

**BOROUGH OF WATCHUNG**  
PLANNING BOARD  
TRACEE SCHAEFER, CHAIRWOMAN



**BOROUGH OF WATCHUNG**  
**PLANNING BOARD**  
**Regular Meeting**  
**June 19, 2018**

**OFFICIAL MINUTES**  
**Adopted July 17, 2018**

Chairwoman Schaefer called the Regular Meeting to order at 7:31 p.m. Board members present were Mr. Desnoyers, Councilman Sopko, Mr. Speeney, Ms. Spingler, Ms. Pennett and Mayor Pote. Also present were Mr. Frank Linnus, Esq., Board Attorney and Ms. Theresa Snyder, Board Clerk. There were 5 members from the public present.

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 has been made. She then led the flag salute to the American flag, and the Board members identified themselves for the record.

**Approval of Minutes**

On motion by Mr. Desnoyers, seconded by Ms. Spingler, the minutes for the May 15, 2018, Regular Meeting were accepted and carried on voice votes with Ms. Pennett not voting.

**Resolution**

Resolution No.: PB18-R7; SUNOCO  
Watchung Circle Properties  
53 Stirling Road  
Block 2402 Lot 2  
Approved 5/15/18

Mr. Desnoyers read the Resolution into the record.

Mr. Speeney suggested that Councilman Sopko personally deliver a copy of the Resolution to the property owner. A copy would also be mailed to the owner. Copies of the Resolution should be sent to Mayor and Council, Town Engineer, Chief of Police, Somerset County Planning Board and Somerset County Engineer.

On motion by Mr. Desnoyers, seconded by Mr. Speeney, the Board voted to memorialize the Resolution based on the following roll call vote:

Roll Call:	Ayes:	Mr. Desnoyers, Councilman Sopko, Mayor Pote, Mr. Speeney, Ms. Spingler, and Chairwoman Schaefer
	Nays:	
	Not Eligible:	Ms. Pennett
	Abstain:	
	Absent:	Mr. Ellis, Mr. Haveson and Mr. D'Annunzio

### **REDEVELOPMENT PLAN**

Review of Borough Council Resolution Directing the Planning Board to conduct a preliminary investigation of Block 7402, Lots 19.01 & 19.02 and Block 7403, Lots 5 & 10 for classification as an "area in need of Non-Condensation redevelopment".

Chairwoman Schaefer explained why the Planning Board was asked to do a preliminary investigation of the area based on the June 7<sup>th</sup> Council meeting. Marcia Schiffman will be the primary planner with Mark Healey also giving input. She explained the timeline for this review. Ms. Schiffman will get her report done by July 10<sup>th</sup> at which time the professionals and Mr. Healey will review and make changes. A final version of the report is due to the Board secretary's office by Friday, July 13<sup>th</sup> noon for hard copy distribution to the Board members. The Board will have a regularly scheduled Board meeting on Tuesday, July 17<sup>th</sup> at which time Ms. Schiffman will present her report. The Board will be allowed to ask questions. Formal notice of a public hearing will be held on August 21<sup>st</sup>.

Chairwomen Schaefer called a vote for approval for Frank Linnus, Esq. to work with Marcia Schiffman on the non-condemnation re-development of Bonnie Burn not to exceed \$1,500.

On motion by Mr. Desnoyers, seconded by Ms. Spingler the Board voted to approve Mr. Linnus, Esq. working with Ms. Schiffman based on the following roll call vote:

Roll Call:	Ayes:	Mr. Desnoyers, Councilman Sopko, Ms. Pennett, Mayor Pote, Mr. Speeney, Ms. Spingler, and Chairwoman Schaefer
	Nays:	
	Not Eligible:	
	Abstain:	
	Absent:	Mr. Ellis, Mr. Haveson and Mr. D'Annunzio

Chairwoman Schaefer appointed an Ad Hoc redevelopment committee which included Mr. Speeney, Mr. Desnoyers, Ms. Spingler and Madam Chair.

On motion by Chairwoman Schaefer, seconded by Mr. Desnoyers, the ad hoc committee was accepted and carried on voice vote.

Mr. Speeney asked the ad hoc committee to meet Saturday, July 14<sup>th</sup> along with Ms. Schiffman and/or Mr. Healey to do a walk-through of the property located at Block 7402, Lots 19.01 & 19.02 and Block 7403, Lots 5 & 10. They would meet at 8:30 a.m. on Saturday, July 14<sup>th</sup> at the coffee shop on the circle.

**Adjourn**

The Board unanimously voted to adjourn the meeting at 7:49 p.m.

Respectfully Submitted,

*Theresa Snyder*

Theresa Snyder  
Board Clerk