

**BOROUGH OF WATCHUNG
PLANNING BOARD
REGULAR MEETING
FEBRUARY 20, 2018**

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

Chairwoman Schaefer called the meeting of the Planning Board to order at 7:30 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 (present) Pote (absent) Speeney (present) Spingler (present)
D'Annunzio (present)

Linnus (present) Herits (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.

For the record members Karen Pennett and Chris D'Annunzio were sworn in.

The secretary called the first item to memorialize the amendment to resolution PB17—R9. Resolution PB18-R5 was read into the record. After the resolution was read the Chair asked for a motion to accept, it was moved by Mr. Haveson seconded by Ms. Spingler and carried on a call of roll: Desnoyers (yes) Haveson (yes) Sopko (yes) Spingler (yes)
Chairwoman Schaefer (yes).

The secretary called the next application PB17-04 Dughi minor subdivision Block 7001 Lots 2 & 6. Erwin Schnitzer attorney for applicant addressed the board. Based on conversations I have had with Mr. Linnus and conversations with my client, we'd like to request and adjournment. This will allow us time to explore the points Mr. Linnus brought up and help us decide whether this application should go before the Zoning Board of Adjustment or before this board. Mr. Linnus reminded the applicant that the planning board's time to act will expire in April so you may be scheduled for the March meeting if this board is hearing the application, but based on the variances it's likely that it will go to the Board of Adjustment.

The Chair made an announcement to the public stating that the reason it would go before the Zoning Board is because it will be a non-conforming lot when they subdivide. This board does not hear those types of variances. The attorneys are working out the details to see which board will hear it. Wayne Osborne, 54 Cardinal Dr. asked if anyone was available to answer questions on the prints. Madame Chair directed Mr. Osborne to talk to their surveyor, Mr. Titus.

Discussion: Master Plan re-exam has begun. Our committee has met and the process is going well. There were studies done on the Watchung Circle, Route 22, and the Historic District. All of those reports have been given to our planner, Mr. Healey. He will come up with a draft and then it will come before us for our review. Madame Chair called for questions. Mr. Desnoyers asked if there were any specifics we are looking at. The Chair said we are going through our last re-exam done in 2011 line item by line item then as a whole for example: Weldon Quarry,

Mountain Blvd. turning lanes, Spratford Park, the gasoline station. We will then present it to the planning board and then to the public. Mr. Desnoyers asked if there was anything major from a planning perspective. Madam Chair replied, it's going to be updated, but if you have comments please go through it and let us know. It's part of the process. Mr. Speeney added, we haven't yet scheduled a meeting with the board or the public. There may be other input from the Mayor and Council, and the Board of Adjustment, etc. That has not yet been formalized. Mr. D'Annunzio asked if it would be a special meeting. Only if we are hearing a lot of applications. A special meeting would be set up to accommodate such. Mr. Linnus reminded the board to read the email he sent to the applicant's attorney, specifically with respect to the "guest cottage," as that would determine which board will hear the application and to contact him if they had questions before the next meeting.

Meeting adjourned at 7:45p.m.

Respectfully Submitted,
Maryann Amiano
Planning Board Clerk