

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

September 17th, 2024

Adopted On: 10/15/2024

CALL TO ORDER: Chairwoman Tracee Schaefer called the Regular Meeting to order at 7:28 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 – (Absent)
Mr. Ronald Jubin, Mayor – present	Ms. Jackie Bodnar – present
Mr. Robert Gibbs, Councilman – present	Mr. Francis P. Linnus, Esq. - present
Ms. Ellen Spingler, Secretary – present	Mr. Mark Healey, PP - (Absent)
Ms. Jennifer Kobliska-present	Mr. Richard Calbi Jr., Board Engineer - present
Ms. Karen Pennett – present	Mr. John Jahr, Board Traffic Engineer - (Absent)
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 Mr. Pote and seconded by Mr. Speeney. It was opened to discussion by the Chair and carried on voice vote all in favor. Mr. Gibbs, Ms. Bodnar and Ms. Kobliska abstained.

RESOLUTIONS:

RESOLUTION NO. PB-24-R12

RESOLUTION AFFIRMING AND RATIFYING AMENDED PRELIMINARY AND FINAL SITE PLAN APPROVAL AND MODIFICATION OF CERTAIN FINDINGS IN RESOLUTION PB-24-R5 FOR BONNIE BURN REDEVELOPERS URBAN RENEWAL, LLC LOCATED ON BONNIE BURN ROAD (BLOCK 7402, LOTS 19.01 AND 19.02, AND BLOCK 7403, LOTS 5 AND 10)

Roll Call:

Decision and Memorialization							Decision and Memorialization						
Date: August 20th, 2024							Date: September 17th, 2024						
Me	Motion	2nd	Aye	Nay	Abstain	Absent	Me	Motion	2nd	Nay	Abstain	Absent	
Schaefer			X								X		
Speeney	X		X					X		X			
Spingler			X						X	X			
Jubin			X							X			
Gibbs						X				X			
Pennett			X							X			
Antonio	X		X							X			
Pote		X	X							X			
Kobliska						X				X			
Sims Alt. #1			X									X	
Bodnar Alt. #2						X				X			

NEW APPLICATIONS:

PB24-02; RAISING CANE’S

Proposed Fast-Food Restaurant with Drive-Thru
 Blue Star Shopping Center
 Block 6404, Lots 2.01, 2.02, 2.03, & 2.04

The applicant proposes to replace the existing +/-8,616 sf Hibachi Grill & Supreme Buffet pad site fronting on Route 22 with a 3,760-sf Raising Cane’s restaurant with a 2-lane drive thru.

Applicant was not present but their attorney, Michael O’Grodnick, sent a letter requesting an adjournment to the October 15th, 2024 meeting in order to address comments from the board and professionals. This case will be carried with no further notice required.

GENERAL PUBLIC COMMENTS.

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

SOMERSET COUNTY LOCAL SAFETY ACTION PLAN: Request for Municipal Information

The Board discussed road safety or areas of concern which would be reported back to the mayor and council and shared with the county. Engineer, Richard Calbi presented his report to the Board and further discussion ensued.

Chairwoman, Shafer announced Helpsy would not be perusing an application with the Board.

The Board unanimously voted to adjourn the meeting at 7:56pm. The next Regular Meeting will be October 15th, 2024.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan

Board Clerk