

BOROUGH OF WATCHUNG
 PLANNING BOARD
 TRACEE SCHAEFER, CHAIRWOMAN
Regular Meeting Minutes
August 20, 2024

Adopted On: 9.17.2024

CALL TO ORDER: Chairwoman Tracee Schaefer called the Regular Meeting to order at 7:29 pm. and 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 and proper notice has been given.

Chairwoman Shaefer then led the group in saluting the American flag in the Pledge of Allegiance.

ROLL CALL:

| | |
|--|---|
| Ms. Tracee Schaefer, Chairwoman- present | Mr. Dustin Antonio - present |
| Mr. Donald Speeney, Vice Chairman - present | Mr. Troy Sims – present |
| Mr. Ronald Jubin, Mayor – present | Ms. Jackie Bodnar - (Absent) |
| Mr. Robert Gibbs, Councilman – (Absent) | Mr. Francis P. Linnus, Esq. - present |
| Ms. Ellen Spingler, Secretary – present | Mr. Mark Healey, PP - present |
| Ms. Jennifer Kobliska (Absent) | Mr. Richard Calbi Jr., Board Engineer - present |
| Ms. Karen Pennett – present | Mr. John Jahr, Board Traffic Engineer -present |
| Mr. Stephen Pote - present | Ms. Catherine Furlan Board Clerk- present |

MINUTES

A quorum was present for the meeting and the Chairwoman asked for a motion to waive the reading of the previous minutes from July 16th, 2024 which was moved by Ms. Spingler and seconded by Mayor Jubin. It was opened to discussion by the Chair and carried on voice vote all in favor. Mr. Speeney abstained.

ORD 24-12 STORMWATER REGULATIONS

Mr. Richard Calbi from Bright View Engineering presented his consistency review first. The ordinance put forth is consistent with the Borough’s Master Plan and the Storm Water Management Plan. Bright View recommended some minor edits with typos and language in section 4. In section 5 Bright View recommend some items from NJ Future, a non-profit that works on a sitewide level. These edits would elevate the ordinance and implement better controls and future development.

Next, Mark Healey the Board Planner approached and presented his review. He found the ordinance is not inconsistent with the Borough Master Plan. It is of his opinion that the ordinance

would advance the goal #4 of the Master Plan, which addresses environmental protection and flood control.

RESOLUTION PB24-R10 ORD 24-12 STORMWATER REGULATIONS

The Board took action to adopt Ordinance 24-12 from the Borough Council, motion passed.

Roll Call:

| | Decision and Memorialization | | | | | |
|----------------|-------------------------------------|------------|------------|------------|----------------|---------------|
| | Date: August 20th, 2024 | | | | | |
| | Motion | 2nd | Aye | Nay | Abstain | Absent |
| Schaefer | | | X | | | |
| Speeney | X | | X | | | |
| Spingler | | | X | | | |
| Jubin | | | X | | | |
| Gibbs | | | | | | X |
| Pennett | | | X | | | |
| Antonio | X | | X | | | |
| Pote | | X | X | | | |
| Kobliska | | | | | | X |
| Sims Alt. #1 | | | X | | | |
| Bodnar Alt. #2 | | | | | | X |

RESOLUTION PB24-R9

Ms. Spingler read Resolution PB24-R9 aloud authorizing Executive Session to discuss: SOM-L-326-24 Watchung Planning Board et. al. adv. Weldon (Bonnie Burn approval).

Roll Call:

| | Decision and Memorialization | | | | | |
|----------------|-------------------------------------|-----|-----|-----|---------|--------|
| | Date: August 20th, 2024 | | | | | |
| | Motion | 2nd | Aye | Nay | Abstain | Absent |
| Schaefer | | | X | | | |
| Speeney | X | | X | | | |
| Spingler | | | X | | | |
| Jubin | | | X | | | |
| Gibbs | | | | | | X |
| Pennett | | X | X | | | |
| Antonio | | | X | | | |
| Pote | | | X | | | |
| Kobliska | | | | | | X |
| Sims Alt. #1 | | | X | | | |
| Bodnar Alt. #2 | | | | | | X |

The Board went into Executive Session at 7:42pm and resumed the regular meeting at 7:47pm.

ROLL CALL:

| | |
|--|---------------------------------------|
| Ms. Tracee Schaefer, Chairwoman- present | Mr. Dustin Antonio - present |
| Mr. Donald Speeney, Vice Chairman - present | Mr. Troy Sims – present |
| Mr. Ronald Jubin, Mayor – present | Ms. Jackie Bodnar - (Absent) |
| Mr. Robert Gibbs, Councilman – (Absent) | Mr. Francis P. Linnus, Esq. - present |
| Ms. Ellen Spingler, Secretary – present | Mr. Mark Healey, PP - present |

| | |
|---|---|
| Ms. Jennifer Kobliska (Absent) | Mr. Richard Calbi Jr., Board Engineer - present |
| Ms. Karen Pennett – present | Mr. John Jahr, Board Traffic Engineer -present |
| Mr. Stephen Pote - present | Ms. Catherine Furlan Board Clerk- present |

PB24-01; BONNIE BURN

Mr. Linus opened with comments regarding Bonnie Burn, an application which has already been approved. There would be no questions on the application as this was just a presentation for transparency purposes for the public on the new road design. Mr. Linus was authorized by the Board to sign off on a stipulation of dismissal with prejudice regarding the pending Weldon and Bonnie Burn Litigation.

The Applicant did notice the public and has jurisdiction. Nicole Dory from Connell Foley approached the Board and provided background on the application. The plan presented is a part of a settlement with the objector Weldon which would result in the dismissal of the litigation related to the Board’s approval of the project.

Mr. Keller approached the Board and was sworn in by Mr. Linnus. Let it show that all of his licenses are current and in good standing. Mr. Keller present the new road way design for the entrance and exit out of the site that was approved by Somerset County on August 20th, 2024.

EXHIBIT A-1 August 20th, 2024

Sheet 14/25 Driveway Intersection Plan Revised August 2nd, 2024

Chair sought a motion to reaffirmed the Board’s previous approval with conditions. The Board discussed.

Roll Call:

| | Decision and Memorialization | | | | | |
|----------|-------------------------------------|-----|-----|-----|---------|--------|
| | Date: August 20th, 2024 | | | | | |
| | Motion | 2nd | Aye | Nay | Abstain | Absent |
| Schaefer | | | X | | | |
| Speeney | | | X | | | |
| Spingler | | X | X | | | |
| Jubin | | | X | | | |
| Gibbs | | | | | | X |

| | | | | | | |
|----------------|---|--|---|--|--|---|
| Pennett | | | X | | | |
| Antonio | | | X | | | |
| Pote | X | | X | | | |
| Kobliska | | | | | | X |
| Sims Alt. #1 | | | X | | | |
| Bodnar Alt. #2 | | | | | | X |

GENERAL PUBLIC COMMENTS.

The meeting was opened to the public for comment, hearing none the meeting adjourned.

The Board unanimously voted to adjourn the meeting. The next Regular Meeting will be September 17th, 2024 at 8:06pm.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan

Board Clerk