

**BOROUGH OF WATCHUNG
MAYOR AND COUNCIL
MINUTES
MAY 16, 2019 - 7:30 P.M**

OPENING STATEMENT: Mayor Keith S. Balla called the meeting to order at 7:35 PM and made the following statement: Under the provisions of N.J.S.A.10:4-6 et seq., notice of the time and place of this meeting was given by way of annual notice to the Courier News, Echoes Sentinel, and Star Ledger, and posted at Borough Hall.

SALUTE TO THE FLAG and a MOMENT OF SILENCE FOR OUR SERVICE MEN AND WOMEN, SERVING HOME AND ABROAD.

ROLL CALL:

Gibbs [P] Black [P] Nehls [P] Sopko [P] Goodloe [P] Eisenberg Knegten [P]

Also present were Administrator Tom Atkins; Attorney Albert Cruz; Clerk Michelle DeRocco, CFO Bill Hance; and Administrative Assistant Regina Angelo.

There were 20 members of the public present.

PROCLAMATION:

National Public Works Week – May 19th thru May 25, 2019 (copy attached)

Mayor Balla thanked the Public Works Department for being a vital asset to the residents and our community.

SPECIAL PRESENTATION:

R1:05/16/19 Appointment of Probationary Police Officer Sage Kaneshige

Council President Gibbs read a brief bio on Officer Kaneshige and offered the following resolution:

R1:05/16/19 Appointment of Probationary Police Officer

Councilman Nehls seconded the Resolution and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten “aye.”

Mayor Balla called forward Probationary Police Officer Kaneshige and administered the Oath of Office as his mother held the bible.

REPORT OF STANDING COMMITTEES:

1. Administration & Finance – Councilman Sopko thanked the Administration for conducting interviews and going through resumes for all the current open positions. He also reported the 2019 salaries were discussed for non-union/supervisory and managerial employees.
2. Police – Council President Gibbs had no formal report. He mentioned an incident that occurred at the school over the weekend, and advised he was in constant contact with the school and the Police Chief to ensure the students safety. He said an investigation is ongoing but the matter is being handled.
3. Public Works / Buildings and Grounds – Councilman Nehls said Mobus Field was prepared for the Community Picnic. He also reported there have been wood chip deliveries, ongoing pot-hole repairs and the catch basins are being worked on due to heavy rainfall. He reported that the fountains were installed in both lakes and the wood debris has been cleaned off on the Watchung Lake spillway.

Councilman Nehls read the Engineering report in Mr. Herits' absence. He said the Borough received the 2019 DOT Municipal Grant that covers Wildwood Terrace, Upper Carrar Drive and Glen Eagles Drive. He said the High Tor road project is completed and the O'Connors project has started. He said the DEP has given the Borough the ability to certify the original plans for the Ross Pond Dam demolition. He also mentioned the County will be paving Valley Road this summer. He said applications for the 2020 DOT Municipal Grant are due July 19th and Mr. Herits will be putting together a list of qualified roads.

4. Public Affairs:

Environmental - Councilwoman Goodloe had no report but said the next meeting will be held on May 20th at 7:30 P.M. She mentioned that the Green Fair event held last weekend was very successful.

Recreation – Councilman Black said the Community Picnic will be held this Saturday at Mobus Field. He also announced the Memorial Day Ceremony is being held at the War Memorial this year and the “Music in the Park” will be at Philips Field from 4:00 pm to 7:00 pm. Councilman Black reported that the summer camp attendance looks great so far.

Historical – Councilman Black thanked everyone involved with the Matt King event. He said the event came together beautifully.

Board of Health – Councilman Sopko said the Board of Health meeting was re-scheduled to June 12th and he will have a full report after the next meeting.

5. Fire – Councilwoman Eisenberg Knegten reported that during the month of April the Fire Department responded to 25 calls for service such as, 4 fires, 3 hazardous conditions, 2 service calls, 2 good intent calls and 13 false alarms. She said the members were trained on how to rescue downed fire fighters utilizing ropes and ladders as well as stabilizing vehicles.

6. Laws/Ordinances - Councilman Black had no report.

REPORTS - OTHER:

7. Engineer – Councilman Nehls gave the Borough Engineers report in Mr. Herits absence earlier in the meeting.

8. Police Chief –Chief Cina said the Police Department has been very busy with the hiring process. He said they are conducting background investigations on their second candidate and are hoping to swear him in soon after his academy graduation. He confirmed that the Police radio system has been approved and the radios are being tested out. He also mentioned he cannot legally comment too much regarding the incident that occurred with the school but he offered to answer whatever questions he could from the Council and public.

Mayor Balla asked the Chief to explain what type of protocols are supposed to be followed when it comes to incidents such as the one that recently occurred at the school. Chief Cina said the Police Department was in touch with the school immediately. He explained that very quickly they were able to determine the threat made was not a credible threat. The Chief also said he had no problem providing his help and input on communications being put out to the residents if the school needs his assistance.

9. Fire Department – No Report.

10. Rescue Squad - Lynda Goldschein reported that the Rescue Squad members organized a Spring clean up. She also said they had their first Open House of the year and a handful of residents stopped in for a tour of the building. She reminded everyone that May 19th to the 25th is national EMS week. She said during this week multiple hospitals hold dinner events and this year the Squad will be attending a dinner sponsored by Overlook Hospital. She said year to date the Rescue Squad has received 72 calls.

11. Emergency Management – Mr. Atkins said the Mayor will be appointing an OEM (Office of Emergency Management) Coordinator on June 6th. He also mentioned that the person being appointed is a part-time employee of the County OEM and confirmed when there is an emergency in Watchung our town will be first priority. Mr. Atkins provided the Council with a draft agreement from the County for their review. Councilman Black confirmed that the OEM Coordinator needed to be a Watchung resident.

12. Attorney – Mr. Cruz had no report but requested to address the Council and the public before the Affordable Housing ordinances were considered.

13. Clerk – Mrs. DeRocco said the office staff will be starting summer hours as of May 31st and offices will be closing at 1:00 P.M every Friday until Labor Day.

14. Administrator – Mr. Atkins said he feels comfortable recommending Resolution R4 for approval with Carolyn as our Zoning Officer. He said she has very good knowledge of the office and office responsibilities. Mr. Atkins also discussed the recruitment process so far for his position. He said the quality of the resumes in a written form has been good overall but the interviewing process is a critical part of the position. He said starting the first week of June the interviewing team will be bringing candidates in to begin the interview process.

Wildlife Management Advisory Committee – Council President Gibbs said the Committee agreed to postpone their meeting until the results of both of the deer studies came in and there has been opportunity to review and discuss both studies.

Youth Services – Councilwoman Eisenberg-Knegten had no report.

Planning Board – Councilman Sopko said the next Planning Board meeting is scheduled for May 21st and he will have a full report for the Council at the next meeting.

Board of Education – Councilwoman Eisenberg Knegten reported there was a Board of Education meeting on May 8th. She advised at that meeting the Teachers and Administrator’s contracts were renewed. She said the Watchung Board of Education is inviting the community to attend a Forum to help identify a list of characteristics they feel is important for our new superintendent. She mentioned there are two fundraisers coming up sponsored by the Watchung Education Foundation.

Municipal Alliance – Councilwoman Goodloe had no report.

Library - Councilwoman Eisenberg Knegten said our Architect Anthony Iovino sent a draft of his building program as the initial step in the Library Construction project. She said the informal survey will be submitted for the state matching funds from Brian Auger. She suggested the Council designate an appropriate site online where the Library documents and information can be reviewed by the public. She said the next meeting will be held on Wednesday July 1st at 3:30P.M.

Mayor Balla announce that Fran Ellis, Sondra Fechtner, and Helen Rebmann are being recognized by the County Freeholders, under their Profiles of Positive Aging program. He said on June 6th there will be a moment of recognition for them at our Council meeting. He said on May 3rd he had a meeting in the Governor’s Office, along with some members of the Board of Education. Mayor Balla said they gave a general introduction of Watching and spoke about the issues occurring in the community. He said the importance of the school working with the residents and the town Council was discussed. He said it came out that there are large facility improvements that are required for our school buildings and the state offered to provide financial assistance. He felt it was a worthwhile meeting and hopes to progress forward with the improvements. He commended the Eagle Scout project headed by Matt King. He said on May 7th a Library fundraiser meeting was held. Mayor Balla also said he will be meeting with Anthony Iovino regarding the overall planning of the Library.

Mr. Cruz commented on the proposed Affordable Housing Ordinances.

Mr. Mayor, thank you for the opportunity to address the affordable housing matters on tonight’s Agenda prior to the first public portion.

As you know, on April 16, 2019, the Borough of Watchung Planning Board adopted the Housing Element & Fair Share Plan, a component of the Borough’s Master Plan.

The Housing Element & Fair Share Plan is part of the process necessary to implement the Borough’s affordable housing Settlement Agreement. The Housing Element was the subject of a duly noticed public hearing before the Planning Board.

On May 2, 2019, the Council endorsed the Housing Element & Fair Share Plan.

Appendix I to the Housing Element & Fair Share Plan included drafts of the Ordinances on tonight’s Agenda for introduction except for the Amendment to the Zoning Map and Amendment to the Affordable Housing Development Fee Ordinance.

Marcia Shiffman, the Borough’s Affordable Housing Professional Planner, and principal author of much of the materials before you for consideration is present and will answer any of the Council’s questions.

The following is a summary of the Ordinances to be considered for introduction tonight and, if introduced, public hearings will be held on June 20, 2019 at 7:30 P.M.:

SUMMARY OF SOMERSET STREET/WATCHUNG AVENUE AFFORDABLE HOUSING OVERLAY DISTRICT ORDINANCE (OR:19/09)

The purpose of the Somerset Street/Watchung Avenue Affordable Housing Overlay District is to create a realistic opportunity for the development of affordable housing in accordance with the June 7, 2018 Settlement Agreement between the Borough of Watchung and the Fair Share Housing Center, Inc., and the September 19, 2018 Order on Fairness and Preliminary Compliance Hearing by the Superior Court of New Jersey Law Division Somerset County. The Somerset Street/Watchung Avenue Affordable Housing Overlay District permits mixed-use redevelopment consisting of first floor commercial uses and residential units above within the “Triangle” area bounded by Watchung Avenue, Somerset Street and Johnston Drive. Consistent with the purpose of the District such a mixed-use development will only be permitted in conjunction with the provision of affordable housing. The requirements of the “underlying” Neighborhood Business (B-A) District shall remain in full effect in the area encompassed by this Overlay District unless an application is proposed consistent with the requirements of this Overlay District. The requirements of this Overlay District shall only be applicable to the lands involved in a mixed-use development application. Lands not included in a mixed-use development application shall continue to be subject to the requirements of the “underlying” zoning district. The Somerset Street/Watchung Avenue Affordable Housing Overlay District describes the permitted uses; accessory uses permitted; maximum gross density; affordable housing requirements; bulk requirements (including maximum building height of no more than thirty-five (35) feet) and area and set-back yard requirements; general requirements and off-street parking and loading. The Somerset Street/Watchung Avenue Affordable Housing District presents the property owners in the “Triangle” area with a mixed use development option, commercial on the first floor with residential affordable housing units above the commercial, while leaving the underlying Neighborhood Business (B-A) District unchanged.

SUMMARY OF ORDINANCE REPEALING “O-C” OFFICE BUSINESS/CONFERENCE CENTER OVERLAY DISTRICT (OR:19/10)

The “O-C” Office Business/Conference Center Overlay District affects that property commonly known as the Weldon Quarry. Because this is an overlay zone, repealing the “O-C” Office Business/Conference Center Overlay District does not change the underlying Quarry District. On May 15, 2019, William Butler, Esq., the attorney for the Weldon Quarry informed that Weldon had no objection to the repeal of the Ordinance.

SUMMARY OF AFFORDABLE HOUSING ORDINANCE (OR:19/11)

This Affordable Housing Ordinance was revised to conform with the Superior Court of New Jersey Order on Fairness and Preliminary Compliance Hearing entered on September 19, 2018 and the affordable housing Settlement Agreement with the Fair Share Housing Center, Inc. The Affordable Housing Ordinance governs the administration, marketing, income eligibility, renting and resale, and reporting requirements for low and moderate income residential units within the Borough of Watchung. This Ordinance replaces the existing Ordinance with similar requirements. This Ordinance also repeals existing Section 28-402Z, titled “Affordable Housing Growth Share”, of the Borough’s Land Development Ordinance which is a methodology to calculate a municipality’s affordable housing obligation which has been ruled invalid.

SUMMARY OF AMENDMENT TO ZONING MAP ORDINANCE (OR:19/12)

The amendments to the Zoning Map are as follows:

- 1. The “BBRRA” – Bonnie Burn Road Redevelopment Area was added and identified in red and block and lot designation.*
- 2. The “O-C” Office Business/Conference Center Overlay District was removed.*
- 3. The Route 22 Affordable Housing Overlay District was added and identified by green hash marks and block and lot designation. This Overlay District Ordinance was previously adopted by the Council.*
- 4. The Somerset Street/Watchung Avenue Affordable Housing Overlay District was added and identified by yellow hash marks and block and lot designation.*

SUMMARY OF AMENDMENT TO AFFORDABLE HOUSING DEVELOPMENT FEES ORDINANCE (OR:19/13)

This Affordable Housing Development Fees Ordinance amends the existing Ordinance by revising the definition of “COAH” to include the Superior Court, Law Division, and to add certain monitoring and reporting requirements to conform with the Superior Court of New Jersey Order on Fairness and Preliminary Compliance Hearing entered on September 19, 2018 and the affordable housing Settlement Agreement with the Fair Share Housing Center, Inc. The Affordable Housing Development Fee is collected from both residential and non-residential development. For residential development, the fee is 1.5% of the equalized assessed value of the improvement, and for non-residential, the fee is 2.5% of the equalized assessed value of the improvement. Affordable Housing Development Fees are placed in a segregated trust account for the purpose of promoting affordable low and moderate income residential units within the Borough and expenditures from that fund are administered through a Spending Plan approved by the Borough Council and Superior Court of New Jersey. The properties affected by the Affordable Housing Development Fees Ordinance are residential and non-residential properties which are being improved as described in detail in the Ordinance.

SUMMARY OF RESOLUTIONS

In addition to these Ordinances for introduction, on the Non-Consent Agenda are Resolutions R15, R16 and R17.

R15 is a Resolution authorizing a Marketing Plan for the affordable housing units. This plan regulates how the affordable units will be presented to the public for rental or sale and is the responsibility of the Borough retained Administrative Agent.

R16 is a Resolution authorizing a Spending Plan. This Plan is a projection of the Affordable Housing Development Fees to be collected between now and 2025 and how those funds will be spent to promote affordable housing.

R17 is a Resolution authorizing various Manuals which describe how the Borough’s retained Administrative Agent will coordinate and operate the affordable housing program.

While the bulk of the Ordinances were already reviewed by the Planning Board, the Ordinances still have to be referred to the Planning Board for a Master Plan inconsistency determination.

If introduced, the Planning Board would review on May 21, 2019 at 7:30 P.M.

The public hearings by the Council would take place on June 20, 2019 at 7:30 P.M.

Once the Ordinances are adopted, there will be a public hearing before the Superior Court of New Jersey.”

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PUBLIC PORTION / AGENDA ITEMS ONLY

Catherine Leigh, Guinard Drive, questioned if the Zoning Officer job was advertised. She also asked if the Zoning Officer will still have evening hours. Mr. Atkins said the Zoning Officer will not have evening hours as it is a 35 hour a week position. Ms. Leigh questioned where the job was posted. Mr. Atkins

said the job was advertised earlier in the year as a Construction / Building/ Zoning Official which was posted on the League of Municipalities website. He confirmed that the position was advertised as a group and not separately.

Bruce Ruck, Lakeview Avenue, asked for clarification on the OEM position. He asked if the person hired will work part-time for the County and part-time for Watchung. He questioned what if there is a “Hurricane Sandy” situation, where would this person split their time. Mr. Atkins said it is stated in the agreement when there is an emergency in Watchung, the OEM Coordinator has a responsibility to Watchung first.

Lynda Goldschein, Sherwood Drive, asked questions regarding the Construction and Zoning Official positions. She asked if the Zoning Official position was just posted internally. She also asked for clarification on the responsibilities for this position. Ms. Goldschein questioned correspondence #19 on the Agenda regarding Berkeley Heights, “Notice of Civil Action” complaint. Mr. Cruz explained it’s an order from the Superior Court establishing the income eligibility requirements for Berkeley Heights. Ms. Goldschein feels like we should be working harder to solve the Affordable Housing issues. Lastly she asked if Brook Hill was going to come into our Affordable Housing consideration. Mr. Atkins said that property isn’t in the plan at this time. Ms. Goldschein said the Borough should be pro-active and buy the property and build all our Affordable Housing units there.

Virginia Hartmann, Ellisen Road, asked if we will still be hosting a canoe Regatta. Councilman Black said we will be passing on the Regatta this year due to the decreasing depth of the water. Ms. Hartmann commented that there is only five inches of water needed to canoe and questioned if we had that depth in Watchung Lake. Ms. Hartmann asked for that activity to be resurrected because those are the activities that make people proud to live in Watchung.

At 8:50 P.M., Councilman Nehls asked to be excused and left the meeting.

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UNFINISHED BUSINESS

A Public Hearing of Ordinance OR:19/07 entitled: "AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF WATCHUNG CH. 5-12-12.76 ET. SEQ., THEREOF AND TO FIX AND DETERMINE MINIMUM AND MAXIMUM SALARIES AND COMPENSATION TO BE PAID TO CERTAIN EMPLOYEES." was held.

Councilman Black moved a public hearing be held with a second by Council President Gibbs and upon Roll Call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten, “aye.”

With no one from the public wishing to be heard, Councilman Black closed the public hearing and moved the following Resolution, with a second by Council President Gibbs upon Roll Call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten, “aye.”

R2:05/16/19 Adoption of OR:19/07 – Amend Code / Min Max Ordinance

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NEW BUSINESS

The Consent Agenda items, were unanimously adopted following a motion by Council President Gibbs and a second by Councilman Sopko, and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten, “aye.”

Approval of the following Council minutes:

May 2, 2019 – Regular and Executive Session

Acknowledging Receipt of the following Borough Reports:

Building Department – April 2019
Library Advisory Board – March 6, 2019
Traffic and Beautification – April 29, 2019
Recreation Commission – March 6, 2019
Fire Prevention Report – April, 2019
Board of Adjustment Minutes – April 11, 2019

Acknowledging Receipt of the following Correspondence:

- #19 - Township of Berkeley Heights 5/7/19 Notice of Civil Action Complaint re: Order Setting Affordable Housing Limits c: M & C, TEA, AC, Pl. Bd

- #20 - Township of Scotch Plains 5/10/19 Notice of Introduction of two (2) Ordinances; #2019-9 Re: Inclusionary Overlay Zone / Jerusalem Road and #2019-10 Re: Inclusionary Overlay Zone / Waldheim Avenue and Beryllium Road. Public Hearing to be held on May 21, 2019 C: M & C, TEA, Pl. Board

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CONSENT AGENDA RESOLUTIONS:

Attorney Cruz asked that R8 be removed from the Agenda.

Councilman Black moved the following resolutions, with the exception of R8, with a second by Councilman Sopko and upon Roll Call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten, “aye.”

R3: 05/02/19 Purchases Over \$2,000 – Great Blue Lake & Pond Mgmt. (PW- Lake Mgmt. Program)
Storr Tractor Co. (PW – Mower)
Fun Services (Rec. – Amusements / Community Picnic)

R4: Appointment of Zoning Officer / Carolyn Taylor

R5: Authorize Renewal of Towing Licenses – Bardy Farms Towing & Recovery
Benham’s Service & Garage
C & L Towing
M & W Towing
Mike’s Towing & Recovery
Somerset Hills Towing

R6: Authorize Professional Services Contract / Municipal Advisory Services for
Redevelopment / Phoenix Advisors, LLC

R7: Appoint Interim Construction Official – Vince Gerald

R8: Appointment of Deputy Emergency Management Coordinators – Cina [**PULLED**]
Greves
Townley
DeRocco
Burns
Pivnichney

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NON-CONSENT AGENDA ITEMS: Items listed below will be individually addressed and acted upon accordingly. Council reserves the right to refer an item to Committee for further review and discussion.

Introduction of Ordinance OR:19/08 entitled: "AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF WATCHUNG CH. 5-12-12.76 ET. SEQ., THEREOF AND TO FIX AND DETERMINE MINIMUM AND MAXIMUM SALARIES AND COMPENSATION TO BE PAID TO CERTAIN EMPLOYEES." Public Hearing to be held on June 6, 2019.

Councilman Black moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten “aye.”

R9:05/16/19 Introduction of OR:19/08 – Amend Code / Min Max Ordinance

Introduction of Ordinance OR:19/09 entitled: “AN ORDINANCE OF THE BOROUGH OF WATCHUNG, COUNTY OF SOMERSET, STATE OF NEW JERSEY, CREATING THE SOMERSET STREET/WATCHUNG AVENUE AFFORDABLE HOUSING OVERLAY DISTRICT, BY AMENDING SECTION 28-301, TITLED “ZONING DISTRICTS”, SECTION 28-302, TITLED “ZONING MAP”, AND ADDING A NEW SECTION, SECTION 28-419, TITLED “SOMERSET STREET/WATCHUNG AVENUE AFFORDABLE HOUSING OVERLAY DISTRICT” TO THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH” Public Hearing to be held on June 20, 2019.

Councilman Black moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten “aye.”

R10:05/16/19 Introduction of OR:19/09 - Somerset Street/Watchung Avenue Affordable Housing Overlay District

Introduction of Ordinance OR:19/10 entitled: “AN ORDINANCE OF THE BOROUGH OF WATCHUNG, COUNTY OF SOMERSET, STATE OF NEW JERSEY, REPEALING A PORTION OF SECTION 28-301, TITLED “ZONING DISTRICTS”, SECTION 28-302, TITLED “ZONING MAP”, AS EACH APPLIES TO THE “O-C’ OFFICE BUSINESS/ CONFERENCE CENTER OVERLAY DISTRICT” AND REPEALING SECTION 28-410, TITLED “O-C’ BUSINESS/ CONFERENCE CENTER OVERLAY DISTRICT” OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH” Public Hearing to be held on June 20, 2019.

Councilman Black moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knechten “aye.”

R11:05/16/19 Introduction of OR:19/10 - Ordinance Repealing the " 'O-C' Office Business/Conference Center Overlay District

Introduction of Ordinance OR:19/11 entitled: “AN ORDINANCE OF THE BOROUGH OF WATCHUNG, COUNTY OF SOMERSET, STATE OF NEW JERSEY, REPEALING ARTICLE 28-1000, TITLED “AFFORDABLE HOUSING”, OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH, AND REPLACING WITH A NEW ARTICLE 28-1000, TITLED “AFFORDABLE HOUSING”, AND REPEALING SECTION 28-402Z, TITLED “AFFORDABLE HOUSING GROWTH SHARE” Public Hearing to be held on June 20, 2019.

Councilman Black moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knechten “aye.”

R12:05/16/19 Introduction of OR:19/11 – Repealing and Replacing "Affordable Housing" Ordinance, including "Affordable Housing Growth Share”

Introduction of Ordinance OR:19/12 entitled: “AN ORDINANCE OF THE BOROUGH OF WATCHUNG, COUNTY OF SOMERSET, STATE OF NEW JERSEY AMENDING ARTICLE 28-300, TITLED “ZONING DISTRICTS AND ZONING MAP”, SECTION 28-302, TITLED “ZONING MAP”, OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH TO ADOPT A NEW ZONING MAP” Public Hearing to be held on June 20, 2019.

Councilman Black moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knechten “aye.”

R13:05/16/19 Introduction of OR:19/12 - Ordinance Adopting New Zoning Map

Introduction of Ordinance OR:19/13 entitled: “AN ORDINANCE OF THE BOROUGH OF WATCHUNG, COUNTY OF SOMERSET, STATE OF NEW JERSEY AMENDING ARTICLE 28-1100, TITLED “AFFORDABLE HOUSING DEVELOPMENT FEES”, SPECIFICALLY SECTION 28-1102, TITLED “DEFINITIONS”, AND SECTION 28-1108, TITLED “MONITORING”, OF THE LAND DEVELOPMENT ORDINANCE OF THE BOROUGH” Public Hearing to be held on June 6, 2019.

Councilman Black moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knechten “aye.”

R14:05/16/19 Introduction of OR:19/13 – Affordable Housing Development Fees

Council President Gibbs moved the following resolution with a second by Councilman Black and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knechten “aye.”

R15:05/16/19 Resolution Adopting an Affirmative Marketing Plan

Council President Gibbs moved the following resolution with a second by Councilman Sopko and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knechten “aye.”

R16:05/16/19 Resolution Adopting an Affordable Housing Spending Plan

Council President Gibbs moved the following resolution with a second by Councilman Sopko and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knechten “aye.”

R17:05/16/19 Resolution Adopting Policies and Procedures Manuals:
Housing Rehabilitation
Accessory Apartment Program
Affordability Assistance
Affordable Housing Administrative Agent

Councilman Sopko moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Sopko, Goodloe, Eisenberg Knechten “aye,” Black, “abstain.”

R18: Waive Chapter 2-25.10 of the Code – Grays Florist

Councilman Sopko moved the following resolution with a second by Council President Gibbs and upon roll call the vote was as follows: Gibbs, Black, Sopko, Goodloe, Eisenberg Knegten “aye.”

R19: Payment of Bills

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PUBLIC PORTION - GENERAL DISCUSSION

Lynda Goldschein, Sherwood Drive, asked for clarification on the zoning overlay ordinance. Attorney Cruz explained that the Ordinance is just being introduced and nothing will be decided tonight. He also said the zoning is not mandatory but is optional for the property owners in the Triangle. He said there will be a public hearing on June 20th for the property owners to come speak on the new zoning. She mentioned doing the same type of zoning overlays on the second floor with the buildings at the Blue Star Shopping Mall. Attorney Cruz said the overlay zone is a supplemental zone to meet the unmet need. He said the Affordable Housing Plan in place right now and allows us to meet our obligations. Mr. Cruz agreed for the next round that Blue Star Shopping Mall could be a possibility.

Gulshan Chhabra, Old Somerset Road, congratulated the new Mayor and new Council women on their winnings in the last election. He brought up a few concerns he has with the town. First, he said due to the decline in the school system, his neighbor just lost a half a million dollars on the sale of his home. He said the Lake is filthy and polluted. He also mentioned that the vehicle pollution is so bad it has become difficult to walk around the Lake in the mornings. He said he has plans to make the town beautiful if anyone would like to sit down and listen to his ideas. Mr. Chhabra thinks the scheduling of the Police Officers could be improved, to help the town save money.

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ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 9:15 P.M. to the Call of the Chair. The next scheduled meeting of the Mayor and Council to be held Thursday, June 6, 2019 at 7:30 P.M.

Respectfully submitted,

Regina Angelo, RMC
Administrative Assistant