

**BOROUGH OF WATCHUNG
ORDINANCE NO. 24/17**

**AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, OF THE
BOROUGH CODE BY ESTABLISHING REGULATIONS OF TEMPORARY
ACCESSORY STRUCTURES THROUGHOUT THE BOROUGH**

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 28-203 entitled "Definitions and Descriptions" of Article 28-200 entitled "Definitions and Descriptions" of Chapter 28 entitled "Land Development" of The Code of the Borough of Watchung is hereby amended to add new definitions to read as follows:

Chapter 28. Land Development

Article 28-200 Definitions and Descriptions

§28-203. Definitions and Descriptions.

CARPORT

A roofed structure, freestanding or attached to another structure, designed to provide covered parking for vehicles, boats, tractors, trailers and similar uses.

MEMBRANE STRUCTURE

A structure, usually consisting of an aluminum, steel or plastic frame, which is fully or partially covered with a plastic, fabric, canvas or similar nonpermanent material and is used to provide storage of material, vehicles, boats, recreational vehicles or other personal property. The term shall also apply to structures commonly known as "hoop houses," canopy-covered carports, and tent garages, but shall not apply to temporary tents or canopies used for special events lasting for less than 24 hours, such as parties, graduations, and weddings.

PORTABLE ON-DEMAND STORAGE STRUCTURE

Any container, storage unit, shed-like container or other portable structure that can be or is used for the temporary storage of personal property of any kind and which is located for such purposes outside an enclosed building other than an accessory building or shed.

**BOROUGH OF WATCHUNG
ORDINANCE NO. 24/17**

TEMPORARY ACCESSORY STRUCTURE

Any structure of a temporary nature, including, but not limited to, tents, canopies, carports and membrane structures that cover an area up to two hundred and forty (240) square feet, including connecting areas or spaces with a common means of ingress or egress.

Section 2. Subsection Z entitled “(Reserved)” 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 amended to read as follows:

Chapter 28. Land Development

Article 28-400 Zoning District Regulations

§28-401 General Zoning District Regulations.

Z. ~~(Reserved)~~ Temporary Accessory Structures.

1. Scope: Temporary accessory structures shall be subject to the regulations of this Section 28-401(F), except where expressly regulated, otherwise, by this Chapter.
2. Permit Required: No temporary accessory structure shall be erected prior to the issuance of a Zoning Permit. Applications for a permit for a temporary accessory structure shall be administered by the Borough Zoning Department.
 - a. Permit applications shall be made to the Borough Zoning Officer, on the forms established by the Borough Zoning Department, and shall include any and all information, documentation, surveys and/or plans as deemed necessary and required by the Zoning Department.
 - b. Permit applications for a temporary accessory structure shall include a non-refundable fee in the amount being the same as established for the filing of general zoning permits as set forth in Article 28-900.
3. Standards/Regulations for Temporary Accessory Structures.

BOROUGH OF WATCHUNG
ORDINANCE NO. 24/17

- a. Temporary accessory structures are only allowed in residential zone districts where the use of the structure is permitted as an accessory use.
 - b. A temporary accessory structures shall not exceed two hundred and forty (240) square feet in area (not including roof overhangs), and no roof overhangs shall exceed twelve (12") inches. The total square footage of all temporary storage structures on a lot shall not exceed four (400) square feet.
 - c. Temporary accessory structures shall not exceed ten (10') feet in height.
 - d. Temporary accessory structures shall be set back a minimum distance of fifty (50') feet from the front lot line, and behind the front line of the principal structure; a minimum distance of five (5') feet from a side and rear lot lines; and shall comply with all other accessory building setbacks as specified in this Chapter.
 - e. Temporary accessory structures shall be adequately screened from adjacent properties and from the public right-of-way. Screening is to be provided to the extent necessary to safeguard the character of the residential zone district. Screening may consist of landscaping and/or hardscaping as may be appropriate for the particular site. All screening shall be maintained in good condition at all times when the temporary accessory structure is in place.
 - f. No temporary accessory structure shall be erected for a period of longer than one hundred and eighty (180) days. The same or similar temporary accessory structure is not permitted on a property more than once in a two (2) year period.
 - g. No more than two (2) temporary accessory structures shall be erected on a single lot.
 - h. No temporary accessory structure shall be used or occupied as a dwelling except for tents utilized for temporary camping purposes.
 - i. All temporary structures shall conform to the structural strength, fire safety, and means of egress, accessibility, light and ventilation, as established in all applicable building and fire codes to ensure the public health, safety and general welfare.
 - j. All temporary accessory structures shall be in compliance with Section 22-901 and 22-801.3 of the Borough's Floodplain Management Regulations.
4. Items Prohibited as a Temporary Accessory Structures: The following are prohibited as a temporary accessory structure:

**BOROUGH OF WATCHUNG
ORDINANCE NO. 24/17**

- a. Mobile homes, irrespective of how the home may be used including for storage purposes.
 - b. Automobiles, busses, trucks, semi-tractor trailers, storage crates or canisters designed for hauling by vehicle, and similar containers, vehicles and vehicle parts, converted or otherwise.
5. Portable On-Demand Storage Structures.
- a. Portable on-demand storage structures are permitted in all residential zone districts without the need for a zoning permit for a temporary accessory structure, subject to compliance with the standards of this Section 28-401(Z)(5).
 - b. Standards/Regulations of Portable On-Demand Storage Structures.
 - 1. A portable on-demand storage structure cannot exceed the size of eight (8') feet by sixteen (16') feet by eight (8') feet high.
 - 2. All portable on-demand storage structures shall be placed on driveways adjacent to the principle structure on the property. If there are no driveways on the property, the portable on-demand storage structure shall be located as close to the principle structure as possible without creating a safety hazard, such as blocking means of egress or violating any fire codes; and shall be an exception from the regulations set forth in Section 14-14.7 and 14-14.8.
 - 3. A portable on-demand storage structure cannot be located on a property for longer than thirty (30) days, from time of delivery to time of removal. If a longer time is needed, then a temporary accessory structure zoning permit is required pursuant to Section 28-401(Z)(2), and shall be subject to the standards and regulations of Section 28-401(Z)(3).
 - 4. No portable on-demand storage structure shall contain flammable, combustible, toxic or hazardous materials.

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

**BOROUGH OF WATCHUNG
ORDINANCE NO. 24/17**

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 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

**BOROUGH OF WATCHUNG
ORDINANCE NO. 24/17**

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

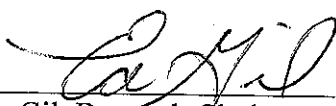
BE IT FURTHER ORDAINED by the Council of the Borough of Watchung that this Ordinance shall take effect upon final passage and publication according to law; and approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d).

INTRODUCED BY: GIBBS
PASSED: OCTOBER 7, 2024
PUBLISHED: OCTOBER 17, 2024
ADOPTED: DECEMBER 5, 2024

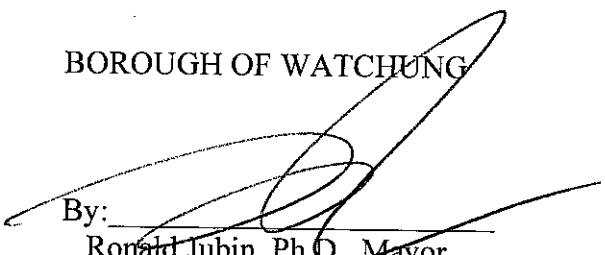
CC: ZONING, GENERAL CODE
COURTS, PD

ATTEST:

BOROUGH OF WATCHUNG



Edith G. Gil, Borough Clerk


By: _____
Ronald Jubin, Ph.D., Mayor

**BOROUGH OF WATCHUNG
ORDINANCE: 24/18**

**AUTHORIZING A STORMWATER DRAINAGE & MAINTENANCE
EASEMENT AGREEMENT FOR 55 BEECHWOOD PLACE, BLOCK 25.01/
LOT 7**

WHEREAS, there is an issue with stormwater drainage and runoff on Beechwood Place, which is affecting numerous residential properties along Beechwood Place; and

WHEREAS, there is existing stormwater drainage facilities on the property identified as Block 25.01, Lot 7 on the Tax Map of the Borough of Watchung, commonly known as 55 Beechwood Place (the "Property"), which is currently privately owned and not contained within a public easement; and

WHEREAS, the existing stormwater drainage facilities are in need of repair, and the resulting stormwater runoff is causing damage to other properties located along Beechwood Place; and

WHEREAS, the Borough is agreeing to repair/replace certain of the storm water drainage facilities on the Property, provided that the Property owner agrees to grant the Borough a Stormwater Drainage & Maintenance Easement; and

WHEREAS, pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, *et seq.* ("LLBL"), the Borough is authorized to transfer and accept interests in real property, including easements, by ordinance; and

WHEREAS, the Mayor and Borough Council finds it in the best interest of the Borough to authorize the Borough to accept the Stormwater Drainage & Maintenance Easement on the Property in order to complete the repairs to the stormwater facilities thereon in order to address the larger stormwater drainage issues affecting numerous properties on Beechwood Place.

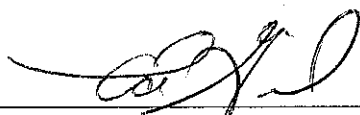
NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Watchung, County of Somerset, State of New Jersey, as follows:

1. The Borough of Watchung hereby authorizes and approves the acceptance of the Stormwater Drainage & Maintenance Easement on the Property, in the substantial form attached hereto.
2. The Mayor and Borough Clerk are hereby authorized to execute the Stormwater Drainage & Maintenance Easement, in substantially the form attached hereto.
3. The Borough Clerk, Administrator, Attorney and other appropriate Borough official are hereby authorized and directed to take all required actions to complete the Borough's acceptance of the Stormwater Drainage & Maintenance Easement, along with the recording thereof.

4. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.
5. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor pursuant to N.J.S.A. 40A:60-5(d); and (3) publication in accordance with the laws of the State of New Jersey.

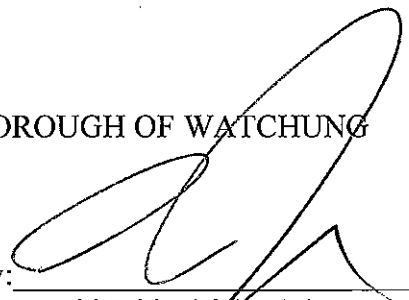
INTRODUCED BY: EAD
PASSED: NOVEMBER 7, 2024
PUBLISHED: NOVEMBER 14, 2024
ADOPTED: DECEMBER 5, 2024
CC: ENG,

ATTEST:



Edith G. Gil, Borough Clerk

BOROUGH OF WATCHUNG

By: 

Ronald Jubin, Ph.D., Mayor

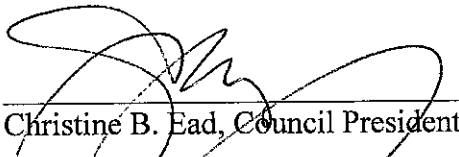
**BOROUGH OF WATCHUNG
RESOLUTION: R1**

WHEREAS, escrow money was deposited for Board of Adjustment fees and Engineering Review Fees and balances remain as follows.

WHEREAS, the Borough Professionals have determined that the projects have been accepted and professional charges incurred have been billed against the escrow accounts.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Watchung that the Chief Financial Officer is hereby authorized and directed to return the balance of the escrow deposits to the applicants.

Name	Escrow Account	Amount
L&Z Tools	E-BA21-02	\$350.50
William Butler	E-BA19-16	\$2475



Christine B. Ead, Council President



Ronald Jubin, Ph.D., Mayor

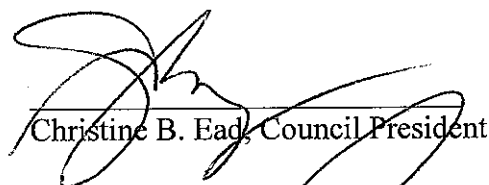
ADOPTED: DECEMBER 5, 2024
INDEX: FINANCE-MISC,
C: FINANCE, BOARD CLERK

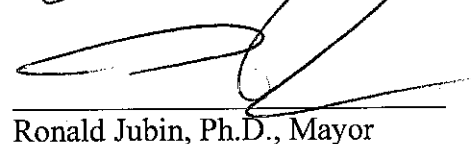
**BOROUGH OF WATCHUNG
RESOLUTION: R2**

WHEREAS, the Borough of Watchung wishes to host a Winter Wonderland event and seeks to waive the Mobile Food Establishment License fee(s) and the required Fire Inspection permit fees for this event to be held Saturday, December 21, 2024.

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 upcoming Winter Wonderland 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.


Christine B. Ead, Council President


Ronald Jubin, Ph.D., Mayor

ADOPTED: DECEMBER 5, 2024
INDEX: BOH, MISC,
C: BOH SECRETARY, FIRE OFFICIAL

**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: Party Perfect Rentals, LLC, 312 Squankum Yellowbrook Rd, Farmingdale, NJ
Item: Winter Wonderland Entertainment Package
Total Price: \$6,577.50
Charged to: 4-01-245-217



Christine B. Ead, Council President



Ronald Jubin, Ph.D., Mayor

ADOPTED: DECEMBER 5, 2024
INDEX: PURCHASING
C: B. HANCE

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

WHEREAS, the Mayor and Council of the Borough of Watchung strives to save tax dollars, assure clean air and water, improve working and living environments to build a community that is sustainable economically, environmentally and socially; and

WHEREAS, the Mayor and Council wishes to implement green community initiatives that are easy to replicate and affordable to implement which will benefit our residents now and in the future; and

WHEREAS, the Mayor and Council of the Borough of Watchung seeks to improve energy efficiency, reduce health hazards, increase the purchase of recycled paper and recyclable products through the purchase of environmentally preferred products where possible and in accordance with Local Public Contracts Law; and

WHEREAS, the following objectives for this policy improve the sustainability of our Borough as well as the impact of the operations of the Borough on the broader environment, including communities from which purchased products are source, and communities that are downstream of the Borough in the Green Brook watershed:

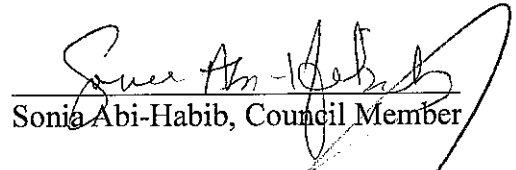
- Conserve natural resources
- Minimize environmental impacts such as pollution and use of water and energy
- Eliminate or reduce toxics that create hazards to workers and our community
- Support strong recycling markets
- Reduce materials that are routinely land filled or disposed of
- Increase the use and availability of environmentally preferable products that protect the environment
- Identify environmentally preferable products & associated distribution systems
- Reward manufacturers and vendors with contracts that reduce environmental impacts in their production and distribution systems or services
- Collect and maintain up-to-date information regarding manufacturers, vendors, and other sources for locating/ordering environmentally preferable products
- Create a model for successfully purchasing environmentally preferable products that encourages other purchasers in our community to adopt similar goals

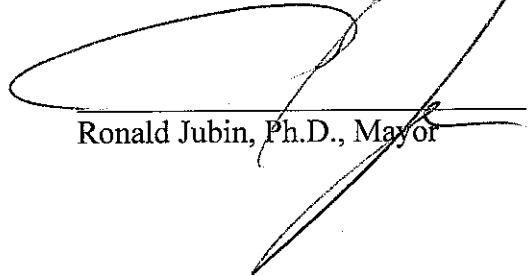
NOW THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Watchung establishes the following general guidelines when purchasing:

- 1) Aim to use products that have the least negative impact on the environment as possible, both when they are manufactured and when they are used. The entire process from production to consumption to final destruction or disposal must be taken into consideration.
 - a. Recycled Content Products (e.g., paper products, playground/recreation equipment, toner/printer cartridges, motor oils & lubricants, furniture, carpets & flooring materials, matting, plastic/composite lumber/building materials, trash bags, parking stops, ceiling tiles, etc.)
 - b. Energy and Water Efficient Products and Processes (e.g., battery lawn equipment and blowers, energy star appliances, water saving devices, motorized cleaning equipment, etc.)

**BOROUGH OF WATCHUNG
RESOLUTION: R4**

- c. Renewable Products (e.g., FSC certified forests products, renewable energy resources, etc.)
 - d. Disposal and Pollution Reduction (e.g., integrated waste management, duplex copies, retread tires, electronics take back programs, recycling programs for used ceiling tiles and flooring materials, etc.)
 - e. Packaging (e.g., bulk packaging, reusable boxes, recycled packing materials, shipping pallets, etc.)
 - f. Add the following to #2 in the RESOLVED clause after the existing text: (e.g., janitorial/cleaning products, phosphates, paint, solvents, fuels & lubricants, etc.)
- 2) Aim to use products that are not harmful or toxic to consumers, users, to the environment, or to working environments.
- 3) Aim to use products that are biologically degradable or that can be reused.
- 4) Aim to use products that do not unnecessarily consume energy and natural resources either when they are manufactured, packaged, shipped, or when they are used.
- 5) The Purchasing Agent shall use established best practices to ensure vendor compliance with sustainability guidelines through the contracting process and certification programs.
- 6) The Purchasing Agent is authorized to exempt product categories from this policy in cases when all products contain recycled content, or when health and safety may be jeopardized, or when multiple complex components or the nature of the product make certification of recycled content impracticable.


Sonia Abi-Habib, Council Member


Ronald Jubin, Ph.D., Mayor

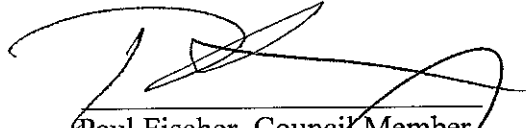
ADOPTED: DECEMBER 5, 2024
INDEX: GREEN TEAM
C: B.HANCE,

**BOROUGH OF WATCHUNG
RESOLUTION: R5**

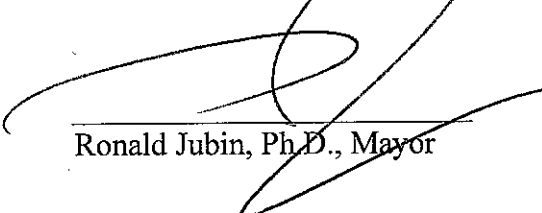
WHEREAS, N.J.S.A. 40:48-5.1 mandates that under certain specified circumstances a municipality must enter into negotiations with an animal control service for the collecting, keeping, redemption and destroying of stray animals with the municipality; and

WHEREAS, the Borough of Watchung previously entered into contract with **Animal Control Solutions, LLC** via resolution R10 adopted on December 22, 2022 and now seeks to enter into Year 3 as per the original agreement.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Watchung, County of Somerset, State of New Jersey that Animal Control Solutions, LLC be awarded a contract to perform all services related to animal control for a fee of \$1,744 per month from 1/1/25 – 12/31/25 and the Chief Financial Officer certifies that funds will be available in the Animal Control budget and the Animal Control Trust Fund.



Paul Fischer, Council Member



Ronald Jubin, Ph.D., Mayor

ADOPTED: DECEMBER 5, 2024
INDEX: AWARDS,
C: FINANCE, BOH, PD