

BOROUGH OF WATCHUNG PLANNING BOARD

TRACEE SCHAEFER, CHAIRWOMAN

**Regular Meeting
October 16, 2018**

**OFFICIAL MINUTES
ADOPTED NOVEMBER 20, 2018**

Vice Chairman Speeney called the Regular Meeting to order at 7:30 p.m. Board members present were Mr. Desnoyers, Councilman Sopko, Ms. Pennett, Mayor Pote and Mr. D'Annunzio. Also present were Mr. Frank Linnus, Esq., Board Attorney, Tom Herits, P.E., Board engineer and Ms. Snyder, Board Clerk. There were 4 members from the public present.

Vice Chairman Speeney 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. He 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. D'Annunzio, seconded by Mayor Pote, the minutes for the September 18, 2018, Regular Meeting were accepted and carried on voice votes.

NEW APPLICATIONS

Application No.: PB 18-01; Texima (Bj's)
Address: 1601 Rt. 22 West
Block: 6402 Lot: 2.05

Application No.: PB 18-02; Texima (Blue Star)
Address: 1701 Rt. 22 West
Block: 6404 Lot: 2.01

Richard Sasso, Esq., 31 Mountain Blvd.-Bldg. W, Warren, NJ entered his appearance on behalf of the applicant. Also sworn in to give testimony for the application was Ms. Miglena Minkova, 589 Hillsdale Ave., Hillsdale, NJ.

Mr. Sasso said this was a straightforward moveable clothes bins application. The applicant found different locations for the bins on the two properties that he hoped were acceptable to the engineer. The applicant had submitted approval letters from the owners. The applicant was agreeable to a condition that would move the bins to a place acceptable to the Board.

Vice Chairman Speeney read into the record the Site Plan/Subdivision Committee's Visit Report dated 9/15/2018 into the record.

The applicant entered the following into evidence:

EXHIBIT A-1 10/16/18 Pictures of Clothing Bins
EXHIBIT A-2 10/16/18 Blue Star Shopping Design
EXHIBIT A-3 10/16/18 Locations at Blue Star
EXHIBIT A-4 10/16/18 Locations at Blue Star
EXHIBIT A-5 10/16/18 Locations at Blue Star from diagram.

Mr. Herits went through the waivers the applicant was seeking. The applicant asked for every waiver, even though some of the waivers were already submitted.

Mr. Sasso said he would have Joan submit the name of shareholders.

Ms. Minkova testified that she has been with Texima, LLC since 2012. They have approximately 400 clothing bins in NJ. She explained the main charity that benefits from the bins is Law Enforcement Against Drugs. She testified as to some of the other charities and gave examples of the pickup items. Texima picks up items at their bins twice a week. She has the ability to log into her phone at any time to see the condition of the bins. Maintenance is done on the bins twice annually. She used EXHIBIT A-2 BLUE STAR SHOPPING CENTER to show a new location for the bins. It would be near the Arby's along the rail. EXHIBIT A-3 was a picture of the suggested new placement. It was away from the traffic of Arby's. They would put 3 bins there. It would take less than one parking space. According to the amended application, Aug. 25th, there will be only 3 bins. The size of the bins are 3 ½ ft. by 3 ½ ft.

Ms. Minkova showed the placement of the bins at the BJs property. They would place the 3 bins against the rail which backs up to a wooded area.

The Board entered into evidence EXHIBIT B-1 as a preferred site for the bins.

Ms. Minkova agreed to locate the 3 bins against the guardrail.

With there being no comments, the meeting was closed to the public.

The Board asked the applicant to discuss the nature of the organizations that the donations benefit.

Ms. Minkova told the Board that the majority of their donations go to law enforcement. They collect the items and the stores give cash for the items by the pound.

Mr. Herits asked if the Borough could get on the list, and Mr. Sasso said he would ask if the donations can go to a local organization.

Mr. Linnus read the conditions of a Resolution from a prior clothing bin application. Mr. Sasso said they would be open to some of the same conditions of approval. He asked to mark a Google map for bin locations instead of providing plot plans for final. He also asked that he enter an agreement with the Borough attorney to remove bins if there is an emergency.

On motion by Mr. D'Annunzio, seconded by Ms. Pennett, the Board voted to approve Application No.: PB 18-01; Texima (BJs) based on the following roll call vote:

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

On motion by Mr. Desnoyers, seconded by Mayor Pote, the Board voted to approve Application No.: PB 18-02; Texima (Blue Star) based on the following roll call vote:

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

OTHER BUSINESS

Discussion concerning projected hearing dates for the Bonnie Burn Road Redevelopment Area

Mr. Linnus gave the Board an outline of projected dates to move forward with the redevelopment of Bonnie Burn.

- October 23rd- Marcia Shifman and Mark Healy would give an outline of the plan
- November 19th- The Borough Council would review draft Ordinances for Bonnie Burn
- November 27th- The Planning Board could possibly hold a special meeting to review the plan and provide recommendations and consistency determination.
- December 6th- The Borough Council will review the recommendations of the Board
- December 17th- Regularly scheduled Planning Board meeting
- December 20th- Borough Council meeting

Discussion/Review/Comments on Ordinance 18-16/Land Use Amendment

Ordinance No 18-16 entitled "AN ORDINANCE OF THE BOROUGH OF WATCHUNG, SOMERSET COUNTY, NEW JERSEY, AMENDING CHAPTER XXVIII ENTITLED "LAND DEVELOPMENT", ARTICLE 900 ENTITLED "APPLICATION FEES, GUARANTEES, INSPECTIONS AND OFF-TRACT IMPROVEMENTS" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF WATCHUNG BY REPEALING SECTION 28-902 ENTITLED "GUARANTEES, START OF CONSTRUCTION PURSUANT TO AN APPROVED PLAN, AND INSPECTIONS" AND REPLACING WITH NEW SECTION 28-902 ENTITLED "IMPROVEMENTS, GUARANTEES, START OF CONSTRUCTION AND INSPECTIONS."

The Board directed Ms. Snyder to notify the Council that the Board found no inconsistencies with the Master Plan, and they recommended the adoption of the Ordinance.

On motion by Mr. Desnoyers, seconded by Councilman Sopko, the Board voted to recommend to the Council the adoption of the Ordinance based on the following roll call vote:

Roll Call: Ayes: Mr. Desnoyers, Councilman Sopko, Ms. Pennett,
 Mayor Pote Mr. D'Annunzio and
 Vice Chairman Speeney

 Nays:
 Not Eligible:

Abstain:

Absent:

Mr. Ellis, Ms. Spingler, Ms. Joren and Ms. Schaefer

Mr. Linnus explained to the Board that the Ordinance names the secretary to the Planning Board as the Administrative Officer. The Bylaws allow the Board engineer to deem applications complete within 45 days.

Mr. D'Annunzio informed the Board that he might have to step down in the beginning of the year due to an increase in work obligations. He is committed to the Board through December.

ADJOURN

On motion by Ms. Pennett, seconded by Vice Chairman Speeney, the Board unanimously voted to adjourn the meeting at 8:56 p.m.

Respectfully Submitted,

Theresa Snyder

Theresa Snyder
Board Clerk