

THE BOROUGH OF WATCHUNG
Planning Board
Regular Meeting
February 21, 2023

Tracee Schaefer called the Regular Meeting to order at 7:00 pm

ROLL CALL

Ms. Tracee Schaefer, Chairwoman	Mr. Paul Fiorilla
Mr. Donald Speeney, Vice Chairman	Mr. Troy Sims
Mr. Ronald Jubin, Mayor	Mr. Michael Birnberg (absent)
Mr. Curt Dahl, Councilman	Mr. Francis P. Linnus, Esq.
Ms. Ellen Spingler, Secretary	Mr. Mark Healey, PP
Mr. Al Ellis (absent)	Mr. Richard Calbi Jr., Board Engineer (absent)
Ms. Karen Pennett	Mr. John Jahr, Board Traffic Engineer (absent)
Mr. Steve Pote (absent)	Ms. Theresa Snyder, Board Clerk

Chairwoman Schaefer read the statement indicating the meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act, the Municipal Land Use Law requirements, and the recording of the Minutes as required by law. She then led the flag salute to the American flag.

MINUTES

On motion by Ms. Spingler, seconded by Mayor Jubin, the Reorganizational and Regular Meeting Minutes, January 17, 2023, were accepted as amended to include Mark Healey on the Ordinance Sub-Committee list and carried on voice vote.

DISCUSSION
BOARD OF ADJUSTMENT ANNUAL REPORT

Mr. Speeney encouraged the Board to be proactive in the recommendations that were made by the Board of Adjustment.

Mr. Linnus responded that the MLUL does not empower the Board with anything other than review. If there are changes to the zoning ordinance, the Governing Body directs the Planning Board to review the ordinance for master plan consistency and return comments and recommendations to the Mayor and Council.

Chairwoman Schaefer reminded the Board that they review the report and send a letter to the Mayor and Council.

Mr. Healey read through the recommendations. The Board made the following recommendations to the Borough Council:

1. In reference to the Board of Adjustment's recommendation #3 that shopping centers should be permitted to have outdoor sales as a conditional use, the Planning Board recommends consideration be given to change the use schedule to include parameters governing the time and manner of outdoor sales.
2. In reference to the Board of Adjustment's recommendation #4 that clarification is given to the zoning Ordinances which affect zones in other towns (i.e. Does a conditional use such as a drive thru have to be more than 500 ft. from any residential zone including surrounding municipalities or more than 500 ft. from any residential zone in Watchung?), the Planning Board recommends consideration be given to clarify the Ordinance.
3. In reference to the Board of Adjustment's recommendation #9 that changes should be made to the extension Ordinance to allow an Applicant to retroactively request and extension, the Planning Board recommends consideration be given to clarify the Ordinance to allow for extensions, if the request is accompanied by a site plan or subdivision with the caveat that the extension period should not be open ended.

The Board wanted clarification from the Board of Adjustment on items number 1, 2, 3, and 8.

EXECUTIVE SESSION

Resolution PB 23-R5

Weldon Materials, Inc. v. Planning Board of the Borough of Watchung and Bonnie Burn Redevelopers Urban Renewal, LLC- Docket No. SOM-L-001567-21

The Board entered executive session. At the end of the session, the Board entered the open session. All Board members were present.

The meeting was opened to the public. There were no comments from the public.

ADJOURN

The Board unanimously voted to adjourn the meeting.

Respectfully Submitted,



Theresa Snyder
Board Clerk