

**Borough of Watchung
Planning Board Meeting
August 19th, 2008
Minutes**

Chairman Speeney called the meeting to order at 7:37p.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 [x] Havas [x] Haveson [X] Addario [A]

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

Also present was Board Attorney Frank Linnus. Chairman Speeney indicated that there was a quorum present to conduct business. The Chair asked for a motion to waive the reading of and approve the minutes for the meeting of July 15th, 2008. Mr. Havas, seconded by Mr. Haveson, made that motion. Mr. Haveson asked about page 5 and whether or not elevation numbers were measured in feet. The Chair said that yes they were and Mr. Haveson asked if that could be changed by adding the word feet after those elevations. The Board Clerk questioned if those words should be added even though no one said it. The Chair stated that he wanted the minutes changed to include the word feet. Hearing no more discussion, the Chair asked for a voice vote approval. The minutes were approved unanimously.

Stone Creek Realty

Havas read:

PB08-02 Stone Creek Realty

60 Valley Drive

Bl. 6601 L5 & 6

Amendment to Preliminary Major Site Plan Approval

Joseph Triarsi Attorney for the applicant was present as well as James Cosgrove, the applicant's engineer. Mr. Triarsi said that at the last meeting, they had concluded their presentation with two exceptions. The first of which involved the application to the Department of Environmental Protection for a freshwater wetlands encroachment permit. Mr. Triarsi marked a letter as exhibit A-7 from the state of NJ D.E.P. dated July 22nd, 2008 granting that application. It included an authorization for freshwater wetland statewide general permit, water quality certification, and a waiver of transition area for access file 1821-04-004.1FWW050001(GP2). The second open item was the ability of the Fox Chase Drive storm sewer system to handle the increased water flow that would be generated by this development and Mr. Triarsi entered a letter dated July 24th, 2008 from Borough Engineer Tom Herits as exhibit A-8. Mr. Herits approved the connection of the proposed subdivision to the existing Fox Chase Drive drainage system. Mr. Herits included some conditions that he wanted to see met in his letter. Mr. Triarsi said that he accepts the recommendations from Mr. Herits. The Borough engineer made a typo in his letter, but clarified that he meant to say, "we do not see a problem" instead of "we do see a problem". Mr. Triarsi said that concluded his presentation. Mr. Havas read the latest revised version findings of fact of the draft resolution into the record.

Havas read: PB08-R15 Resolution of Memorialization
Stone Creek Realty Block 6601 Lot(s)5 & 6
60 Valley Drive Granting
Amended preliminary major subdivision approval

The Chair accepted the reading as a motion to approve and sought a second, which was made by Mr. Haveson. Chairman Speeney said that he thought justice was served and that the process had worked well. The Chair called for a roll call vote that was as follows:

**Speeney [yes] Boyd [yes] Havas [yes]
Haveson [yes] Schaefer [yes] Pote [yes]**

The motion carried.

Capitol Improvements 40:55D-31

Discussions of the proposed capital improvement projects from 2008 through 2012 led to a motion stating that the proposed projects had no negative impact on the master plan and were substantially

consistent with the master plan. That motion was made by Mrs. Schafer, seconded by Mr. Havas. Chairman Speeney said that any application that requires a site plan should come before the planning board.

The Chair asked the Clerk to call the roll. The roll call vote was as follows:

Speeney [yes] Boyd [yes] Havas [yes]
Haveson [yes] Schaefer [yes] Pote [yes]

The motion carried. The Board directed the Attorney to draft a resolution stating that the proposed projects have no negative impact on the Master Plan and that they are substantially consistent with the Master Plan. Mr. Linnus said that it was initially referred to the Board on August 6th, 2008 and therefore 45 days brings the date to September 20th. Action was taken this evening, and the Chair asked the Clerk to send a letter to the Mayor and Council apprising them of the action taken. The board will memorialize the resolution at the next meeting.

Chairman Speeney, hearing no more discussion, adjourned the meeting at 8:45 until the next meeting of September 16th, 2008.

Respectfully Submitted,

Carolyn Taylor