

**BOROUGH OF WATCHUNG
 PLANNING BOARD MINUTES
 REGULAR MEETING
 JUNE 17TH, 2025 | 7:30 PM
 15 Mountain Blvd., Watchung, NJ 07069
 Adopted On: 8/19/202**

CALL TO ORDER: Madam Chair called the Special Meeting to order at 7:28 pm. and read the opening 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 had been published in the Echoes Sentinel and Courier News. The Chair led the group in saluting the American flag and 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. Karen Pennett – (Absent)	Mr. John Jahr, Board Traffic Engineer – present Jamie Guarantano - Present
Mr. Stephen Pote – Tardy arrived 7:03pm	Ms. Catherine Furlan Board Clerk- present

Madam Chair opened the meeting, noting a quorum was present and asked for waiving of the minutes to be read and for a motion to accept the Regular Meeting Minutes from May 27th, 2025. On motion by Councilman Gibbs and seconded by Mr. Speeney. Followed by voice vote all in favor. Next, Chair asked for a waiving of the Executive Session Minutes from May 27th, 2025 to be read and for a motion to approve. On motion by Councilman Gibbs, seconded by Ms. Spingler. Followed by unanimous voice vote with everyone voting in favor and Councilman Gibbs abstaining. Next, Chair asked for a motion to waive the reading of the Special Meeting Minutes from June 9th, 2025. On motion by Councilman Gibbs and seconded by Ms. Spingler. Followed by unanimous voice vote to approve, not voting Mr. Antonio and Councilman Gibbs who were absent.

Next, Ms. Spingler read **Resolution PB25-R8** into the record.

CASE NO.: PB 24-01/PB19-01; Bonnie Burn Redevelopers Urban Renewal, LLC
 ADDRESS: 275 Bonnie Burn
 BLOCK: **7403, Lots**
 RB ZONE
 Expiration: **06/26/2025**

Roll Call

Chair asked for a motion to approve **Resolution PB25-R8**. On motion by Mr. Speeney, seconded by Councilman Gibbs.

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

Next, Chair asked for Ms. Spingler to read HEFSP Resolution **PB25-R9 Housing Element and Fair Share Plan 2025-2035**. Mr. Linnus pointed out that notice was sent to newspapers, surrounding municipalities, Somerset County Planning Board, NJ Department of Planning and Advocacy and registered Military Commander for Watchung. Mr. Linnus pointed out the correct docket number should read: SOM-L-183-25. Chair asked for a motion to accept, on motion by Mr. Speeney and seconded by Councilman Gibbs. Councilman Gibbs commented on affordable housing and the current state of the issue, stressing the importance of how the projects are changing the landscape of New Jersey. While in favor of affordable Housing, he mentioned this process is not sustainable and need to change. The Chair echoed his concerns.

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

The Chair opened it up to the public, hearing none, the public portion was closed. The meeting adjourned at 7:49pm. The next Regular Meeting will be Tuesday, July 15th at 7:30pm.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan
Board Clerk