

**BOROUGH OF WATCHUNG
PLANNING BOARD MINUTES
REGULAR MEETING
February 17th 2026 | 7:00 PM
15 Mountain Blvd., Watchung, NJ 07069**

Adopted On: 04-21-2026

CALL TO ORDER: Chairwoman Schaefer called the Regular Meeting to order at 7:29pm. 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 - present
Mr. Donald Speeney, Vice Chairman – present	Mr. Troy Sims – Tardy
Mr. Ronald Jubin, Mayor – present	Ms. Jackie Bodnar – present
Mr. Robert Gibbs, Councilman – ABSENT	Mr. Francis P. Linnus, Esq. - present
Ms. Ellen Spingler, Secretary – present	Mr. Mark Healey, PP – present
Mr. Robert Weck – present	Mr. James Giurintano Board Engineer - present
Ms. Karen Pennett – present	Mr. John Jahr, Board Traffic Engineer - present
Mr. Stephen Pote – present	Ms. Catherine Furlan Board Clerk- present

A quorum was present for the meeting.

Chair waived the reading of the Reorganizational Minutes from January 20, 2026. It was motioned by Mr. Speeney and seconded by Ms. Spingler. Not voting Mayor Jubin and Ms. Pennett who were absent in January. carried unanimously by voice vote. Next, Chair sought a motion to waive the reading of the Regular Meeting Minutes and approve them. On motion by Mr. Pote and seconded by Mr. Antonio. Not voting Mayor Jubin and Ms. Pennett who were absent in January. Carried unanimously by voice vote. Mr. Sims joined the meeting.

Chairwoman Schaefer introduced the subject of the meeting; Fair Share Housing Plan revisions, seconded and clarified by Mr. Linnus. Mr. Healey approached the podium and addressed the board, providing background on the revisions made to the Affordable Housing Plan for Watchung. Mr. Healey pointed out the revisions are all in red. Mr. Healey asked what the date of the plan is (January 2026) and is marked [Exhibit A-1](#).

Mr. Healey reviewed the new Affordable Housing Overlay zones and what they entail in addition to defining overlay zones. Mr. Healey described the new ordinances that will be presented to the board for review at the next Special Meeting, March 2nd.

Chair opened it up to the board for questions. Ms. Bodnar asked if residential zoning can easily be changed to affordable housing? Mr. Healey described the process of meeting affordable housing numbers and how the board prevents builders' remedy. Chairwoman expressed how long and hard Mr. Healey has been working on Watchung's Affordable Housing. Mr. Healey expressed that once we have submitted our plan and we have met our affordable housing obligation we won't be subject to builders' remedy. Mayor Jubin expressed his gratitude to Mr. Healey for all his hard work and how satisfied he was with the plan. Mr. Pote also thanked Mr. Healey who has worked with 4 different mayors.

PUBLIC COMMENT

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

Mr. Linnus explained that the board would be voting twice, one to take action and second on the resolution that was drafted to revise the Fair Share Housing Plan. Chair made a motion to approve the amended Fair Share Housing Plan. On motion by Mr. Speeney, seconded by Mr. Pote.

Ms. Tracee Schaefer, Chairwoman- Aye	Mr. Dustin Antonio – Not Voting
Mr. Donald Speeney, Vice Chairman - Aye	Mr. Troy Sims – Aye
Mr. Ronald Jubin, Mayor – Aye	Ms. Jackie Bodnar – Aye
Mr. Robert Gibbs, Councilman – Absent	Mr. Robert Weck – Aye
Ms. Ellen Spingler, Secretary – Aye	Ms. Karen Pennett – Aye
	Mr. Stephen Pote - Aye

Next, Ms. Spingler read Resolution PB26-R5 into the record. Chair sought a motion to approve the resolution. On motion by Mr. Speeney and seconded by Ms. Spingler.

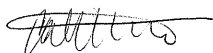
Ms. Tracee Schaefer, Chairwoman- Aye	Mr. Dustin Antonio – Not Voting
Mr. Donald Speeney, Vice Chairman - Aye	Mr. Troy Sims – Aye
Mr. Ronald Jubin, Mayor – Aye	Ms. Jackie Bodnar – Aye
Mr. Robert Gibbs, Councilman – Absent	Mr. Robert Weck – Aye
Ms. Ellen Spingler, Secretary – Aye	Ms. Karen Pennett – Aye
	Mr. Stephen Pote – Aye

Chairwoman Schaefer thanked everyone and Mr. Healey. Chair opened it up to the public for comments not on the agenda. Hearing none, the public portion was closed.

The next meeting will be a Special Meeting, March 2nd at 7:00pm to review the new ordinances from Mayor and Council regarding the revised Fair Share Housing Plan. The next Regular Meeting will be March 17th, 2026 at 7:30pm. Meeting adjourned at 7:55pm.

ADJOURNMENT

Respectfully Submitted,



Catherine Furlan
Board Clerk`