

**Borough of Watchung  
Planning Board Meeting  
September 17<sup>th</sup>, 2013**

**Minutes**

Salute to the Flag

The Chair called for a roll call. Present at the call of the roll were:  
Speeney (X) Schaefer (A) Haveson (X) Ellis (A) Pennett (X) Boyd (X)  
Pote (A) Nehls (X) Desnoyers (X) Hartmann(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. Chairman Speeney indicated that Mr. Hartman would be voting in lieu of one of the class IV members.

Desnoyers read: Resolution of Memorialization PB13-R8  
PB13-02 Kathleen and Marc Ferrara 45 Rock Avenue  
Block 2001 Lot 1  
Anthony and Dorothy Addario 59 Rock Avenue  
Block 1702 Lot 9  
Minor Subdivision (lot line adjustment) with any and all waivers and variances as needed.  
APPROVAL

Having heard the resolution into the record, the Chair accepted this reading as a motion to approve and sought a second. Mrs. Pennett made the second. Hearing no discussion, the Chair asked the Clerk to call the roll. The roll call vote was as follows: Speeney (yes) Pennett (yes) Boyd (yes) Nehls (yes) Desnoyers (yes) Hartmann (yes)  
The motion carried.

Chairman Speeney said that PB13-03 Avalon at Watchung will be carried until the next meeting of October 15<sup>th</sup> at 7:30pm this Council Chambers at Borough Hall and sought a motion to that effect. The motion was made by Mr. Desnoyers and seconded by Mrs. Pennett. The Chair asked for a voice vote. The voice vote was unanimous.

Chairman Speeney asked Councilman Nehls why the Mayor and Council have authorized expending monies that are not part of the six year capital projects plan without coming to the Planning Board for review. Councilman Nehls asked the Chair what he was referring to. Chairman Speeney said that specifically the Valley Furniture Shop. Councilman Nehls said that nothing has been done with the Valley Furniture Shop. Chairman Speeney said that when the Mayor and Council expend money on a capital project, that there should be a D-31 hearing before the Planning Board and explained to

Mr. Nehls the review process under the Municipal Land Use Law. Councilman Nehls said that, nothing has been done other to ask the Borough Engineer to do a study to see if it is even feasible to use that building at all, and that based on the Borough Attorney's determination, are just doing their due diligence. Councilman Nehls said that he would bring the issue of D:31 to the Borough Attorney and see what he says.

Hearing no more discussion, the Chair adjourned the meeting until the next meeting of October 15<sup>th</sup>, 2013.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in black ink and is positioned above the printed name and title.

Carolyn Taylor  
Planning Board Clerk