

**BOROUGH OF WATCHUNG
PLANNING BOARD
REORGANIZATIONAL MEETING
JANUARY 16, 2018**

**Official Minutes
Adopted Tuesday, April 17, 2018**

Chairwoman Schaefer called the reorganization meeting of the Planning Board to order at 7:00 p.m. Salute to the flag. The Chair asked for a call of the roll. Present at the call of the roll were:

Schaefer (present) Desnoyers (present) Ellis (absent) Haveson (present)
Sopko (present) Pennett (absent) Pote (present) Speeney (present) Spingler (present)
D'Annunzio (absent)

Linnus (present) Herits (absent)

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.

Mr. Linnus swore in the following members of the Board: Mr. Speeney, Ms. Spingler, and Mr. Sopko.

The following nominations were made, seconded, accepted and carried on voice votes: Vice-Chair Don Speeney, member Ellen Spingler and member George Sopko.

Mr. Haveson made the following nominations Tracee Schaefer as Chair, Don Speeney as Vice-Chair, and Peter Desnoyer as secretary. All nominations were accepted. Hearing no other nominations, the Chair called for a voice vote and the motion carried.

The secretary read the following Resolutions into the record PB18-R1 (2018 scheduled Planning Board meetings), PB18-R2 (adoption of By-Laws), PB18-R3 (designation of official newspapers) and PB18-R4 (appointment of board professionals). Chair accepted the readings individually as motions to approve, they were seconded and carried on a voice votes.

Mr. Linnus thanked the board for the appointment.

Chairwoman Schaefer made the following sub-committee appointments:

Site Plan and Subdivision Committee:

Donald Speeney, Ellen Spingler Alan Haveson and Tracee Schaefer

Ordinance Committee:

Donald Speeney, George Sopko, Frank Linnus and Tracee Schaefer

County Planning Liaison:

Donald Speeney, Al Ellis, Stephen Pote and Tracee Schaefer

Environmental Committee:

Karen Pennett

Finance Committee:

Maryann Amiano, Tracee Schaefer, and Ellen Spingler

Master Plan Committee:

Tracee Schaefer, Don Speeney, Chris D'Annunzio, and Alan Haveson

Mr. Herits arrived at 7:15p.m.

The re-organization meeting was adjourned and the regular meeting of the planning board began. Madame Chair made individual motions to approve the November 21st and December 19th minutes, motions were moved, seconded and carried on voice votes.

Mr. Desnoyers called the next item on the agenda. Amendment to resolution PB17-R9. Mr. Speeney recused himself. Michael Kates attorney for the applicant is before the board seeking relief from one of the conditions of approval. Currently the condition reads that we need to perfect the sub division with the building demolished however potential builders want the opportunity to demolish the building. We would rather perfect the sub division as quickly as possible and leave it up to the developer to demolish the building. In addition Mr. Kates requested an additional 30 days to perfect the sub division. Madame Chair asked why he needed the extra time. Mr. Kates said as he's waiting on Mr. Titus. Mr. Linnus asked for the status of resolution compliance. We still have some issues we have to deal with. He then asked if they had final county approval. I think we do. Are you confident that by March 21st you can get it done? Yes.

Chairwoman Schaefer explained that Mr. Arison, who is NOT a developer would have difficulty demolishing the house himself, which is why it makes sense to have the purchaser of the property demolish the house. This is not out of the ordinary as long as we tie it into the contract of sale of the subdivision deed. Mr. Desnoyers asked Mr. Linnus why it was originally in there. He explained, it was in there for protection as the house straddles the subdivision. When you have a minor subdivision you can perfect it by filing a deed or a plat. There would have been a problem filing a plat showing a house straddling the two lots, but the board and the public will be protected with the conditions that there will be no construction permit until the house is demolished. That will be in the contract of sale also. Mr. Herits added that as long as one person owns both lots it's considered one lot even if it's perfected.

Mr. Herits was sworn in.

Hearing no further questions, Madame Chair asked for a motion for the board attorney to draft a resolution revising resolution PB17-R9 condition 11 to: The existing home will be demolished prior to the issuance of a construction permit for the first home on the sub divided lots. This condition is to be disclosed in a contract of sale and recorded in the sub division deed with Somerset County. It was moved by Mr. Haveson, seconded by Mr. Desnoyers and carried on a call of the role: Desnoyers (yes) Haveson (yes) Sopko (yes) Pote (yes) Spingler (yes) Chairwoman Schaefer (yes)

The Chair made motion to grant the applicant an extension to perfect the sub division from February 21, 2018 to March 31, 2018. It was moved by Mr. Haveson, seconded by Mr. Desnoyers and carried on a call of the role: Desnoyers (yes) Haveson (yes) Sopko (yes) Pote (yes) Spingler (yes) Chairwoman Schaefer (yes). She then opened it up to the public, hearing none, the public portion was closed.

Meeting adjourned at 7:30pm.

Respectfully Submitted,
Maryann Amiano
Planning Board Clerk