

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, Borough Clerk

15 Mountain Blvd
Watchung, NJ
07069

Mayor & Council Meeting AGENDA

**June 18, 2026
7:30 PM**

MAYOR'S STATEMENT

This meeting is being held in compliance with the Open Public Meetings Act. Under the provisions of N.J.S.A.10:4-6 et seq., notice of the time and place of this meeting was given by way of the Annual Meeting Notice to the Courier News and TAPinto, posted at Borough Hall and on the Borough's website.

SALUTE TO THE FLAG and MOMENT OF SILENCE FOR OUR SERVICE MEN AND WOMEN, SERVING HOME AND ABROAD

ROLL CALL

PROCLAMATION

Celebrating the 100th Anniversary of the Borough of Watchung and the 250th Anniversary of the United States of America

SPECIAL PRESENTATION

Mayor's Achievement Award Presentation to Emma Speeney — Mayors Monarch Initiative

PUBLIC PORTION / AGENDA ITEMS ONLY

Each speaker is limited to one 5-minute comment.

DISCUSSION

NEW BUSINESS

CENTENNIAL MINUTE

REPORTS & CORRESPONDENCE

Acknowledging Receipt of the Following Reports:

Animal Control Solutions May 2026

BOROUGH OF WATCHUNG
Mayor & Council Meeting Agenda

June 18, 2026 - 7:30 PM

Correspondence #13: Public Hearing Notice for Somerset County Division of Transportation re: 2027 Casino Revenue Grant Application and Coordinated Human Services Plan - July 8, 2026

CONSENT

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

- R1: Fee Waived for Board of Health & Fire Inspection Permits — Founder's Day
- R2: Authorizing Refund of Tax Overpayment for 1701 Route 22, Block 6404/Lot 2.01
- R3: Authorizing Tax Lien Redemption for 150 Vail Lane, Block 7302/Lot 1
- R4: Authorizing Tax Lien Redemption for 167 Mountain Boulevard, Block 2201/Lot 1
- R5: Authorizing Tax Lien Redemption for 140 Vail Lane, Block 7302/Lot 2
- R6: Authorizing Tax Lien Redemption for 41 Canterbury Lane, Block 6906/Lot 9.02
- R7: Authorizing Tax Lien Redemption for 875 Johnston Drive, Block 6906/Lot 4
- R8: Amending R8 May 7, 2026 Contract Expansion for Remington & Vernick Engineers

NON-CONSENT

- R9: Authorizing the Execution of a Holdover Agreement Between the Borough and Crown Atlantic Company, LLC
- R10: Authorizing a Revocable License for 144 Stanie Glen Road
- R11: Authorizing Appointment of Borough Engineer — Vincent J. DeNave, P.E.
- R12: Appointing Pensions and Benefits Certifying Officer and Certifying Supervisor
- R13: Authorizing Participation in the Gold Star Memorial Program
- R14: Authorizing the Submission of an Application for the New Jersey Department of Transportation's FY27 Municipal Aid Program

PUBLIC PORTION - GENERAL DISCUSSION

Each speaker is limited to one 5-minute comment.

EXECUTIVE SESSION

- R15: Authorizing Executive Session

ADJOURNMENT

The next meeting of the Mayor & Council will be July 16, 2026

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

June 18, 2026 - 7:30 PM

Public Notice

SOMERVILLE NJ - The Somerset County Division of Transportation announces that they will hold a public hearing on Wednesday, July 8, 2026, at 10:00 AM to discuss their 2027 Casino Revenue Grant Application and Coordinated Human Services Plan. The meeting will be conducted in person, located at 27 Warren Street, Somerville, NJ 08876 in the 1st floor conference room.

The grant money will be used to operate county transportation services, including para-transit and public shuttle services.

Residents are invited to submit written comments or suggestions no later than July 2, 2026. Correspondence should reference the "2027 Casino Grant Application" and be mailed to Somerset County Division of

Transportation, P.O. Box 3000, Somerville, New Jersey, 08876. Email correspondence can be submitted to transportationdiv@somersetcountynj.gov .

For more information, contact Somerset County Transportation at 908-231-7115 or transportationdiv@somersetcountynj.gov , Monday through Friday, between 8 a.m. and 4:30 p.m.

**BOROUGH OF WATCHUNG
RESOLUTION: R_**

WHEREAS, the Borough of Watchung wishes to host a Founder’s Day event and seeks to waive the Mobile Food Establishment License fee(s) and the required Fire Inspection permit fees for this event held on June 13, 2026.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that all Borough application fees are hereby waived for in connection with the Founder’s Day event sponsored by the Borough.

BE IT FURTHER RESOLVED, that all other aspects of the approval process hereby remain in place and complete applications shall be on file with the Borough.

Curt S. Dahl, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: BOH, MISC,
C: BOH SECRETARY, FIRE OFFICIAL

**BOROUGH OF WATCHUNG
RESOLUTION: R2**

WHEREAS, a duplicate tax payment was made by Levin Properties for the 2nd quarter 2026 and they are requesting a refund.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the refund of said payments be made per the details listed below:

Block 6404 Lot 2.01 1701 Route 22, Watchung, NJ 07069

Levin Properties LP
PO Box 326
Plainfield, New Jersey 07061-0326

Amount: \$68,320.00

Curt S. Dahl, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC.
C: B. HANCE, TAX CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R3**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #25-00037 held by Bala Partners, LLC on Block 7302 Lot 1, 150 Vail Lane, Watchung, NJ 07069 assessed in the name Errol H. Karakash, and the Mayor and Council must approve the distribution of these funds.

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

Bala Partners, LLC
P.O. Box 303
Pottersville, NJ 07979

Principal:	\$587.56
Premium:	\$1,100.00
Interest & Fees:	\$78.75
Total:	\$1,766.31

Curt S. Dahl, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC.
C: B. HANCE, TAX CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #24-00001 held by Bala Partners, LLC on Block 2201 Lot 1, 167 Mountain Boulevard, Watchung, NJ 07069 assessed in the name Paul Falzone, and the Mayor and Council must approve the distribution of these funds.

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

Bala Partners, LLC
P.O. Box 303
Pottersville, NJ 07979

Principal	\$1,456.35
Premium	\$ 700.00
Interest & Fees	\$ 151.11
Total:	\$2,307.46

Curt S. Dahl, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC.
C: B. HANCE, TAX CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #25-00038 held by Christiana T C/F CE1/FIRSTRUST on Block 7302 Lot 2, 140 Vail Lane, Watchung, NJ 07069 assessed in the name 140 Vail Lane LLC, and the Mayor and Council must approve the distribution of these funds.

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

Christiana T C/F CE1/FIRSTRUST
PO Box 5021
Philadelphia, PA 19111-5021

Principal	\$1,068.50
Premium	\$1,300.00
Interest & Fees	\$ 89.39
Total:	\$2,457.89

Curt S. Dahl, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC.
C: B. HANCE, TAX CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R6**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #25-00034 held by Bala Partners, LLC on Block 6906 Lot 9.02, 41 Canterbury Lane, Watchung, NJ 07069 assessed in the name Stanton Circle LLC, and the Mayor and Council must approve the distribution of these funds.

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

Bala Partners, LLC
P.O. Box 303
Pottersville, NJ 07979

Principal	\$584.30
Premium	\$1,100.00
Interest & Fees	\$78.69
Total:	\$1,762.99

Curt S. Dahl, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC.
C: B. HANCE, TAX CLERK

**BOROUGH OF WATCHUNG
RESOLUTION: R7**

WHEREAS, funds have been remitted by the homeowner to redeem tax sale certificate #25-00033 held by Bala Partners, LLC on Block 6906 Lot 4, 875 Johnston Drive, Watchung, NJ 07069 assessed in the name Jonathan Ho & Na Sun, and the Mayor and Council must approve the distribution of these funds.

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

Bala Partners, LLC
P.O. Box 303
Pottersville, NJ 07979

Principal	\$584.30
Premium	\$1,100.00
Interest & Fees	\$78.69
Total:	\$1,762.99

Curt S. Dahl, Council President

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC.
C: B. HANCE, TAX CLERK

BOROUGH OF WATCHUNG
RESOLUTION: R_

A RESOLUTION AMENDING RESOLUTION R8 ADOPTED ON MAY 7, 2026
AUTHORIZING A CONTRACT AMENDMENT WITH REMINGTON & VERNICK
ENGINEERS FOR THE 2026 NJDOT MUNICIPAL AID PROGRAM GRANT

WHEREAS, the Borough Council adopted Resolution R8 on May 7, 2026, authorizing a contract amendment with Remington & Vernick Engineers, 429 Route 79, Suite 21, Morganville, New Jersey 07751, to provide design, inspection and construction administration services for the 2026 NJDOT Municipal Aid Program Grant; and

WHEREAS, Resolution R8 adopted on May 7, 2026 authorized said services in an amount not to exceed Four Hundred Forty-Four Thousand One Hundred Twenty-Nine Dollars (\$444,129.00); and

WHEREAS, it has been determined that the authorized amount stated in Resolution R8 adopted on May 7, 2026 should be amended to reflect the correct contract amount of Eighty-Three Thousand Nine Hundred Sixty Dollars (\$83,960.00); and

WHEREAS, all other terms and conditions of Resolution R8 adopted on May 7, 2026 shall remain unchanged and in full force and effect.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Watchung, County of Somerset, State of New Jersey, that Resolution R8 adopted on May 7, 2026 is hereby amended as follows:

- The contract amount authorized for Remington & Vernick Engineers for design, inspection and construction administration services related to the 2026 NJDOT Municipal Aid Program Grant is amended from \$444,129.00 to \$83,960.00.
- All other provisions of Resolution R8-2026 not specifically amended herein shall remain in full force and effect.
- The Borough Clerk is hereby authorized to take all actions necessary to effectuate the purposes of this Resolution and to publish notice of this amendment as required by law.

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded to the Chief Financial Officer, Borough Engineer, Borough Attorney, and Remington & Vernick Engineers.

Curt S. Dahl, Council President

Ronald Jubin, Ph.D. Mayor

ADOPTED: JUNE 18, 2026
INDEX: AWARDS, ROADS, FINANCE-BONDS,

C: W. HANCE, ENG.,

DRAFT

**BOROUGH OF WATCHUNG
RESOLUTION: R9**

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

WHEREAS, the Borough of Watchung (“Borough”) and Crown Castle Atlantic Company, LLC (“Crown Castle”) are parties to that certain Communications Site Lease Agreement and Memorandum of Lease Agreement (“Lease”) dated May 8, 2000, as further amended on May 3, 2001, and as extended on February 2, 2026; and

WHEREAS, the Lease is currently set to expire on May 8, 2026; and

WHEREAS, the Borough and Crown Castle desire to extend the agreement for a lease of space as currently in place for a period of sixty (60) days until July 7, 2026; and

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

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

WHEREAS, the governing body of the Borough has determined that it would be in the best interests of the Borough to authorize the Borough to execute a holdover agreement extending that lease for a period of sixty (60) days until July 7, 2026; and

NOW THEREFORE, BE IT RESOLVED, that the Borough Council of the Borough of Watchung hereby authorizes the Borough to enter into and execute a holdover agreement with Crown Castle to extend the current lease agreement with Crown-Castle for a term of sixty (60) days, subject to the same terms and conditions therein.

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

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

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

Paul Fischer, Council Member

Ronald Jubin, Mayor

ADOPTED: JUNE 18, 2026
INDEX: BOROUGH PROPERTIES,
C: CFO, DPW

**BOROUGH OF WATCHUNG
RESOLUTION: R10**

WHEREAS, Harshal Patel & Emily Patel, married, are the current owners of the property located at Block 1003, Lot 13 in the Borough of Watchung, County of Somerset, State of New Jersey, more commonly known as 144 Stanie Glen Road (the “Licensee’s Property”); and

WHEREAS, the Borough of Watchung is the current owner of the property located at Block 1003, Lot 14, in the Borough of Watchung, County of Somerset, State of New Jersey, more commonly known as 150 Stanie Glen Road (the “Borough’s Property”); and

WHEREAS, Harshal Patel & Emily Patel, requested a revocable license from the Borough to allow for the continued use of a driveway, a portion of which traverses the Borough’s Property; and

WHEREAS, the Borough Engineer has reviewed Harshal Patel’s & Emily Patel’s request, and recommends that the Borough authorize this request conditioned upon the full execution of a Revocable License including the conditions noted by the Borough Engineer; and

WHEREAS, the Borough and Harshal Patel & Emily Patel negotiated and agreed upon a Revocable License including the conditions noted by the Borough Engineer, which shall be recorded with the Somerset County Clerk’s Office, be binding on all successors of title to the Licensee’s Property, and run with the land; and

WHEREAS, the Borough finds it reasonable and appropriate to grant this Revocable License to Harshal Patel & Emily Patel, subject to the conditions noted by the Borough Engineer, to allow for the continued use of a portion of a driveway which traverses the Borough’s 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 Harshal Patel & Emily Patel to allow for the continued use of a portion of a driveway traversing on and through the Borough’s 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.

Paul Fischer, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: APPOINTMENTS
C: FINANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R11**

BE IT HEREBY RESOLVED, by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the appointment of Vincent J. DeNave, P.E. as part-time Borough Engineer at a salary of \$89,000, not to exceed 25 hours per week, effective June 22, 2026, is hereby confirmed.

Paul Fischer, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: APPOINTMENTS
C: FINANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R**

**RESOLUTION APPOINTING PENSIONS AND BENEFITS CERTIFYING OFFICER
AND CERTIFYING SUPERVISOR FOR THE BOROUGH OF WATCHUNG**

WHEREAS, pursuant to N.J.S.A. 43:3C-15 local units participating in the pensions and benefits plans administered by the State of New Jersey must appoint a Certifying Officer and Certifying Officer Supervisor annually, the following appointments are made for the term to expire December 31, 2026; and

Certifying Officer

Elvia Horsfall

Certifying Supervisor

William Hance

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, Somerset County, State of New Jersey that pursuant to N.J.S.A. 43:3C-15, the Borough of Watchung hereby designates Elvia Horsfall as the Certifying Officer and William Hance as the Certifying Officer Supervisor to manage and supervise the pension and retirement funds with the Borough of Watchung.

Paul Fischer, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC., APPOINTMENTS
C: B. HANCE, E. HORSFALL

**BOROUGH OF WATCHUNG
RESOLUTION: R13**

**RESOLUTION AUTHORIZING PARTICIPATION IN THE GOLD STAR
MEMORIAL PROGRAM**

WHEREAS, the Garden Club of New Jersey, in partnership with the New Jersey Department of Transportation, sponsors the Gold Star Memorial Program to honor the families of military service members who lost their lives while serving our country; and

WHEREAS, the Watchung Garden Club has proposed the installation of a Gold Star Memorial at Camp Endeavor, located at the end of Sequoia Drive (Block 6908, Lot 22); and

WHEREAS, the memorial, including its design, landscaping, and installation, will be provided at no cost to the Borough of Watchung; and

WHEREAS, maintenance of the memorial will be supported primarily by the Watchung Garden Club, with assistance from the Borough's Department of Public Works as needed.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Watchung that:

1. The Borough approves participation in the Gold Star Memorial Program.
2. The Borough approves the proposed location at Camp Endeavor, subject to final design and site approval by all parties.
3. Borough officials are authorized to work with the Watchung Garden Club and the Garden Club of New Jersey to coordinate the planning and installation of the memorial.
4. This Resolution shall take effect immediately upon adoption.

Christine B. Ead, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: FINANCE MISC., APPOINTMENTS
C: B. HANCE, E. HORSFALL

**BOROUGH OF WATCHUNG
COUNTY OF SOMERSET, NEW JERSEY
RESOLUTION: R14**

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR THE
NEW JERSEY DEPARTMENT OF TRANSPORTATION'S FY27 MUNICIPAL AID
PROGRAM**

WHEREAS, the New Jersey Department of Transportation has funds available for road projects through its FY27 Municipal Aid Program; and

WHEREAS, this application would provide funding for improvements to Gentian Lane, Park Place, and Edgemont Road 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 "MA-2027-Gentian Ln, Park Pl, Edgemont Rd Tri-00480" 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.

Christine B. Ead, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: MISC., GRANTS
C: BRUNO ASSOCIATES

**BOROUGH OF WATCHUNG
RESOLUTION: R15**

WHEREAS, Section 8 of the Open Public Meetings Act (N.J.S.A. 10:4-12(b)(1-9) permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Governing Body is of the opinion that such circumstances presently exist.

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

1. The public shall be excluded from discussion of the closed session of May 7, 2026.
2. The general nature of the subject matter to be discussed:
 - Attorney-Client Privilege Matters
3. Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

Christine B. Ead, Council Member

Ronald Jubin, Ph.D., Mayor

ADOPTED: JUNE 18, 2026
INDEX: MISC.
C: