

**Planning Board Meeting  
Borough of Watchung  
August 21st, 2007  
Minutes**

Chairman Speeney called the meeting to order at 7:31 p.m. and stated that notice of this meeting had been posted at Borough Hall, filed with the Borough Clerk and given in the way of notice to the Courier News, Echoes Sentinel, the Reporter and Star Ledger in conformance with the N.J.S.A. 10:4-6 et seq.

Present at the call of the role were: Speeney, Boyd, Havas, Haveson, Page, Addario Schaefer, and Pote. Mayor Ellis arrived at 7:44PM. Also present were Borough Engineer Tom Herits and Board Attorney Frank Linnus. Chairman Speeney indicated that there was a quorum to conduct business.

A motion was made to waive the reading of and to approve the minutes of the July 17<sup>th</sup>, 2007 meeting by Mr. Havas, seconded by Mr. Haveson and approved unanimously by voice vote.

**Cassidy**

Chairman Speeney stated that the first order of business was informal review of :

Karen Cassidy  
1370 Johnston Drive  
Block 64.03 Lot 18

Karen Cassidy came to the microphone and explained that she was looking to subdivide the lot into two lots. Ms. Cassidy said that currently there are 2.9 acres including the right-of-ways and 2.68 acres not including the right-of-ways. She said Bonnie Burn Road is on one side of the property and Johnston Drive on the other. Other lots surrounding this lot have acreage of less than 1.2 acres. Ms. Cassidy said she did not have a drawing of her plan. Ms. Cassidy said she looked at the properties surrounding her lot. On the bottom of her property there are three lots, Block 64.04 Lot 3 has .85 acres; Block 64.03 Lot 16 has .42 acres; Block 64.03 Lot 15.2 has .8 acres; and Block 64.03 directly on the left side has 1.2 acres. Chairman Speeney asked about the square footage of the acreage information that she was giving to the Board and where she got her information. Ms. Cassidy said that the information on acreage came from the Borough tax records. Ms. Cassidy said she was trying to get a sense from the Board as to whether or not this could work, before she spent money on Engineers and architects. She said that she has had the property for sale for almost a year now and with the current market as it is, she wants to make the property as viable as possible for sale. Chairman Speeney asked Ms. Cassidy if her lot was in a 60,000 square foot zone, and she answered

yes. Ms. Cassidy said that she believed her lot was approximately 5,000 sq. ft. short on area. Ms. Cassidy said that she had met briefly with Kevin Page who informed her of the square footage shortage. Chairman Speeney said that the most significant aspect of coming in short of area and the Board begin granting approvals for less than 60,000 square feet, eventually that drives the zoning ordinance. The zoning ordinance Chairman Speeney said has been reviewed for the last 25 years or so for 60,000 square feet and this Board has been very active since the early 90s with adhering to the 60,000 square foot dimensions. Chairman Speeney said that his position was not to grant subdivisions that come up short. Chairman Speeney opened up discussion from the Board. Mr. Addario asked Ms. Cassidy if she intended to raze the house. Ms. Cassidy said her intention was to keep the house. Ms. Cassidy said that possibly if the lots were subdivided and the house needed to be razed, she would consider that. Whichever was most economically feasible. Ms. Cassidy said that a subdivided lot could either have a common driveway, or another separate driveway coming off Prospect. Chairman Speeney said that the undersized lots that are adjacent to Ms. Cassidy's property were created many years ago. Mr. Addario said that recently there was an application before the Board with many residents present at the meeting opposing the application asking where you draw the line on shortage. Mr. Addario said that he would be opposed to this subdivision as well. Mr. Haveson said that he could not support an application for subdivision because of the traffic on Bonnie Burn, and the proposed road changes in that area. Chairman Speeney told Ms. Cassidy that she had every right to submit an application, but she said that she saw no point in doing that. She thanked the Board for their time.

**Standish**

Havas read: Joan Standish  
286 Old Somerset Road & 635 Valley Road  
Block 7100 Lots 1.02 & 2.02  
Minor Subdivision (Lot Line Adjustment)  
w/existing variances

Mrs. Joan Standish was not present, but Engineer W. Leland Titus was present on behalf of the Applicant. Mr. Linnus swore in Mr. Titus of 618 Somerset Street in North Plainfield, and recognized him as an expert in the field of Engineering. Mr. Titus said that the drawings had been revised to answer the questions of the Board from the meeting of the prior month. Mr. Titus said that he did a study of the impervious coverage of the Hirsch property, which was Block 70.02 Lot 7.02. Impervious coverage was calculated from a survey of the property and the impervious coverage for the lot would be 22.1%, which is less than the requirement by ordinance including the driveway. The driveway therefore does not put the Hirsch property over on impervious coverage. Mr. Linnus said that there was some confusion with Lot 7.03 on the map. Mr. Titus said that Lot 7.03 is right-of-way. It is listed on the tax records as belonging to the Borough of

Watchung. There is an easement for the driveway, which goes across lot 7.02. Mr. Linnus said that for the record by way of a plan revision on sheet 1, there was now information from Ms. Standish that she is the applicant and sole owner of 286 Old Somerset Rd. in Watchung, and the owner of lot 2.02, was Mr. Mark Standish's company, which should be noted on the Sheet 1 of Mr. Titus drawings. Chairman Speeney asked Mr. Herits if there was anything outstanding that needed to be addressed. Mr. Herits said no, other than the ownership of the right of way listed. Chairman Speeney asked if there was anyone from the Board who had questions of Mr. Titus. There were none. Chairman opened up to questions from the public. Mr. Ted Ryrie of 637 Valley Road came to the microphone. Mr. Ryrie stated that he was the owner of the adjacent lot, which was block 7100 lot 2.01. Mr. Ryrie asked what the current plan was and how it would affect his lot. Mr. Titus explained the application to Mr. Ryrie. Chairman Speeney asked Mr. Ryrie if he was satisfied with the explanation and request by Ms. Standish to annex this portion of square footage from one lot to the other. Mr. Ryrie said that yes, but he wondered in the long run what type of grading or other things might be done to the property that would affect his property. Chairman Speeney told Mr. Ryrie about the agreement to *no further impervious coverage* and *no further subdivision*. Mr. Linnus asked Mr. Titus how these two lots were originally created and Mr. Titus said that they were both created from major subdivisions; Lot 1.02 in 1988, and lot 2.02 in 1984. Mr. Haveson asked if Ms. Standish intentions were to sell the properties. Mr. Titus said that he thought she was keeping lot 1.02 and selling 2.02. There were no more questions or comments from the public and Chairman Speeney discussed options. One was to vote at this meeting and memorialize next month. Another option was to read the resolution into the record and make changes. Chairman Speeney said if there was no objection from Board members the Chair would entertain a motion to approve. Mr. Linnus said he wanted to read a letter from Mark Standish into the record dated August 1<sup>st</sup>, 2007. Mr. Linnus said that it didn't say anything in Mr. Standish's letter about future subdivisions, but that if this Board voted to approve this application, Mr. Standish would be party to the deed, and there would be a deed restriction placed on any further subdivision. Chairman Speeney asked the Board for a motion to approve the application of PB07-02 with the conditions agreed upon. Mr. Haveson made a motion to approve with conditions agreed upon, seconded by Mr. Havas. Chairman Speeney opened for discussion on the motion. The Chair asked the Clerk to call a roll call vote.

**Roll Call**

**Speeney [yes] Boyd [yes] Havas [yes] Haveson [yes] Page [yes]**

**Schaefer [yes] Ellis [yes] Pote [yes]**

Chairman Speeney said that the motion has been voted in the affirmative and carried. The board will memorialize this action next month at the meeting of September 18<sup>th</sup>, 2007. Chairman Speeney said that the memorialization would carry all the conditions that the Board agreed upon. Chairman Speeney thanked Mr. Titus and thanked Ms. Standish for getting all the documentation that the Board needed.

Chairman Speeney asked if there were any reports and there were none. Chairman Speeney asked Mr. Pote if there was any news about the status of the LDO revisions. Councilman Pote said he would look into it.

Mr. Herits brought up an old application Falls View and the curbing that was installed is vertical curbing. Originally the plan for preliminary approval the resolution called for mountable curb. The Board approved that. When Mr. Whitting came in for final approval, the plans through discussions with the previous engineer were changed to vertical curbing. The Board approved that as well. As far as what the engineer could see, the curbing was built as approved. Chairman Speeney said that the curbing was changed from mountable to vertical after discussions with the Applicant. Mr. Herits said that he wanted to clear the air.

**Vouchers**-Chairman Speeney asked for vouchers. Mr. Boyd questioned a voucher from Mr. Rusignola. He wanted to know if it was a final bill. The Clerk said that the invoice read final charges. Chairman Speeney requested a motion to approve the vouchers and that motion was made by Mr. Boyd, seconded by Mr. Haveson. With no further discussion, Chairman Speeney asked for a roll call vote.

**Roll Call**

**Speeney [yes] Boyd [yes] Havas [yes] Haveson [yes] Page [yes]**

**Addario [yes] Schaefer [yes] Ellis [yes] Pote [yes]**

Chairman Speeney asked for a motion to adjourn which was made by Mayor Ellis, seconded by Peter Havas and the meeting was adjourned at 8:32pm until the next meeting of September 18<sup>th</sup>, 2007.

Respectfully Submitted,

Carolyn Taylor  
Planning Board Clerk