Green Team

Mayor's Wellness Campaign

Fire

Laws/Ordinances

REPORTS OF BOROUGH OFFICERS

Engineer

Police Chief

Fire Chief

Fire Official

Rescue Squad

Emergency Management

Attorney

Finance

Clerk

Administrator

Planning Board

Municipal Alliance

Library Advisory Committee

Traffic and Beautification

PUBLIC PORTION / AGENDA ITEMS ONLY

Each speaker is limited to one 5-minute comment.

UNFINISHED BUSINESS

Public Hearing on 2026 Municipal Budget

ORD 26/02: AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, TO REVISE THE ROUTE 22 AFFORDABLE HOUSING OVERLAY ZONE DISTRICT IN COMPLIANCE

BOROUGH OF WATCHUNG
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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 OF THE BOROUGH OF WATCHUNG UPDATING CHAPTER 28 "LAND DEVELOPMENT," OF THE BOROUGH CODE TO AMEND THE BOROUGH'S AFFORDABLE HOUSING AND DEVELOPMENT FEE ORDINANCE PURSUANT TO THE AMENDED FAIR HOUSING ACT AND THE NEW UHAAC REGULATIONS.

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

NEW BUSINESS

REPORTS & CORRESPONDENCE

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

Acknowledging Receipt of the following Borough Reports:

#11: Notice of Resignation from Construction Official effective April 20, 2026

#12: Notice of Public Hearing from American Water Works Company Inc.

CONSENT

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

R2: Authorizing Field and Facility Permit for the Watchung Garden Club

R3: Authorizing the Watchung Educational Foundation to Operate Under a Social Affairs Permit at the Borough's Centennial Benefit Concert on May 30 2026

R4: Waiving Chapter 16-1.10 to Allow the PTO Watchung Inc. to Operate Under a Raffle Permit at the Borough's Centennial Benefit Concert on May 30 2026

R5: Authorizing Raffle License #696 to PTO Watchung Inc.

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R6: Authorizing Purchases Over Allowed Threshold

R7: Waiving Borough Fees for Watchung's Centennial Benefit Concert

R8: Authorizing a Contract Expansion to RVE for the 2026 NJDOT Municipal Aid Program Grant

NON-CONSENT

R9: Authorizing Bill List

R10: Adoption of the 2026 Municipal Budget

R11: Approving An Application for a Person-To-Person Transfer of Pocket Liquor License 1821-33-006-006

R12: Authorizing the Appointment of Public Works Seasonal Employee — Ethan Shanahan

R13: Resolution Urging State Leaders to Implement Fair and Equitable Reforms to Mitigate the Unsustainable Increases in Health Premiums for Public Sector Employees

R15: Authorize Appointment of Acting Building Sub Code Official — Daniel Niro

R16: Authorizing Appointment of Construction Official — Daniel Niro

ORDINANCE ON FIRST READING

ORD 26/09: ORDINANCE PROVIDING FOR THE LEASE PURCHASE FINANCING AND ACQUISITION OF A BACKHOE FOR AND BY THE BOROUGH OF WATCHUNG, IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY

PUBLIC PORTION - GENERAL DISCUSSION

Each speaker is limited to one 5-minute comment.

EXECUTIVE SESSION

R14: Authorizing Executive Session to Discuss Potential Litigation

ADJOURNMENT

The next meeting of the Mayor & Council will be May 21, 2026