

THE BOROUGH OF WATCHUNG
Planning Board
Regular Meeting
September 21, 2021

OFFICIAL MINUTES
Adopted 10/19/21

Chairwoman Tracee Schaefer called the Regular Meeting to order at 7:30 p.m.

ROLL CALL

Ms. Tracee Schaefer, Chairwoman	Mr. Steve Pote
Mr. Donald Speeney, Vice Chairman	Mr. Paul Fiorilla
Mr. Keith Balla, Mayor	Mr. Troy Sims
Mr. Pietro Martino, Councilman	Ms. Yvette Nora
Ms. Ellen Spingler, Secretary	Mr. Francis P. Linnus, Esq.
Mr. Al Ellis	Mr. Ricardo Matias, Board Engineer
Ms. Karen Pennett	Mr. John Jahr, Board Traffic Engineer
	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 also stated that in order to comply with the executive orders signed by the governor, and in an effort to follow best practices recommended by the CDC, the meeting was being held virtually for all board members, board professionals, the applicant, the applicant's professionals, interested parties and members of the public. The Board members identified themselves for the record. She then led the flag salute to the American flag.

MINUTES

On motion by Ms. Pennett, seconded by Ms. Spingler, the minutes and transcript from the meeting held on August 10, 2021, were accepted and carried on voice vote.

On motion by Ms. Spingler, seconded by Mr. Fiorilla, the minutes and transcript from the special meeting held on August 17, 2021, were accepted and carried on voice vote.

RESOLUTION PB 21-R10

Case No.: PB 19-02; The Learning Experience

100 Union Avenue

BLOCK: 7801 LOT: 1

Represented By: Stephen F. Hehl, Esq.

BB ZONE

Approved: 7/20/21

On motion by Ms. Spingler, seconded by Mr. Fiorilla, the board memorialized the resolution based on the following roll call vote:

Roll Call:

Ayes: Ms. Spingler, Councilman Martino, Mayor Balla,
Mr. Fiorilla, Mr. Sims, Ms. Nora and Chairwoman
Schaefer

Nays:

Not Eligible: Mr. Ellis, Ms. Pennett, Mr. Speeney, and Mr. Pote

Abstain:

Absent:

CASE NO.: PB 21-01; FERRARA
45 & 59 ROCK AVE.
BLOCK: 2001/1702 LOT: 1/9
RB ZONE

Kathleen Ferrara was sworn in to give testimony. The applicant was before the board seeking approval for a minor subdivision to increase the lot coverage of their current lot.

Chairwoman Schaefer read Mr. Matias' report into the record.

Ms. Ferrara testified they would acquire land from lot 59.

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

On motion by Ms. Pennett, seconded by Mr. Speeney, the board approved the application with conditions based on the following roll call vote:

Roll Call:

Ayes: Ms. Spingler, Mr. Ellis, Councilman Martino, Ms. Pennett,
Mayor Balla, Mr. Speeney, Mr. Pote, Mr. Fiorilla, and
Chairwoman Schaefer

Nays:

Not Eligible:

Abstain:

Absent:

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