

**Borough of Watchung
Planning Board Meeting
June 19th, 2007
Minutes**

Chairman Speeney called the meeting to order at 7:31p.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 roll were: Speeney, Boyd, Havas, Addario, Pennett, Schaefer, & Ellis. Mr. Page arrived at 7.31p.m. and Ms. Spratford arrived at 7:34p.m. Also present were Board Attorney Frank Linnus, and Board Engineer Tom Herits.

Chairman Speeney indicated there was a quorum to conduct business. A motion was made to waive the reading of, and approve the minutes of May 15th, 2007. The motion was made by Mr. Havas, seconded by Mr. Boyd, and approved unanimously on voice vote. The Chair welcomed Mr. Frank Linnus to the Board.

Pasquale Grande

Havas read: PB06-03 Pasquale Grande
92 Stirling Road
Block 40.01 Lot 5
Minor Subdivision

Mark Breitman, attorney for the applicant was present. He stated he and Mr. Whitting have not yet come to an agreement, but are very close to reaching a final resolution. They plan to sit down together once again in the near future. Mr. Breitman has asked for a further extension, but understands from discussion with Mr. Linnus, that the applicant might have to re-apply. He said they must seek a reaffirmation of prior approval by re-filing the application. They will re-notice if the board requests, and resubmit a new application with the finalized plans. Chairman Speeney asked if Mr. Breitman thought they could be finished by next month. Mr. Breitman said he could not be sure. Mr. Linnus stated they have gone over the MLUL and the only way that the Board has the jurisdiction would be if the delays he has been experiencing were governmental delays. Mr. Linnus understands the delays are not due to either Mr. Breitman or his client, but unfortunately, this Board doesn't have the ability to grant this extension. The other possibility is for Mr. Breitman is to re-file the minor subdivision application, the Board considers a waiver of all submission requirements normally required because they have seen all of them and the conditions of approval, and if indeed there are any variances, they still have to be noticed. A hearing would be held and it could clear the next month and presumably Mr. Breitman would be here to obtain his approval. If the neighbor agrees, that satisfies the condition and within a few weeks they can perfect the subdivision.

The Chair asked the Board for a motion to have Mr. Breitman re-file for a minor subdivision and waive the normal submission requirements. Mayor Ellis made that motion, seconded by Mr. Addario. Hearing no further discussion, Chairman Speeney asked for a roll call vote.

Roll Call

Speeney [Yes] Boyd [Yes] Havas [yes] Page [yes] Addario [yes]

Pennett [yes] Schaefer [yes] Spratford [yes] Ellis [yes]

The motion carried and Mr. Breitman was asked to re notice.

Joan Standish

Chairman Speeney said that for PB07-02 Joan Standish
286 Old Somerset Road and 635 Valley Road,
Block 7100 Lot 1.02 & 2.02
Lot line adjustment

There was a request by the applicant to continue the application to next months meeting of July 17th, 2007 due to the graduation of her son. The Chair asked for a motion to extend PB07-02 until the meeting of July 17th, 2007

Roll Call

Speeney [yes] Boyd [yes] Havas [yes] Page [yes] Addario [yes]

Pennett [yes] Schaefer [yes] Ellis [yes]

The motion carried.

It was announced by Chairman Speeney and Mr. Linnus that the 200ølist notice that Mrs. Standish just sent would be carried until the July 17th meeting and that she would not have to notice again for that meeting.

Chairman Speeney asked for a motion to approve the vouchers as published in the agenda. Mayor Ellis made the motion to accept, seconded by Mr. Havas and asked the clerk to take roll call vote.

Roll Call

Speeney [yes] Boyd [yes] Havas [yes] Page [yes] Addario [yes]

Pennett [yes] Schaefer [yes] Ellis [yes]

Chairman Speeney asked if there were any reports.

Mr. Boyd said there was a site visit of the site for Application PB07-02(Standish)
Mr. Havas stated that there would be a meeting after the Planning Board meeting of the Laws and Ordinance sub-committee to discuss the by-laws of the Planning Board.

Chairman Speeney discussed several ongoing meetings re: planning held by the county. He also reported he attended the Ness Property Use committee meeting recently,

and said he felt the general consensus of the members of the committee was to have it remain open space.

There was a discussion about the 78-interchange issue. Mr. Addario said that there would be an upcoming meeting in Berkely Heights. There is a letter writing campaign underway to support this project.

Mr. Addario said that the Villa Maria project would probably be known as Watchung Hills. They discussed the project with the same name as our high school and how that would be a problem.

The Chair asked if there was any other business. Engineer Tom Herits brought up the Villa Domenico correspondence received which stated they want to eliminate a sidewalk on this site. Mr. Herits said there was a fire hydrant put where the sidewalk goes, and utilities are buried under where the sidewalk would be. He also said there is already a sidewalk around the perimeter. There was some discussion and Chairman Speeney asked for a motion to allow an administrative change to the plan. Mr. Havas made that motion, seconded by Mrs. Schaefer, and a roll call vote was taken. Chairman Speeney asked for discussion from the board, and hearing none, he asked the clerk for a call of the roll.

Roll Call

Speeney [yes] Boyd [yes] Havas [yes] Page [yes] Addario [yes]

Pennett [yes] Schaefer [yes] Ellis [yes]

The motion carried.

Mr. Linnus brought up the correspondence of June 19th re: Phillis Rohling, who has until June 29th to perfect the subdivision. They are requesting an extension of the minor subdivision approval. Mr. Linnus said if she could not establish governmental delay by June 29th, she would have to re-apply.

Chairman Speeney asked for a motion to adjourn, and Mr. Havas made that motion, seconded by Mr. Boyd, and approved on voice vote and the Chair called the meeting at 8:32 p.m. until the next meeting of July 17th, 2007.

Respectfully Submitted,

Carolyn Taylor
Planning Board Clerk

