

**BOROUGH OF WATCHUNG  
PLANNING BOARD MINUTES  
SPECIAL MEETING  
March 2<sup>nd</sup>, 2026 | 7:00 PM  
15 Mountain Blvd., Watchung, NJ 07069**

**Adopted On:04-21-2026**

**CALL TO ORDER:** Chairwoman Schaefer called the Special Meeting to order at 7:00pm. 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 Schaefer led the group in saluting the American flag and the Pledge of Allegiance.

ROLL CALL:

Ms. Tracee Schaefer, Chairwoman- present	Mr. Dustin Antonio - <b>ABSENT</b>
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 – present
Mr. Robert Weck – <b>ABSENT</b>	Mr. James Giurintano Board Engineer - <b>ABSENT</b>
Ms. Karen Pennett – present	Mr. John Jahr, Board Traffic Engineer - <b>ABSENT</b>
Mr. Stephen Pote – present	Ms. Catherine Furlan Board Clerk- present

A quorum was present for the meeting.

Chairwoman Schaefer began by introducing three new ordinances that came from Mayor and Council; Ordinance 26-02, 26-03 and 26-04 which create new affordable housing overlay zones. Mr. Linnus explained that the new revisions to the Master Plan need new ordinances to implement the 4<sup>th</sup> round of affordable housing, required by the state and DCA.

Next up, Mark Healey, Board Planner approached the podium and described the new revisions and the overlay zones in the ordinances. Chair asked Mr. Healey if they were consistent with the Master Plan (yes).

Madam Chair opened it up to the public for questions, hearing none, the public portion was closed. Next, Chair sought a motion to approve that Ord 26-02 was not inconsistent with the Master Plan and to make recommendations to Mayor and Council to adopt. On motion by Councilman. Gibbs, seconded by Ms. Spingler.

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

Chair sought a motion to approve that Ord 26-03 was not inconsistent with the Master Plan and to make recommendations to Mayor and Council to adopt. On motion by Councilman. Gibbs, seconded by Ms. Spingler.

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

Chair sought a motion to approve that Ord 26-04 was not inconsistent with the Master Plan and to make recommendations to Mayor and Council to adopt. On motion by Mr. Speeney seconded by Ms. Pennett.

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

Ms. Spingler read **Resolution PB26-R7** into the record. Chair sought a motion to adopt Resolution PB26-R7. On motion by Councilman Gibbs, seconded by Mr. Speeney.

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

Ms. Spingler read **Resolution PB26-R8** into the record. Chair sought a motion to adopt Resolution PB26-R8. On motion by Mr. Speeney and seconded by Ms. Spingler.

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

Ms. Spingler read **Resolution PB26-R9** into the record. Chair sought a motion to adopt Resolution PB26-R9. On motion by Mr. Speeney and seconded by Ms. Spingler.

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

**PUBLIC COMMENT**

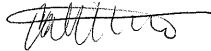
Chair opened it up to the public for comment, hearing none, the public session was closed.

Madam Chair congratulated Ms. Pennett for being nominated Woman of Watchung. Mayor Jubin also encouraged everyone to attend the event Thursday, March 12<sup>th</sup> at 7pm. Lastly, Madam Chair thanked Mark Healey for all his hard work.

The next Regular Meeting will be March 17th, 2026 at 7:30pm, but may be canceled so keep an eye out for an email. Meeting adjourned at 7:16pm.

**ADJOURNMENT**

Respectfully Submitted,



Catherine Furlan  
Board Clerk