

**Borough of Watchung
Planning Board Meeting
June 17th, 2008
Minutes**

Chairman Speeney called the meeting to order at 7:41p.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 [X]

Pennett [A] Schaefer [X] Spratford [X] Ellis [A] Pote [x]
Also present were Board Attorney Frank Linnus, and Board Engineer Tom Herits. Mayor Ellis arrived at 7:48PM. Chairman Speeney said that there was a quorum present to conduct business, and that Mrs. Spratford was eligible to vote. The Chair asked for a motion to waive the reading of and approve the minutes for the meeting of May20th, 2008. The Clerk noted 3 changes. Mr. Boyd and Mrs. Schaefer were present at the May 20th meeting, and the date was changed from April 15th to May 20th. Mr. Haveson, seconded by Mr. Addario, made that motion. Hearing no discussion, the Chair asked for a voice vote approval. The motion was passed by unanimous voice vote except for Mrs. Pennett, who abstained.

RESOLUTION/COAH

Havas read: PB08-R13 Resolution recommending proposed COAH third round Affordable Housing rules and Regulations Re: Residential Demolition and Rebuilds.

Having read the resolution into the record, the Chair accepted that reading as a motion to approve and Mr. Addario seconded. The Chair asked for a roll call vote which was as follows:

Speeney [yes] Boyd [yes] Havas [yes] Haveson [yes] Addario [yes]

Pennett [yes] Schaefer [yes] Spratford [yes] Pote [yes]

The motion carried.

STONITSCH

Havas read: PB07-07 Adolf Stonitsch

7 Johnston Drive Block 47.02 Lot 9

Preliminary & Final Site Plan and Variance(s)

Mr. Ted Gast of Gast & Nash, was present representing the applicant. Mr. Gast gave a summary of the application. Mr. Gast said that the applicant wants to keep the building looking as much like a house as possible and wants this building to have a useful future. Mr. Gast presented exhibits A-3, A-4 and A-5 dated June 17th, 2008. Architect for the applicant James T. Voorheis who remained under oath said a project manager prepared these renderings. A-3 shows a front elevation and rear elevation. A-4 shows side elevation west, and A-5 shows the eastern side elevation, which is a short distance to the property line. The proposed structure would have spruce colored trim with cream-colored clapboard siding. Mr. Haveson asked if the door on the side elevation east currently exists. Mr. Voorheis said yes.

Mrs. Schafer said that she saw a boxed out bay area on the rendering, but that was not depicted in the original plan. Mr. Voorheis said there is an existing bay, and that the rendering was not drawn properly. Mr. Haveson stated concern about parking and intended use issues. Mr. Gast said that they have eliminated uses for this building that would be the most people intensive. Parking was discussed and Mr. Voorheis stated they could get another space from the front lawn area, but they would then be over on impervious surface coverage. Mr. Linnus said he had made up a list of proposed conditions as directed by the board and among those conditions were:

1. Use of existing attic and the additional attic and basement shall be restricted to storage for the owner and for heating and cooling equipment.
2. Bathroom in the basement shall be removed.
3. The applicant will record a deed restriction limiting the uses of the property, and attached the resolution of the site plan approval to the deed restriction to be recorded.

4. There shall be no retail sale of food or merchandise and no medical arts uses.(ie: dentist, medical, chiropractor, etc.)
5. Employees shall park off site.
6. The applicant will repair the sidewalk in front of the property on Johnston Drive.
7. Uses of the property will be limited to general office use and non-medical professional office uses. (ie: Architects, Professional Engineers, Land Surveyors, Lawyers, Accountants, etc.)
8. Improvements of the aesthetics at the front of the building.
9. The proposed attic addition will be separated from the old attic, and the only access to the new attic will be a square in the ceiling. Mr. Voorheis said that the new and existing attics should not be sealed from one another due to issues with return air.

After a lengthy discussion, the Chair asked if there was anyone from the public who wished to speak. There were no members of the public that came forward to speak and the Chair closed the public portion of the meeting. Engineer Tom Herits if he had any comments. Mr. Herits said a landscaping plan and a grading plan would be something he would look for. Mr. Herits said this will be supplied at the time of permits. Mr. Gast said that he had something regarding landscaping that was delivered to him on this day, and it was marked into evidence as exhibit A-6. This was a revised landscaping plan with existing plantings and some proposed plantings and grass. The Chair asked that Mr. Gast showed this exhibit to Mr. Herits and then the Board. Mr. Voorheis said it is a marked up and colored version of sheet 1 of 10 which the Board previously had. It showed some new plantings of some Juniper along the stone wall in the front. Mr. Herits said that he would add a few more foundation plantings. Mr. Gast said that a few more foundation plantings within reason would be acceptable. Mr. Herits agreed. Mrs. Spratford asked about the stone that would be added to the foundation, and Mr. Voorheis said that an imitation stone veneer could be added to the proposed addition foundation. Hearing no further discussion, the Chair closed the public portion of the meeting. Mr. Gast asked for preliminary and final and said that he felt what the Applicant has offered was a comfortable compromise for the solution to this

property. There were no further comments from the Board and hearing none, the Chair asked Mr. Linnus to read any further conditions were brought up during this meeting, and Mr. Linnus added the condition that no storage in the attic was added. Only heating/cooling and wiring. Another proposed condition was that the final landscaping plan would be subject to the review and approval by the Borough Engineer, and that stone appearance veneer on all exterior foundation elevations of the addition be added.

Mr. Haveson made a motion to approve this application for preliminary and final with variances and conditions, seconded by Mrs. Pennett. Councilman Pote stated his appreciation of the level of cooperation and patience on the part of the Applicant and Mr. Gast and thought the aerial photo was very helpful. The Chairman said that by approving this application, this structure will be regenerated after years of non-use. Mr. Herits said that the driveway would be a waiver. The Chair asked the Clerk to call the roll, and the vote was as follows:

Speeney [yes] Boyd [yes] Haveson [yes] Addario [yes]

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

The motion carried, and the Clerk informed the Chair that Mr. Havas was not eligible to vote. Mr. Gast thanked the Board.

CRYSTAL RIDGE

The Chair invited Michael McCalley attorney with the firm of Duane Morris on behalf of Black Rock Realty Advisors, Inc. to the microphone. Mr. McCalley stated the Black Rock Realty owns the Crystal Ridge apartment complex and was before this Board some years ago. Part of the complex (approximately 20 acres) is in Watchung, and the remainder is in North Plainfield (4.7 acres). He stated that Black Rock realty is looking for relief from one of the conditions, which North Plainfield placed on the approvals that amounted to age restrictions of the leaseholders of the units. It was required that at least one leaseholder of the units in North Plainfield be 50 years old or older. He stated that due to the fact that the complex straddles both Boroughs, that he was present simply to give the Watchung Planning Board the "heads up" and to make sure that this Board has no questions with respect to this. Chairman Speeney

wished Mr. McCalley good luck with their endeavor, and on another note, said that there are some ongoing issues with a dumpster and sporadic lapses in maintenance at Crystal Ridge which is important to Watchung Borough. Also, maintaining the operation the gate needs to be addressed. The Chair said that Black Rock Realty must keep in mind the site plan, the maintenance and the working operation of the gate and to please take this information back to Black Rock Realty. Mr. McCalley said that he would relay this to his client.

The Chair said the ordinance committee and Frank Linnus have developed a checklist that the Board would use in their approvals to assure that all the details be addressed. The Chair asked the Board to review the checklist and if there were any questions next month, the Board would discuss them.

The Board discussed the proposed development of 55 single-family residential lots at the Villa Maria location. The Chair read the notice for the application for this development. The Board discussed the impact of the development. The Chair asked for a motion to adjourn at 9:16 until the next meeting of July 15th, 2008

Respectfully Submitted,

Carolyn Taylor
Planning Board Clerk