

**Borough of Watchung  
Planning Board Meeting  
July 19th, 2011**

**Minutes**

Salute to the Flag

Chairman Speeney called the meeting to order at 7:36pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were: Speeney (X) Boyd (X) Havas (X) Haveson (X) Ellis (A) Pennett (X) Schaefer (X) Mobus (A) Pote (A) Beck-Clemens (X)

Chairman Speeney indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the open public meetings law and proper notification of this meeting has been made.

The Chair said that the primary agenda item is the discussion of action items from the Master Plan Reexamination sub-committee report. Chairman Speeney said that more than just discussion, he would be asking the board to take action on implementing those issues.

The title of the report was *Plan of Action From the April 2011 Master Plan Reexamination Report Submitted to the Watchung Planning Board From the Reexamination Sub-committee*. This committee consisted of Tracee Schaefer, Dianna Beck-Clemens, Peter Havas and Chairman Speeney. Chairman Speeney sought a motion to approve the plan of action report from the April 2011 Master Plan Reexamination Report as submitted by the reexamination committee. This motion was made by Mr. Boyd, seconded by Mr. Haveson. Chairman Speeney said that the way this discussion would be handled, was to go through each report item, and open up discussion from the public after each item.

a. Plan use and development issue #2- the reference for this report is the accepted report from the reexamination committee that the Planning Board accepted two months ago. Issue two is the impervious coverage topic and we are asking the board to authorize the expense to allow Mark Healey to create a new ordinance based on his estimate. Issue 3 was regarding the McMansion ordinance which is currently being looked at by the Council's Laws and Ordinance Committee.

There was discussion about the ZV tract and the Richards tract and the fact that

some of the lots are in the R-R zone and some in the RML zone and the combining of these two tracts. Chairman Speeney said that they want the RMLII zone to include those two properties in the R-R zone and bulk requirements are needed for the whole site. Mrs. Schaefer reminded the Chairman that there is money set aside for this work by the developer. Chairman Speeney said that number four pertained to developing lighting standards. That would also be something that we would ask the planner to do. Number 5 referred to Clothing and donation bins. Chairman Speeney said that a municipal ordinance was adopted allowing clothing bins to be placed on properties and a donation was given to a specific organization or the Borough, but that when this ordinance was adopted, Home Depot was the first site that was picked and that was fine. Another clothing bin showed up with no approval at the gas station on Watchung Avenue. Chairman Speeney said that he would like to see the clothing bins limited to only the HD zone. Councilman Pote will work with the Council and attorney to get the required wording to limit these bins to the H-D zone.

Issue number 6 is the acquisition of the Connell property for open space. Chairman Speeney said that it probably won't happen, but that if the owner has a change of heart, he would still like to see it kept in a plan.

Moving on to the section under B of the report, issue one regarding the Village Center on Somerset Street the report states that they would like to see the extension of Spratford Park to Borough Hall, and that would include the acquisition of the Getty Station by the Borough. Chairman Speeney said that Mr. Ellis had talked at the last meeting about the contract and lease of the group of stations. Councilman Pote will review this issue.

Issue two relates to the creation of design standards for the Village Center Historical overlay zone. The recommendation would be to ask the Council to authorize and fund the Village Center Preservation committee to undertake this endeavor. Chairman Speeney said that the historical area is basically from the circle to Brookdale Road. Center designation and the benefits versus what has to be done to maintain it was discussed. Chairman Speeney said that Center Designation implies high density housing, which he did not support. Mr. Herits agreed. Issue #3 referred to the north side of Mountain Blvd. sidewalk construction for safe pedestrian access from Brookdale Road to the Ness property. The Chair said that the board has requested that Councilman Pote bring this up to the Council and that he has responded to this entire section in terms of supporting the position of the Master Plan re-exam and the position of this board. The Chair asked that his response be incorporated into or attached to the minutes. Mr. Herits said this process with the County began in 2008. He

said that in the very beginning, the County talked about putting sidewalk beds on the north side of Mountain Blvd., and there was a public hearing, and they decided to put them on the south side. Mr. Herits said that he had much correspondence on this and had copied the Council on much of it. He went over this with the Public Works Committee who had no problem at the time putting the sidewalks on the south side, but their main concern at the time was the actual cost of the sidewalks. Based on all the information at the time, the county decided to put the sidewalk beds on the south side, due to many issues, including the shifting of turning lanes. The decision was made based on the fact that the Public Works Committee at the time had no problem with putting the beds on the south side. The Chair said that the the county had brought in an engineer who had two scenarios at the time and there was public input and that both scenarios showed the sidewalks on the north side. Chairman Speeney said that at the meeting, the attorney for Twin Brooks stood up and gave a dissertation as to why the sidewalks should be on the south side. Chairman Speeney said that the town applied for a grant and did not get it. Chairman Speeney said that anytime there is an expense associated with a capital improvement, it should come before the Planning Board before any monies are expended. The Chair said that as far as he was concerned, that includes salaries of Administrators and Engineers and such. He said that the Council should come before the board before they spend the penny, and that did not happen. He said if that had happened, there might have been a different criteria. He was hoping that Councilman Pote could convince the Council could send this back to the county before they go out to bid at the end of this year. Mr. Herits said that there are some environmental issues on the north side of Mountain Blvd. with flood plains and other things. Mrs. Schaefer said that there were originally blacktop sidewalks on the north side of Mountain but that when the road was repaved, it was repaved into them. The Chair said that when speaking to Matt Loper from the county, there was a public hearing in 2008 on the original plans, but when those plans were scrapped and the new plans were made, he remembers no public hearings on the new ones. Mr. Herits said that they are planning on having another public hearing. Chairman Speeney said that the County felt that there was no need for a turning lane from Mountain Blvd. to Anderson Road. Mr. Herits said that there was a traffic study done, and the County recommended Brookdale Road and Washington Rock Road turning lane improvements. Issue #1 Diamond Hill Road interchange was discussed. Councilman Pote said in his response that the Mayor and Council were in complete support of this improvement. Chairman Speeney said that the County is putting together a committee to investigate projects of regional significance. Chairman Speeney told the county

to look into the quarry. One criteria is that each project must bring in jobs. There are grants available for projects of regional significance. Infrastructure improvements are another criteria, which the quarry project would qualify. Chairman Speeney asked if there were any comments from the public. Mr. Tony Addario of Rock Avenue came to the microphone. Former Mayor Addario said that during his tenure as Mayor, he had approached Connell and tried to buy the piece of property on Valley Road in front of the Connell building or rent it and he was turned down completely. He said that he thought that Connell wanted to develop it. He said that Berkeley Heights is totally against the swim center in Warren Township of Hillcrest Road by Route 78. He said that he had approached the owners of the Getty Station in the 1990's and that at the time, they were told the site was contaminated. He also said that the residents on the south side of Mountain Boulevard do not want sidewalks on the south side of Mountain and there was a petition going around supporting that.

Chairman Speeney said that was before the board was a motion to approve a plan of action of the 2011 Master Plan reexamination and there was a modification of clarification relative to issue number A.2 which was to include the zoning which would merge the properties as well as give the maximum impervious surface coverage of 25% of the ZV and Richards tracts. This motion was made by Mr. Boyd, seconded by Mr. Haveson to accept the report by the reexamination committee. The Chair called for a roll call vote. The vote was as follows:

Speeney (yes) Boyd (yes) Havas (yes) Haveson (yes) Pennett (yes)  
Schaefer (yes) Beck-Clemens (yes)

The motion carried.

Chairman Speeney said that it has been brought to his attention that there is a glitch between two section of the ordinances. The Land Development Ordinance. Section 28.401.v3 and section 28.401.w.2a11. There is an inconsistency where one of these sections imposes an unnecessary dimension on the other section. Mr. Bennett had reviewed it and said that based upon the requirements of the pole of the flag lot as defined in the ordinance which was set at a minimum of 20' feet and the requirements of the driveway ordinance which was set at a minimum of 42' in the RR zone. The two conflict. The Chair said that he wanted to get this into the hands of the planner who could correct the verbiage so that they do not conflict. Chairman Speeney said that he was seeking a motion to submit this conflict in the ordinances to the planner for estimates to correct it. The motion was made by Mr. Haveson, seconded by Mrs. Pennett. Chairman Speeney said that the driveway ordinance was done separately to the LDO which is why possibly there is a conflict. Hearing no more comments, the Chair asked for a call of the roll. The roll call vote was as

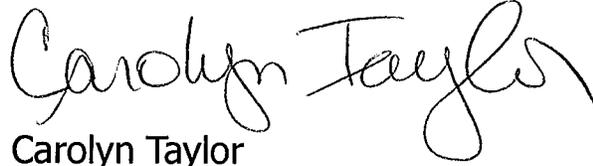
follows:

Speeney (yes) Boyd (yes) Havas (yes) Haveson (yes) Pennett (yes)  
Schaefer (yes) Beck-Clemens (yes)

The motion carried.

Hearing no other comments from the board, the Chair adjourned the meeting until the next meeting of August 16<sup>th</sup>, 2011.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in black ink and is positioned to the right of the typed name.

Carolyn Taylor  
Planning Board Clerk