

BOROUGH OF WATCHUNG
 PLANNING BOARD
 TRACEE SCHAEFER, CHAIRWOMAN
Regular Meeting Minutes
December 17th, 2024
Adopted On:

CALL TO ORDER: Chairwoman Schafer called the Regular Meeting to order at 7:30 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 Schafer led the group in saluting the American flag and the Pledge of Allegiance.

ROLL CALL:

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

MINUTES

A quorum was present for the meeting. Board Clerk Catherine Furlan was absent, Colleen Lange filled in. Chairwoman Schafer asked to waive the reading of the minutes and for a motion to approve minutes from November 14th, 2024. On motion by Mr. Speeney seconded by Mr. Gibbs. which was moved by Mayor Jubin and seconded by Mr. Gibbs. Chairwoman Schafer mentioned she was absent but that she did watch the video.

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| Ms. Tracee Schaefer, Chairwoman- Aye | Mr. Dustin Antonio - Aye |
| Mr. Donald Speeney, Vice Chairman - Aye | Mr. Troy Sims – Aye |
| Mr. Ronald Jubin, Mayor – Aye | Ms. Jackie Bodnar – Aye |
| Mr. Robert Gibbs, Councilman – Aye | Ms. Jennifer Kobliska- Aye |
| Ms. Ellen Spingler, Secretary – Aye | Ms. Karen Pennett – Absent |
| | Mr. Stephen Pote - Aye |

ORDINANCE REVIEW OR 24-17; Establishing Regulations of Temporary Accessory Structures

Madam Chair expressed that the ordinance reviews would not be heard tonight. Mayor Jubin spoke that the ordinance would be further reviewed and tabled until next year for more fine tuning.

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.

Michael O’Grodnick approached the Board on behalf of the Applicant. He provided background on the application and where it stands. Applicant has been expanding rapidly and the delay has been with corporate. Mr. O’Grodnick asked for it to be carried without further notice since he has noticed twice already. He went on further to explain the hold up is not with Levin but with the corporation. Madam Chair asked if this company was a franchisee (yes but all owned by Raising Cane’s). Don Speeny asked what avenues are available for Planning Board to address applications that are continually postponed? Mr. Linnus confirmed the Board could deny the application without prejudice. Mr. Linnus confirmed the case would be carried to the February 18th, 2025 meeting and continuance granted to the end of March 31st, 2025 with no further notice required.

GENERAL PUBLIC COMMENTS.

Madam Chair opened it up to the public for comment. Hearing none, comments were closed.

The meeting adjourned at 7:52pm. The next Regular Meeting will be January 21st, 2025 at 7pm with the reorg meeting first and regular meeting to follow. Meeting was adjourned at

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan

Board Clerk