



# BOROUGH OF WATCHUNG

15 MOUNTAIN BOULEVARD  
WATCHUNG, NEW JERSEY 07069

## MAYOR & COUNCIL MEETING AGENDA

**THURSDAY, OCTOBER 19, 2023**

**7:30 P.M.**

### MAYOR

Ronald Jubin, Ph.D.

### COUNCIL

Christine B. Ead

Curt S. Dahl

Paul Fischer

Paolo Marano

Sonia Abi-Habib

Robert Gibbs

James J. Damato  
**Business Administrator**

Edith G. Gil  
**Borough Clerk**

Joseph Sordillo, Esq.  
**Borough Attorney**

**THIS MEETING AND ALL BUSINESS SHALL BE CONDUCTED IN-PERSON, INCLUDING THE ACCEPTANCE OF PUBLIC COMMENT.** No public comment shall be allowed to be made virtually or accepted in writing and read into the record. All writings received shall be acknowledged and accepted by the Council as regular correspondence. The Borough may broadcast its meetings virtually for public viewing as a courtesy.

**VIEWING INSTRUCTIONS:** To listen to the meeting via phone, dial 1 (646) 558-8656. It will prompt you for a meeting ID. Type **99501390087#**. You do not need a participating ID, just press # | To view the meeting using a smart phone or computer, download the free **ZOOM** app. Type in the **meeting ID 99501390087** or click on <https://zoom.us/j/99501390087>. **Agenda items can also be requested by emailing [egil@watchungnj.gov](mailto:egil@watchungnj.gov)**

**BOROUGH OF WATCHUNG  
MAYOR & COUNCIL MEETING AGENDA**

**OCTOBER 19, 2023- 7:30 P.M.**

**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, Echoes Sentinel, the Star Ledger, 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**

Ead [ ] Dahl [ ] Fischer [ ] Marano [ ] Abi- Habib [ ] Gibbs [ ]

**PROCLAMATION**

- ❖ Condemning the Attacks on Israel

**PUBLIC PORTION / AGENDA ITEMS ONLY**

*A public portion is held prior to Council action for comments of agenda items only. Individuals commenting are limited to 3 minutes per person, and will not be permitted to speak again until everyone has had an opportunity to speak. If a group is represented by an attorney, the attorney will be given 5 minutes to make the presentation for the group.*

**DISCUSSIONS**

- ❖ Best Practices Inventory
- ❖ Boards, Commissions and Committee Renewals

**NEW BUSINESS**

**REPORTS & CORRESPONDENCE:**

Acknowledging Receipt of the following Borough Reports:

Board of Adjustment Meeting Minutes	September 14, 2023
Mayor and Council Meeting Minutes	September 7, 2023
Watchung Rescue Squad Monthly Report	October 2023

**#23:** Notice of Public Hearing on Nov. 13 for Redevelopment Plan in Scotch Plains, recv’d 10/16/23, cc: M&C, JD, TV

**BOROUGH OF WATCHUNG  
MAYOR & COUNCIL MEETING AGENDA**

**OCTOBER 19, 2023- 7:30 P.M.**

**CONSENT ITEMS**

*The resolutions listed below were submitted to the Governing Body for review and will be adopted by one motion.*

R1: Authorizing POs over Allowed Threshold – Dell, Inc. *(server/computer equipment)*  
TBD *(work on island in front of Borough Hall)*

**NON- CONSENT ITEMS**

R2: Authorizing Side Bar Agreement to the Watchung Local No. 193 PBA Agreement

**PUBLIC PORTION - GENERAL DISCUSSION**

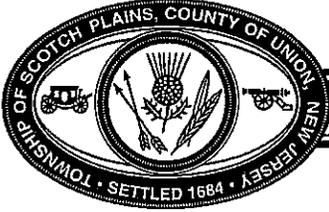
*Individuals commenting are limited to 3 minutes per person. An Attorney will be given 5 minutes to present on behalf of a group.*

**ADJOURNMENT**

The next meeting of the Mayor and Council will be Thursday, November 2, 2023 at 7:30 P.M.

#23  
10/19/23

**BOZENA LACINA, RMC**  
MUNICIPAL CLERK  
EMAIL:  
BLACINA@SCOTCHPLAINS.NJ.COM



**TOWNSHIP OF SCOTCH PLAINS, NEW JERSEY**

**MEMORANDUM**  
*Office of the Municipal Clerk*

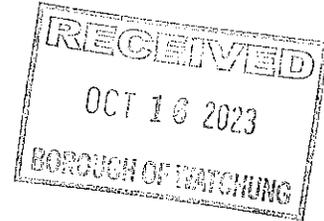
430 PARK AVENUE  
SCOTCH PLAINS, NJ 07076  
(908) 322-6700 X211 (OFFICE)  
(908) 322-1663 (FAX)

**DATE:** October 6, 2023

**TO:** City of Plainfield  
Borough of Watchung  
Township of Edison  
Borough of Mountainside  
Borough of Fanwood  
Township of Clark  
Township of Berkley Heights  
Town of Westfield  
Borough of South Plainfield  
Union County Planning Board  
Middlesex County Planning Board  
Somerset County Planning Board

**FROM:** Bonnie Lacina, RMC

**SUBJECT:** Ordinances No. 2023-22



Ordinance authorizing a Redevelopment Plan for Fatima House, located at 2032 Westfield Avenue and identified as a portion of Block 2401, Lot 1 on the Tax Map of the Township of Scotch Plains in accordance with N.J.S.A. 40A:12A-7, and supplementing and amending Chapter XXIII entitled "Zoning" by the amendment of §23-3.2 Entitled "Zoning Map" and by the addition of a new Subsection entitled "Fatima House Redevelopment Plan, 2032 Westfield Avenue (Portion of Block 2401, Lot 1).

Pursuant to N.J.S.A 40:55D-15, the above Proposed Ordinances were passed on first reading by the Township Council at their Regular Meeting of October 3, 2023.

The proposed ordinance establishes a Redevelopment Plan for 2032 Westfield Avenue (Portion of Block 2401, Lot 1).

This Ordinance was introduced at the October 3, 2023 meeting. The Public Hearing/Final Adoption has been scheduled to take place on Tuesday, **November 13, 2023** beginning at **6:00 p.m.** This meeting will take place at the Township of Scotch Plains Municipal Building, Council Chamber, 430 Park Avenue, Scotch Plains, NJ 07076.

**TOWNSHIP OF SCOTCH PLAINS**

**ORDINANCE NO. 2023-22**

**ORDINANCE AUTHORIZING REDEVELOPMENT PLAN FOR FATIMA HOUSE, LOCATED AT 2032 WESTFIELD AVENUE AND IDENTIFIED AS A PORTION OF BLOCK 2401, LOT 1 ON THE TAX MAP OF THE TOWNSHIP OF SCOTCH PLAINS IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING CHAPTER XXIII ENTITLED “ZONING” BY THE AMENDMENT OF SUBSECTION 23-3.2 ENTITLED “ZONING MAP” AND BY THE ADDITION OF A NEW SUBSECTION ENTITLED “FATIMA HOUSE REDEVELOPMENT PLAN, 2032 WESTFIELD AVENUE (PORTION OF BLOCK 2401, LOT 1)**

**WHEREAS**, on February 15, 2022, the Township Council adopted Resolution No. 2022-60, which authorized the Township of Scotch Plains Planning Board (“Planning Board”) to undertake a preliminary investigation to determine whether a proposed study area known as a portion of Block 2401, Lot 1 (“Property”) qualifies as a non-condemnation area in need of redevelopment pursuant to N.J.S.A.40A:12A-5; and

**WHEREAS**, a Redevelopment Study was prepared by Harbor Consultants, Inc. and said Study was presented at a Planning Board public hearing on July 25, 2022; and

**WHEREAS**, after public comment, the Planning Board adopted Resolution No. 2022-125 determining that a portion of the Property qualifies as a non-condemnation area in need of redevelopment and recommending that the Township Council designate a portion of the Property as a non-condemnation area in need of redevelopment; and

**WHEREAS**, the Township Council passed Resolution 2022-125 on August 16, 2022, designating a portion of the Property as a non-condemnation area in need of redevelopment and directed Harbor Consultants, Inc. to prepare a Redevelopment Plan for a portion of the Property; and

**WHEREAS**, Harbor Consultants, Inc. prepared a certain Redevelopment Plan entitled “Fatima House Redevelopment Plan, 2032 Westfield Avenue” dated September 2023 (“Redevelopment Plan”) which is attached hereto as Exhibit A; and

**WHEREAS**, the Township Council has reviewed the Redevelopment Plan and now desires to adopt the same; and

**WHEREAS**, the Township Council further desires to amend Chapter XXIII entitled “Zoning” to include the land use, bulk requirements, and design standards contained in the Redevelopment Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Township Council of the Township of Scotch Plains, County of Union, State of New Jersey, as follows:

Section 1. The Township hereby approves and establishes the Redevelopment Plan, which is attached hereto as Exhibit A, pursuant to N.J.S.A. 40A:12A-7 of the Redevelopment Law.

Section 2. The Redevelopment Plan shall supersede all provisions of the Zoning and Development Regulations of the Township of Scotch Plains regulating development in the area addressed by said Redevelopment Plan, unless otherwise noted in said Redevelopment Plan.

Section 3. Final adoption of said Redevelopment Plan by the Township Council shall be considered an amendment of the Township of Scotch Plains Zoning Map. The Zoning District Map in the Zoning Ordinances of the Township shall be amended to include the boundaries described in the Redevelopment Plan and the provisions therein.

Section 4. All of the provisions of said Redevelopment Plan shall supersede the applicable development regulations of the Township's ordinances, as and where indicated, for the properties subject to said Redevelopment Plan. In the event of any inconsistencies between the provisions of said Redevelopment Plan and any prior ordinance of the Township of Scotch Plains, the provisions of said Redevelopment Plan shall govern.

Section 5. Chapter XXIII entitled "Zoning" of *The Revised General Ordinances of the Township of Scotch Plains*, is hereby supplemented and amended to include the land use, bulk requirements, and design standards contained in said Redevelopment Plan for lands known as a portion of Block 2401, Lot 1 or a future subdivided lot if necessary to define the redevelopment area.

Section 6. A copy of this Ordinance and said Redevelopment Plan shall be forwarded, after introduction, to the Scotch Plains Planning Board for a Master Plan consistency review in accordance with N.J.S.A 40A:12A-7e.

Section 7. Should any section, paragraph, sentence, or clause of this Ordinance be declared unconstitutional or invalid for any reasons, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect and, to this end, the provisions of this Ordinance are hereby declared severable.

Section 8. The within Ordinance shall take effect in the time and manner provided by law.

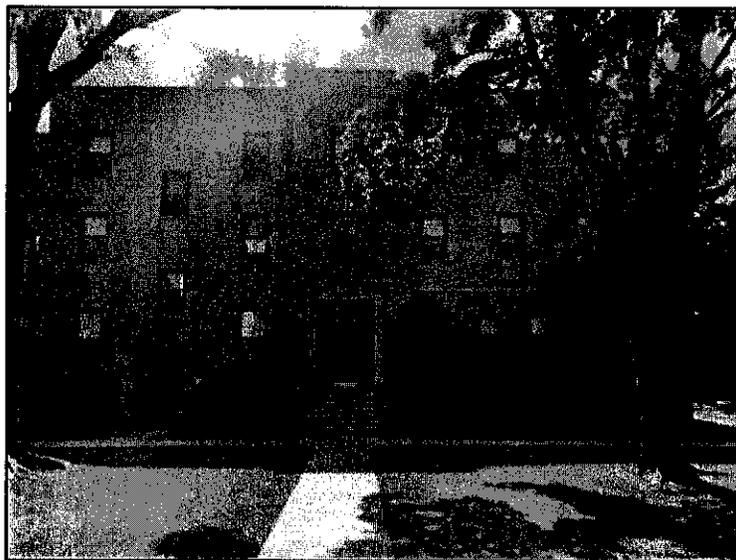
INTRODUCED the \_\_\_ day of October 2023

ADOPTED the \_\_\_ day of November 2023

FINAL PUBLICATION the \_\_\_\_ day of November 2023

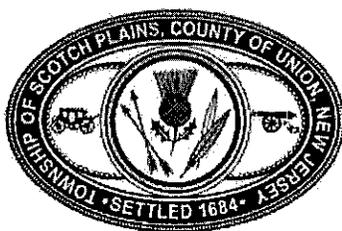
**Exhibit A**

# FATIMA HOUSE REDEVELOPMENT PLAN 2032 WESTFIELD AVENUE



Portion of Block 2401, Lot 1

Township of Scotch Plains  
Union County, New Jersey



September 2023

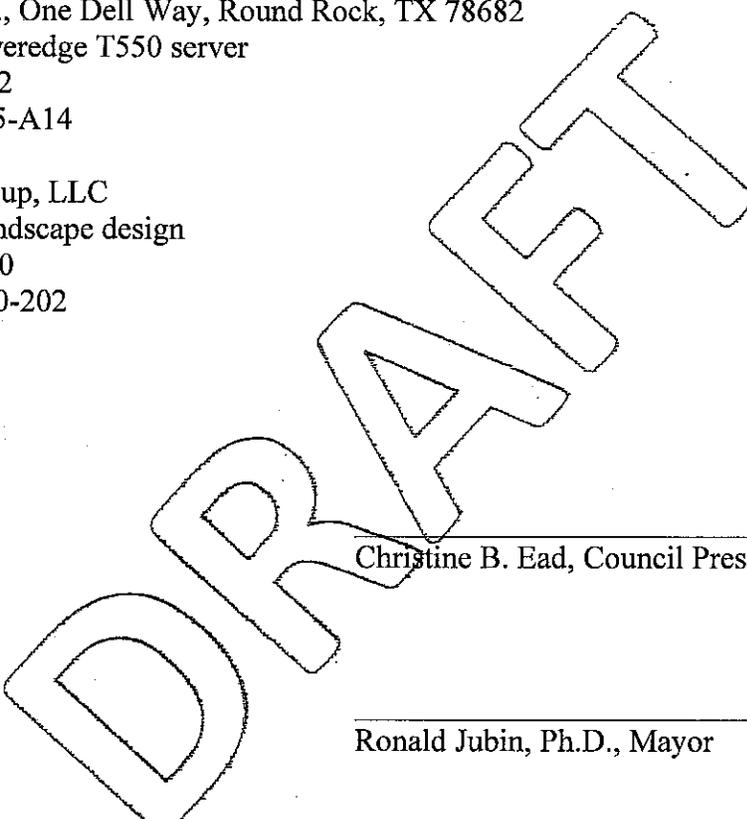
**BOROUGH OF WATCHUNG  
RESOLUTION: R1**

**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: Dell, Inc., One Dell Way, Round Rock, TX 78682  
Item: Dell Poweredge T550 server  
Total Price: \$9,862.32  
Charged to: C-02-915-A14

Vendor: ASL Group, LLC  
Item: Island landscape design  
Total Price: \$7,500.00  
Charged to: 3-01-610-202

  
\_\_\_\_\_  
Christine B. Ead, Council President

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

ADOPTED: OCTOBER 19, 2023  
INDEX: PURCHASING  
C: B. HANCE

# BOROUGH OF WATCHUNG

15 Mountain Boulevard  
 Watchung, NJ 07069  
 TEL (908)756-0080 FAX (908)757-7027

SHIP TO	WATCHUNG MUNICIPAL BUILDING 15 MOUNTAIN BLVD. WATCHUNG, NJ 07069-6399
	VENDOR #: DELL1  DELL, INC. ONE DELL WAY ROUND ROCK, TX 78682  Phone: (800)357-3355 Fax: (800)677-8414

PURCHASE ORDER	
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.	
NO.	23-01031

ORDER DATE: 10/12/23  
 REQUISITION NO:  
 DELIVERY DATE:  
 STATE CONTRACT:  
 ACCOUNT NUM:

PAYMENT RECORD
CHECK NO.
DATE PAID

NOTICE: TAX ID #22-6002382 - TAX EXEMPT

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Dell Poweredge T550 Quote #3000161956354.1  Dell NASPO Computer Equipment PA - New Jersey Contract Code C000000005003	C-02- -915-A14	9,862.3200	9,862.32
			TOTAL	9,862.32

DRAFT

CLAIMANT'S CERTIFICATION & DECLARATION	OFFICER'S CERTIFICATION	APPROVAL TO PURCHASE
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.  X _____ VENDOR SIGN HERE  _____ OFFICIAL POSITION DATE  _____ TAX ID NO. OR SOCIAL SECURITY NO.	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	DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW.  _____ CFO/QPA  _____ COUNCIL APPROVAL CAN BE SEEN  _____ ON BILL LIST RESOLUTION

# BOROUGH OF WATCHUNG

15 Mountain Boulevard  
 Watchung, NJ 07069  
 TEL (908)756-0080 FAX (908)757-7027

## PURCHASE ORDER

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

NO. 23-01045

ORDER DATE: 10/19/23  
 REQUISITION NO:  
 DELIVERY DATE:  
 STATE CONTRACT:  
 ACCOUNT NUM:

## PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX ID #22-6002382 - TAX EXEMPT

SHIP TO	WATCHUNG MUNICIPAL BUILDING 15 MOUNTAIN BLVD. WATCHUNG, NJ 07069-6399
	VENDOR #: ASLGROUP ASL Group LLC 21 Eaton Road Operating Account Watchung, NJ 07069

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Island landscape design	3-01- -610-202	7,500.0000	7,500.00
			TOTAL	7,500.00

DRAFT

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><b>X</b></p> <p>_____ VENDOR SIGN HERE</p> <p>_____ OFFICIAL POSITION DATE</p> <p>_____ 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>_____ 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>DO NOT ACCEPT THIS ORDER UNLESS IT IS SIGNED BELOW.</p> <p><i>William J. Hance</i> _____ CFO/QPA</p> <p>_____ COUNCIL APPROVAL CAN BE SEEN</p> <p>_____ ON BILL LIST RESOLUTION</p>

**BOROUGH OF WATCHUNG  
RESOLUTION: R2**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that the Mayor and Borough Officials are hereby authorized to sign the Side Bar Agreement between the Borough and the Patrolmen's Benevolent Association (PBA) Watchung Local #193, in effect from January 1, 2021 through December 31, 2024, to allow the Borough to fill certain positions without administering written and oral promotional examinations and using the scoring criteria as required by Article 20 of the 2021-2024 PBA Contract.

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

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

ADOPTED: OCTOBER 19, 2023  
INDEX: POLICE,  
C: S.ANDERLE, B. HANCE

## SIDE BAR AGREEMENT

This Agreement is made by and between the Borough of Watchung ("Borough") and Patrolmen's Benevolent Association Watchung Local No. 193 (herein "PBA") and the undersigned PBA members.

WHEREAS the Borough and PBA are parties to a collective negotiations agreement with a term of January 1, 2021 through December 31, 2024 ("Contract"); and

WHEREAS in 2023 the Borough will conduct a promotional process for the Lieutenant and Sergeant ranks in the Borough's Police Department ("2023 Promotional Process"); and

WHEREAS Article 20 of the Contract requires the Borough to administer oral and written promotional examinations for all ranks except for the ranks of Captain and Chief of Police and sets forth additional scoring criteria in Subsection 5 of that Article; and

WHEREAS the Borough and the PBA, subject to approval by the Borough's governing body and ratification by the PBA membership, wish to conduct the 2023 Promotional Process without requiring the Borough to conduct a written promotional examination; and

NOW, THEREFORE, in consideration of the mutual covenants, promises, and undertakings herein set forth the parties agree as follows:

1. For the 2023 Promotional Process, the Borough shall not be required to administer a written examination.
2. The Borough shall use the following procedures for the 2023 Promotional Process:
  - a. An interview with each candidate to be conducted by the Command Staff;
  - b. An oral examination to be administered by the Borough or through the State Chiefs' of Police Association; and
  - c. Departmental evaluation.

d. The procedures and selection process may include input by existing supervisors.

3. This agreement shall apply only to the 2023 Promotional Process and the PBA does not waive its right to enforce the terms of Article 20 for any future promotional processes .

4. Except as herein modified, the terms and conditions set forth in the Contract between the Borough and PBA shall remain in full force and effect.

5. All rights of the Chief of Police and the Borough Council, as they relate to administration and organization of the Police Department shall remain unaffected by this Agreement.

6. The Borough maintains all management rights belonging to it, pursuant to Article 3 of the Contract, as it relates to the hiring of all members of the Police Department.

7. All disputes alleging a violation of this Agreement shall be resolved through the grievance and arbitration procedure set forth in Article 4 of the parties' Contract.

**PBA LOCAL 193**

**BOROUGH OF WATCHUNG**

\_\_\_\_\_  
**MICHAEL CANNATA,  
PRESIDENT**

DATED:

\_\_\_\_\_  
**RONALD JUBIN, Ph.D.  
MAYOR**

DATED:

\_\_\_\_\_  
**SEAN BOUCHARD,  
STATE DELEGATE**

DATED:

\_\_\_\_\_  
**SCOTT E. ANDERLE,  
CHIEF OF POLICE**

DATED:

ATTACHMENT TO PROMOTION SIDE BAR

( ) I \_\_\_\_\_ do not wish to take part in the 2023 Promotional Process, but as a member of the PBA, I have signed the side bar agreement and agree to its terms, as it affects those officers who wish to take part in the process, and as it may affect my rights to grieve, or otherwise institute claim as to this promotional process.

Sign: \_\_\_\_\_

Dated:

( ) I \_\_\_\_\_ wish to take part in the 2023 Promotional Process and have signed and agree to the terms of this side bar agreement.

Sign: \_\_\_\_\_

Dated:

DRAFT