

**Borough of Watchung
Planning Board Meeting
April 15th, 2008
Minutes**

Chairman Speeney called the meeting to order at 7:42p.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 [X] Boyd [A] Havas [X] Haveson [X] Addario [A]

Pennett [A] Schaefer [A] Spratford [X] Ellis [X] Pote [A]

Also present were Board Attorney Frank Linnus, and Board Engineer Tom Herits. Councilman Pote arrived at 8:05

Chairman Speeney said that there was a quorum present to conduct business, and he asked for a motion to waive the reading of and approve the minutes for the meeting of March 18th, 2008. Mr. Haveson, seconded by Mayor Ellis, made that motion. Hearing no discussion, the Chair asked for a voice vote approval. The motion was passed by unanimous voice vote.

Havas read: PB08-R11 Resolution granting amended site plan approval and variances to Sisto Realty

Chairman Speeney accepted the reading as a motion to approve, which was seconded by Mr. Haveson. There was no discussion and the Chair asked the Clerk called the roll for the extension through May 15th, 2008, and the vote was as follows:

Speeney [yes] Havas [yes] Haveson [yes] Ellis [yes]

The motion carried.

Havas read: PB08-12 Recommendation to Borough Council to amend Ordinance No. OR:08/06 titled "An Ordinance amending section 138-28.1 titled Accessory Apartments permitted as a conditional use."

Chairman Speeney accepted the reading of this resolution as a motion to approve and sought a second, which was made by Mr.

Haveson. The date of the meeting in paragraph 6 was changed to April 15th, 2008 and there was no more discussion. The Chair asked the clerk to call the roll and the vote was as follows:

Speeney [yes] Havas [yes] Haveson [yes] Ellis [yes]

The motion carried.

Havas called: PB07-07 Adolph Stonitsch

7 Johnston Drive

Block 4702 Lot 9

Preliminary and Final Site Plan & Variance(s)

Ted Gast, representing the Applicant was present. Mr. Gast asked that rather than formally opening the application with a bare minimum quorum, that he discuss the application informally with the Board and come back to the May 20th, 2008 meeting to formally open the application. Chairman Speeney asked Mr. Gast for this application to be continued through the end of May, and Mr. Gast offered to renote and republish and grant continuance through June 30th.2008. Chairman Speeney asked for a motion to continue this application through June 30th, 2008. Mr. Havas, seconded by Mayor Ellis, made that motion. The Clerk called the roll and the roll call vote was as follows:

Speeney [yes] Havas [yes] Haveson [yes] Ellis [yes] Spratford [yes]

The motion carried.

Mr. Gast said he was concerned with the parking situation and with the impervious surface. Mr. Gast said that the plan as it is depicted leaves the impervious surface almost as it is. The engineer and architect for the Applicant calculated that they can probably reduce it down to 70% approximately if they remove the existing walkway on the right side of the building. Mr. Gast said that the majority of the people coming in through the building will be coming in through the back of the building. He said that there would be little or any need for that walkway. Chairman Speeney said that they are proposing 70% and you're required to have no more than 70%. The Chair said that doesn't strike him as an issue. The Engineer has raise the issue of the driveway width, 15 being required and 12 being proposed. The problem there is it could theoretically be widened, but when they do that, they hit the waterbed. Mr. Gast said that as you push over to that area on the left, the topography changes and retaining walls may be required. Mr. Herits said that he had no problem with the 12-foot width in order to have some landscape buffer. Mr. Herits

said that the sidewalks are in poor shape, and that the sidewalk in the front of the building is a tripping hazard. The Chair asked if the front would remain an entrance. Mr. Gast said yes. Chairman Speeney asked about fixing the concrete walk up the front steps. Mr. Gast said he thought that was reasonable. Mr. Gast said in terms of landscaping, there should be some landscaping where the house remains and maintain grass. The possibilities for 10 parking spaces are unlikely, Mr. Gast said. Mr. Gast said that possibly his client could enter into an agreement with Valley National Bank for a few parking spaces in their lot, and have employees park there. Chairman Speeney said he thought that was a good idea. The Chair asked if there was any street parking and Mr. Gast said that there is. Mr. Gast said that he would rework and present new drawings for the next meeting. Discussion ensued about the use of the building for uses that are low volume in traffic. With no other comments, Mr. Gast thanked the Board for their time.

The Chair asked the Board to approve the vouchers and PO # 08-0537 for \$2,336.00 and adding another P.O. #08-0619 for \$432.00 the Chair asked for a motion to approve. Mayor Ellis made the motion, seconded by Mr. Haveson. The Chair asked the Clerk to call the roll. The roll call vote was as follows:

Speeney [yes] Havas [yes] Haveson [yes] Ellis [yes] Spratford [yes] Pote [yes]

The Chair hearing no more discussion asked for a motion to adjourn. Mr. Haveson made the motion, seconded by Mrs. Spratford and the Chair adjourned the meeting at 8:26pm until the next meeting of May 20th, 2008.

Respectfully Submitted,
Carolyn Taylor
Carolyn Taylor
Planning Board Clerk