

**Borough of Watchung
Planning Board Meeting
Minutes February 23rd, 2016**

Chairwoman Schaefer called the meeting to order at 7:30 p.m. The Chair called for a roll. Present at the call of the roll were:

(X)Mr. Boyd (X)Mr. Desnoyers (X)Mr. Ellis (X)Mr. Haveson (X)Councilwoman Joren
(X)Mrs. Pennett (A)Mayor Pote (X)Mr. Speeney
(X)Ms. Spingler (X)Chairwoman Schaefer.

Linnus (X) Herits (X)

The Chairwoman indicated that there was a quorum to conduct business and stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made.

Chairwoman Schaefer made motion to waive the reading and approve the minutes for the September 19th, October 13th, and November 17th meeting. The motions were moved, seconded and carried on voice votes. Next, board Member Ellen Spingler was sworn in as Alternate #1.

Mr. Paul Varino presented an informal conceptual hearing regarding a possible subdivision of 797 Valley Road Block 7301 Lot 6, which would require variance relief for lot width. After discussion the Chair said we want to adhere to our zoning ordinances and what you're proposing has more than a few feet of variance relief. We don't want to water down our zoning. After discussion, the board agreed that if this were a formal application, they would not support it. Mr. Varino thanked the board for their feedback.

Mr. Butler was called and summarized his letter dated November 18, 2015. Chairwoman Schaefer then gave a recap. The Weldon's have purchased the residential properties abutting their quarry and were directed by the Mayor and Council to come to the Planning Board. Our charge is to make a recommendation to the Mayor and Council that we agree to the change in zoning from residential to quarry. We had site committee visits and an Ad-Hoc sub-committee meeting with the Weldon's, their attorney, our Planner Mark Healey, our Engineer and our attorney. Reports from this meeting were generated. At this time we need to make a determination if we want to recommend the zoning change. If we do, then we would be directing Mr. Healey to do an area specific Master Plan review in order to address this expansion and with this we will need to have a public meeting as well as to define the Master Plan change. At the same time, we would need Mr. Healey to compile a draft zoning ordinance addressing the quarry expansion along with required buffers and berms. This ordinance should also correctly identify all the parcels within the QU (Quarry) Zone as well as the Office Conference Overlay Zone.

Chairwoman Schaefer stated she went to the site this past weekend and the flags were

at 130 feet, which were exactly where she had paced it out. The 130 feet at the Firehouse is a couple feet behind it. This works into the topography of the land. Which works well creating a visual buffer for the neighbors across the street. What's most important tonight is looking at the topography maps and having Mr. Herits talk to us about it and come to a conclusion as to whether we agree with the zoning request. For the record the public has been notified through newspapers, letters and certified letters. Mr. Desnoyers asked how many times the public was notified. Mr. Butler said three times.

Mr. Ellis asked if there was going to be a road behind the 130 feet as part of the plan. The Chair said that is part of what we are going to discuss. Mr. Herits discussed the contour lines on the topography maps. If the contour line is parallel to Bonnie Burn, then I don't think a berm is going to be required, unless it's a special circumstance. If the contour line is perpendicular to Bonnie Burn, (north of the Firehouse to the Fragner house) there you are going to need a berm because the terrain is the same elevation as the road. So, with that being said, I don't think that the berm would be needed behind the firehouse, I do think the berm would be needed behind Fragner. Mr. Butler asked, "Do we need the berm behind the Firehouse?" No, north of the Firehouse going toward Fragner. Mr. Herits said you can save a lot of the landscape already there, put the berm where it's needed and use supplemental landscaping where needed. Mr. Haveson said, yes this is what our group came up with too. Mr. Healey said this is really good information and it supports the design parameters we have been talking about all along.

Mr. Haveson asked what's going to happen with the house on the corner (Gaynor house). Mr. Weldon said our plan is to take that house down. We are going to mine where we have the zoning ordinance. Mr. Haveson: What about the other house across from Connell on Valley? That house will come down also. The fence on Valley Road is 100 feet back and the Ad Hoc Committee agreed that 100 feet on Valley Road was acceptable. Mr. Desnoyers asked if 100 feet from Valley Rd went all the way to the corner (Gaynor house). Mr. Weldon said where the 100 feet and 130 feet goes to, Mr. Healey will figure out. Mr. Haveson, asked if they would be interfering with any traffic patterns. No we won't be.

Madam Chair said we are determining whether we want to make this recommendation to expand the quarry zone. The 5 foot R.O.W. (Right of Way) from Bonnie Burn, then 60 feet of native forest trees, 30 foot earthen berm if needed, 5 foot fenced area and then the maintenance road for a total of 130 feet. After discussion and investigation about where the R.O.W. on Bonnie Burn starts, it was determined that the R.O.W. would be at the edge of pavement. Mr. Healey said, "That's what has been presented all along. Basically, all exhibits have been measured from the edge of the road, as well as the flags you observed in the field."

Mr. Butler asked if the quarry will be a separate entity, thus creating site plan details

just for the quarry zone. Which will give you the flexibility for us to come back to you for site plan and for you to say where the berm should be, etc. Mr. Healey, yes it's going to be a stand-alone section in the ordinance. There will be standards relative to setback. It will be in the site plan section of the quarry zone. Mr. Linnus, "so there would be exceptions, design waivers, etc." Mr. Butler asked if he may participate in that discussion. Mr. Linnus said, "I don't see why not." Madame Chair, "I'm fine with that." She asked the board for questions and comments. Mr. Speeney asked that the overlay zone be unambiguous and it is identical to the new quarry zone. Mr. Healey said he would have to check on that. Mr. Butler respectfully suggests that we identify all the lots that are in the quarry zone and the overlay zone. As far as the overlay zone the ordinance is going to cover the area that was intended per the previous Master Plan. Chairwoman Schaefer asked for comments. Mr. Haveson said he wants to look at the flags again. The Chair said we don't need to make a determination tonight as to the exact measurement, what we're determining tonight is making the recommendation as to the quarry zone and having Mr. Healey actually do the site specific master plan. This gives you time to go out to the site before they come back to us for a public meeting for the site specific Master Plan review.

The Chair made a motion to approve and support Weldon's request to rezone and direct Mark Healey to create a site specific Master Plan review and draft a zoning ordinance addressing the quarry expansion as well as the required buffers and berms. The motion was moved, seconded carried on a call of the roll: Mr. Boyd (yes), Mr. Desnoyers (yes), Mr. Ellis (yes), Mr. Haveson (yes), Councilwoman Joren (yes), Mr. Speeney (yes), Ms. Spingler (yes), and Chairwoman Schaefer (yes).

Mr. Healey said he will prepare the documents for our March 15th meeting. The Chair asked for any further discussion, hearing none, the meeting was adjourned at 8:35p.m.

Respectfully Submitted,

Maryann Amiano

Maryann Amiano
Planning Board Clerk