

**Borough of Watchung
Planning Board Meeting Minutes
7:30 p.m. June 20th, 2017**

Chairwoman Schaefer called the meeting to order at 7:30 p.m. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:
Schaefer (present) Boyd (present) Desnoyers (present) Ellis (absent) Haveson (present)
Sopko (present) Pennett (present) Pote (present) Speeney (absent) Spingler (absent)
D'Annunzio (present)

Also present were attorney Frank Linnus and Engineer Tom Herits.

Chairwoman Schaefer 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 had been made.

Madame Chair asked for a motion to waive the reading and approve the minutes of April 2017, it was moved seconded and carried on a voice vote. She then asked for a motion to waive the reading and approve the minutes of May 17, 2017. It was so moved seconded and carried on a voice vote.

Attorney, Michael Kates for applicant Byron Arison, application PB17-02 minor sub division requested an adjournment due to deficient notice and to be carried to our July 18th meeting. The motion was moved seconded and carried on a voice vote.

The secretary called for the memorialization of Resolution PB17-R8 for the preliminary site plan variances and site plan exceptions approval for Seritage Growth Properties (Sears Retail). Attorney for the applicant thanked Mr. Linnus, board attorney and the members of the board. He also stated that the applicant is 100 percent in accordance with all the terms and conditions set forth in the resolution. The Secretary read Resolution PB17-R8 into the record. Some changes in the verbiage were made by the Board prior to the motion: 1.) variance #6 side yard set-back required, exact dimensions required at the time of final and 2.) variance #3 Building C page 21 should say 100 foot front yard set-back. Mr. McNamara agreed to both. Madame Chair made a motion to approve, it was moved by Mr. Haveson, seconded by Mr. Desnoyers. Discussion was offered. After, discussion regarding the location of dumpsters for buildings A and B, the verbiage in the resolution changed to reflect that the variance is granted, but the applicant will need to landscape and give an architectural treatment to the board's satisfaction if relocated. The applicant's attorney had no objection. The style of fencing and the termination of the park-n-ride lease was also discussed. Madame Chair said there was a letter dated May 4th 2017 from the county, which we had not received, that expressed their desire for a park-n-ride. She stated the board does not have jurisdiction over the park-n-ride, however, she strongly advises that this be considered on the next application. With no further discussion, a call of the roll was made: Boyd (yes) Desnoyers (yes) Haveson (yes) Sopko (yes) Pennett (yes) Pote (yes) Schaefer (yes).

Mr. McNamara, attorney for applicant, requested a special meeting for the (Sears Auto) Cinemark application as some of his professionals are coming in from Texas and in doing so, the professionals could free up time for the July meeting as other applications are scheduled to be heard, thereby address the board's concerns for the July 18, 2017 meeting. Madame Chair Schaefer reminded Mr. McNamara that this special meeting would only be for preliminary site plan testimony for Cinemark. Madame Chair called for a motion to have a Special Meeting of the Planning Board on Wednesday, July 12th 2017 at 7:00p.m., PB17-03 Seritage Cinemark with notice. It was moved, seconded and carried on voice vote.

Meeting adjourned at 8:20p.m.

Respectfully Submitted,

Maryann Amiano
Planning Board Clerk