

# BOROUGH OF WATCHUNG PLANNING BOARD

TRACEE SCHAEFER, CHAIRWOMAN

**Regular Meeting  
November 20, 2018**

**OFFICIAL MINUTES  
ADOPTED JANUARY 15, 2019**

Chairwoman Schaefer called the Regular Meeting to order at 7:30 p.m. Board members present were Mr. Desnoyers, Mr. Ellis, arriving at 7:31 p.m., Councilman Sopko, Ms. Pennett, Mayor Pote, Mr. Speeney, Ms. Spingler, Ms. Joren. Also present were Mr. Frank Linnus, Esq., Board Attorney, Tom Herits, P.E., Board engineer and Theresa Snyder, Board Clerk. There were 4 members from the public present.

Chairwomen 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. 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 Mr. Speeney, the minutes for the October 16, 2018, Regular Meeting were accepted and carried on voice votes.

## **RESOLUTIONS**

Resolution PB 18-R9

Application No.: PB 18-01; Texima (BJ's)

Address: 1601 Rt. 22 West

Block: 6402 Lot: 2.05

Approved October 16, 2018

The Board revised the Resolution to create a condition making Texima responsible to pick up any articles left outside of their bins. Mr. Desnoyers read the Resolution into the record.



Chairwoman Schaefer opened the discussion by asking the Board to work through the three Ordinances and the Redevelopment Plan. She wanted the review and comments to be submitted to the Mayor and Council by December 6<sup>th</sup>.

Mr. Linnus explained the Governing Body has to refer these Ordinances to the Planning Board for Master Plan consistencies. It is the Board's opportunity to review for Master Plan consistency and identify any inconsistencies and make recommendations. He stated it was not a public hearing.

Marcia Shiffman, PP and Mark Healey, PP were present to discuss the Ordinances with the Board.

"Section 1. Relationship to Local Objectives, Consistency with Borough Master Plan, and Redevelopment Objective":

Ms. Shiffman explained that the Redevelopment Plan was reviewed with the Affordable Housing Sub-Committee and BNE Developers to see if the plan worked. On October 4, 2018, the Borough Council adopted Resolution No. R11:10/04/18 which designated the Site as an Area in Need of Non-Condensation Redevelopment and directed the preparation of a Redevelopment Plan. The Plan is in the form of an Ordinance. The Board was to review it for consistency to the Master Plan and make recommendations.

Ms. Shiffman showed maps of the Study Area. It consists of a little over 41 acres. It is located in the R-L-M-II Zone. It was re-zoned in 1989 as a developer's agreement and re-zoned in 2011 as part of the Master Plan re-examination. Ms. Shiffman said this Ordinance was consistent with the objectives and recommendations of the Borough's 1994 Master Plan Update and the 2011 Master Plan Reexamination. For over 30 years, the Borough has included The Site in their affordable housing negotiations. The topography map showed that there are parts that exceed 10% sloping. The NJ DEP wetland map show intermediate wetlands requiring a 50 ft. buffer. There is an existing driveway which will be relocated according to the concept plan.

"Section 2. Relationship to Local Zoning:"

The Plan would supersede any zoning. It would not be an overlay. Should there be a change in use, it would go back to the Council as the "Redevelopment Authority". The Site will no longer be zoned R-M-L-II but be replaced with the zoning established in the Bonnie Burn Road Redevelopment District. The zoning map will be changed to reflect this.

"Section 3. Land Use and Building Requirements- Bonnie Burn Road Redevelopment District:"

The inclusionary development will not exceed 230 units. Twenty percent of the total units will be affordable with 13% being set aside for very low income. The affordable units will be distributed throughout the site. There will be no more three bedroom units than that which is required by COAH. The market rate units will be 1- 2 bedroom only. There will be provision for permitted accessory uses such as garages, fences, pools, club houses, etc.

The height of the buildings on Lots 19.01 and 19.02 shall not exceed 38 ft. with no more than two exposed stories. The height of the buildings on Lots 5 and 10 shall not exceed 48 ft. with no more than three exposed stories.

The minimum required lot area will be 41 acres. There will be no subdivision of the site. Residential buildings will be separated by 60 feet. The maximum impervious coverage will be 40% of the site area. The maximum building coverage will be 20% of the site area.

There will be a 50 foot minimum buffer except for the boundary of Lots 19.01 and 19.02 in Block 7402 which shall be an 80 foot buffer. The healthy trees existing in the buffer area shall remain.

There will be permitted recreation amenities on the site. There are required amenities for Multifamily Development that will be included with exception that the placement of these amenities will comply with the perimeter setback requirements established in the proposed Ordinance.

Parking will be compliant with RSIS, Residential Site Improvement Standards, N.J.A.C.5:21-1, et seq, and will be located at least 10 feet from residential buildings.

Tree replacement will only be required in the buffer areas where trees have been removed. A shade tree of 2 ½ - 3 in. caliper will be planted for each dwelling unit. There will be a minimum of 230 trees planted. Thirty percent of the lot will not be touched.

The Ordinance provides for design standards and overall building and site design concepts.

The Ordinance requires the Redeveloper provide a Traffic Impact Study and Environmental Impact Statement and Site Assessment.

There is a requirement that each lease include notification of the blasting done on a regular basis at Weldon Quarry.

The site approval will be based on the Redeveloper obtaining connection to sanitary sewer.

The Redeveloper will file a corrective deed memorializing that this Redevelopment Plan supersedes the requirements imposed by Plat for Oakwood Estates.

**"Section 4. Affordable Housing"**

Of the 230 units, 46 will be low and moderate income units. No less than 13% of those units will be very low income as defined in the New Jersey Fair Housing Act.

**"Section 5. Property Acquisition:"**

The Borough does not need to acquire any property in this Redevelopment Plan. Because it is considered as a "non-condemnation" study, the Borough is prohibited to implement eminent domain to acquire property for this Plan.

**"Section 6. Relocation:"**

There is no need for relocation because the existing residence is abandoned.

**"Section 7. Relationship to Plans of other Jurisdictions and to the Master Plans of Contiguous Municipalities, Counties and/or State:"**

The Site will not significantly affect surrounding municipalities due to its physical and visual separation from the areas around it.

The Redevelopment Plan is consistent with the Somerset County Master Plan, Wastewater Management Plan and the "Guiding Principles" and "Planning Objectives" of the Housing Element of the Somerset County Master Plan (November 2017).

The Redevelopment Plan is consistent with Goal #6 of the State Development and Redevelopment Plan which is to "Provide Adequate Housing at a Reasonable Cost." The site is included in the Suburban Planning Area of the statewide policy map.

The Planning Board found the Ordinance to be substantially consistent with the Borough Master Plan.

On motion by Mr. Speeney, seconded by Councilman Sopko, the Board found Ordinance 18/20 "Redevelopment Plan" consistent with the Master Plan based on the following roll call vote:

Roll Call: Ayes: Mr. Desnoyers, Mr. Ellis, Councilman Sopko,  
Ms. Pennett, Mayor Pote, Mr. Speeney, Ms. Spingler  
and Chairwoman Schaefer

Nays:  
Not Eligible:  
Abstain:  
Absent:

The Planning Board made the following Recommendations:

- The Ordinance should include more clarification as to what is being disturbed. There should be a more concise percentage of the disturbed vs. the undisturbed areas, and of the disturbed area, clarification should be made as to the amount of green space to be maintained.
- The Ordinance should include that the site plan be sent to the Environmental Commission for their review and comment.
- The Ordinance should be amended on page 10 #2 to include: Existing healthy trees in the buffer area shall be retained to the greatest extent possible. During the review of the site plan application, the Planning Board may require a combination of evergreens, deciduous, conifer and landscape materials and/or earth tone fencing in such locations, design and size as necessary to provide year-round screening to minimize off-site views into the greatest degree practicable from adjoining residential properties.
- The Ordinance should include that BNE will be responsible for all costs associated with the qualified administrative agent.

On motion by Mr. Speeney, seconded by Councilman Sopko, the Board reviewed and made recommendations to Ordinance 18/20 "Redevelopment Plan" based on the following roll call vote:

Roll Call: Ayes: Mr. Desnoyers, Mr. Ellis, Councilman Sopko,  
Ms. Pennett, Mayor Pote, Mr. Speeney, Ms. Spingler  
and Chairwoman Schaefer

Nays:  
Not Eligible:  
Abstain:  
Absent:





