

**PLANNING BOARD  
BOROUGH OF WATCHUNG  
DECEMBER 16, 2003**

- 1. Call to Order**
- 2. Roll Call**
- 3. Statement of Compliance with N.J.S.A. 10:4-6**
- 4. Approval of minutes, November 18, 2003**
- 5. Continued Applications**
  - PB03-10 Villa Domenico, An Adult Community at Watchung  
72 Stirling Road  
Block 40.01, Lots 3 & 4  
Amended site plan for age adjustment & distribution of units**
  - PB03-08  
Map Investment Co.  
40 Stirling Road  
Block 40.01, Lot 1  
Minor Site Plan**
- 6. Resolution**
  - Resolution PB03-12  
Rosegate Associates  
401 Johnston Drive  
Bl. 65.01, Lot 2  
Minor Subdivision**
- 7. New Applications**
  - PB03-11  
Stonegate Construction  
Request for extension of filing date**
  - PB03-02  
Scott Subdivision  
105 Washington Rock Road  
Block 5.01. Lot 2  
Minor Subdivision**



**PB03-07**

**Sarah Tennenbaum  
Oakwood Road East  
Block 74.01, Lots 6, 7, 8, Bl. 74.03, L. 5  
Major Subdivision**

**PB03-09**

**Bartholomew Subdivision  
195 Old Somerset Road  
Block 70.03, Lot 1  
Minor Subdivision**

**Reports**

- A. Site Plan and Subdivision Committee**
- B. Ordinance Committee**
- C. County Planning Liaison**
- D. Village Center**
- E. Environmental Commission**
- F. Finance Committee**

**8. Public Hearing**

**9. Vouchers**

**10. Communications**

- A. Lee Ehrenworth, November 14, 2003, re: advising the first stage of Watchung Crest has been completed, the second stage, the building of 3 homes will commence, requesting an extension of signage for 730 days – c: D. Speeney**
- B. Somerset County Planning Board, November 30, 2003 – re: comments on proposed Whitting subdivision – c: file**
- C. Somerset County Planning Board, November 25, 2003 – re: Approval of Wal Mart turn-around – c: file**
- D. Girodano, Halleran, & Ciesla, November 26, 2003 – re: PB02/6, Townsend/Shobin advising his client Mr. Salz had not reached an agreement with the Townsends – c: file**
- E. A. V. Agovino Associates, L.L.C., Environmental Specialists, December 4, 2003- advising there were no wetlands present on Block 70.03, Lot 4, 350 Ridge Road c: file**
- F. Board of Chosen Freeholders, December 8, 2003 – re: Invitation to attend Annual Reorganization meeting to be held Tuesday, January 6, 2004 at 3:00 p.m. – c: file**

**11. Adjournment**

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text notes that without reliable records, it would be difficult to track the flow of funds and identify any irregularities.

2. The second part of the document outlines the various methods used to collect and analyze data. It describes the use of statistical techniques to identify trends and patterns in the data. The text also discusses the importance of ensuring the accuracy and reliability of the data sources used in the analysis.

3. The third part of the document focuses on the role of the auditor in the process. It explains that the auditor's primary responsibility is to provide an independent and objective assessment of the financial statements. The text highlights the need for the auditor to maintain a high level of professional skepticism and to adhere to strict ethical standards.

4. The fourth part of the document discusses the challenges faced by auditors in the current environment. It notes that the increasing complexity of financial transactions and the use of new technologies have made the auditing process more difficult. The text also mentions the need for auditors to stay up-to-date on the latest developments in the field.

5. The fifth part of the document concludes by emphasizing the importance of transparency and accountability in the financial system. It states that the public has a right to know how their money is being managed and that the financial system must be able to provide accurate and reliable information to all stakeholders.

6. The sixth part of the document discusses the role of the government in the financial system. It explains that the government has a responsibility to ensure that the financial system is stable and that the interests of the public are protected. The text notes that the government should provide a clear and consistent regulatory framework and should enforce the rules effectively.

7. The seventh part of the document discusses the role of the private sector in the financial system. It explains that the private sector is the primary source of capital and that it plays a crucial role in the growth and development of the economy. The text notes that the private sector should be encouraged to invest in research and development and to create new jobs.

8. The eighth part of the document discusses the role of the international community in the financial system. It explains that the financial system is increasingly global and that the actions of one country can have significant impacts on other countries. The text notes that the international community should work together to address these challenges and to promote a stable and sustainable global financial system.

9. The ninth part of the document discusses the role of the media in the financial system. It explains that the media plays a crucial role in providing information to the public and in holding the financial system accountable. The text notes that the media should report on financial news accurately and objectively and should not be influenced by any particular interests.

10. The tenth part of the document concludes by emphasizing the need for a comprehensive and coordinated approach to the financial system. It states that all stakeholders, including the government, the private sector, the international community, and the media, must work together to ensure the stability and integrity of the financial system.

11. The eleventh part of the document discusses the role of the central bank in the financial system. It explains that the central bank is responsible for maintaining the stability of the financial system and for ensuring that there is enough liquidity in the system. The text notes that the central bank should use its tools and powers to achieve these goals and should be held accountable for its actions.

12. The twelfth part of the document discusses the role of the regulatory agencies in the financial system. It explains that the regulatory agencies are responsible for enforcing the rules and standards that govern the financial system. The text notes that the regulatory agencies should work closely with the central bank and the private sector to ensure that the financial system is stable and that the interests of the public are protected.

13. The thirteenth part of the document discusses the role of the courts in the financial system. It explains that the courts are responsible for resolving disputes and for enforcing the law. The text notes that the courts should be independent and impartial and should be able to resolve disputes quickly and efficiently.

14. The fourteenth part of the document discusses the role of the public in the financial system. It explains that the public has a right to know how their money is being managed and that they should be able to hold the financial system accountable. The text notes that the public should be encouraged to participate in the financial system and to provide input on the issues that affect them.

15. The fifteenth part of the document concludes by emphasizing the need for a strong and resilient financial system. It states that the financial system is the backbone of the economy and that it must be able to withstand shocks and stresses. The text notes that all stakeholders must work together to ensure that the financial system is strong and resilient.

**PLANNING BOARD**  
**BOROUGH OF WATCHUNG**

**DECEMBER 16, 2003**

Chairman Speeney called the meeting to order at 7:30 P. M. and stated that notice of this meeting had been posted in the Borough Hall, filed with the Borough Clerk and given by way of notice to the Courier News, Echoes Sentinel, the Journal and Star Ledger in conformance with N.J.S.A.10:4-6 et seq.

Present on call of the roll were: Speeney, Boyd, Havas, Addario, Page and Haveson . Mr. Mobus arrived at 7:40 P. M., Mayor Ellis arrived at 7:43 P. M., Ms. Pennett arrived at 7:50 and Mr. McCumber arrived at 8 P. M. Also present were Board Engineer Richard Moody and Board Attorney Robert Rusignola. Mr. Boyd left the meeting at 7:55 P.M.

A motion to approve the minutes of November 18, 2003 was made by Mr. Havas, seconded by Mr. Addario. Mr. Speeney noted there were several typos on page four and a correction regarding Map Investment. He noted that Map Investment was scheduled to be heard at a special meeting to be held December 1, 2003. The meeting room was unavailable and the meeting cancelled. Ms. Rubright, attorney for the applicant, was to call and reschedule. No one has heard from Ms. Rubright. Mr. Havas motioned for approval of the minutes as amended, seconded by Mr. Addario and unanimously approved on voice vote.

Mr. Havas called:

**PB03-10 Villa Domenico, An Adult Community at Watchung**  
**72 Stirling Road**  
**Block 40.01, Lots 3 & 4**  
**Amended site plan for distribution of units and age adjustment**

Mark Breitman, attorney for the applicant, said the COAH distribution of the 8 units would be modified to 5 two- bedroom units and 3 one- bedroom units. There are no changes in the size of the units. After review of surrounding age restricted living facilities, the applicant requested lowering the age requirement to 57 years old.

Mr. Speeney said prior approval limited the COAH units. Mr. Breitman stated the amount of units is the same distribution would differ. The previous approval was for 8 one-bedroom COAH units. We would propose changing it to five two-bedroom units and three one-bedroom units. Five marketable bedroom units would become COAH units.

Mr. Speeney said the new ordinances addresses the number of COAH units for each project. The proposed change in the COAH mix is taking a step in the right direction towards complying with the new ordinance. Mr. Speeney stated the age restriction in the

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ordinance mentions 62 but the County Planning Board recommends that the owner of the unit be 55 and there be no one in residence under the age of 19.

Mr. Havas asked the purpose of the change. Mr. Breitman said more families would be eligible.

Mr. Mobus inquired if there would be any impact on the school system. Mr. Breitman stated it is age restricted so there would not be any school age children.

Mr. Page thought it was a good change.

Mr. Havas stated he was not in favor of providing housing for seniors.

Mr. Addario stated there is a need in Watchung for senior housing for those that may be downsizing from the enormous houses they owned previously.

Mr. Speeney said he felt the Board had no objection to the change in COAH units, however, the age restriction was an open issue. He asked that the application be continued to the next meeting, January 20, 2004. Mr. Breitman consented to the continuation.

Mr. Rusingnola stated Mr. Breitman should be prepared to list the benefits and detriments of his application at the next meeting.

**PB03-08**  
**Map Investment Co.**  
**40 Stirling Road**  
**Block 40.01**  
**Amended Site Plan**

Chairman Speeney announced that this application would not be heard. It was placed on the Agenda to preserve Board continuity. It will be carried to the January 20, 2004 meeting.

**Resolution PB03-12**  
**Rosegate Associates**  
**401 Johnston Drive**  
**Bl. 65.01, Lot 2**  
**Minor Subdivision**

Joe Cohen, Attorney for the Applicant, advised that he had received a draft of the Resolution from Mr. Rusingnola and he had addressed his comments to him and was now satisfied with the Resolution.

Mr. Havas asked Mr. Moody if the contribution to the sidewalk fund was \$4.00 per sq. ft. Mr. Moody replied that was correct.

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Mr. Havas having read the Resolution it was a motion for approval, motion seconded by Mr. Addario and unanimously approved on roll call of those eligible to vote. Ayes: Speeney, Havas, Addario, Ellis, Pennett, Mobus and Mc Cumber. Noes: None

Mr. Havas called:

**PB03-11**  
**Stonecreek Construction**  
**Request for extension of filing**

Jay Bohn, attorney for the applicant, contacted Mr. Rusignola regarding an extension of time in which to perfect the subdivision. Mr. Rusignola explained that under state statutes an applicant for a minor subdivision has 190 days in which to perfect the subdivision, in other words, comply with all the conditions of the Resolution of Memorialization. If there are conditions beyond the applicant's control, an extension of that time period may be requested from the Board. Mr. Rusignola read the applicable citation. He informed that he had also received a call from the attorney for the proposed buyer of the property and was informed the closing was set for Friday. That is why a Resolution had also been drafted granting the extension.

Matt Neilson, Stonecreek Construction, informed that they had diligently moved to have the subdivision perfected, but circumstances beyond their control, i.e. Compliance Review Package, was returned after the 190-day period in which to file their deed. A discussion ensued. Mr. Rusignola asked if Stonecreek had moved diligently in an attempt to meet the deadline. Mr. Neilson replied that they had.

Mr. Rusignola asked Mr. Moody if he had any objection to the time extension. Mr. Moody replied no, but it was not his office that was responsible for the delay.

Chairman Speeney opened to the public. No one wished to speak. Mr. Speeney closed the public portion.

Mr. Havas read

**Resolution PB03-12**  
**Approval of extension of filing date**  
**Stone Creek Realty Minor Subdivision**

Mr. Havas having read the Resolution it was a motion for approval, motion seconded by Mr. Haveson and unanimously approved on roll call.

Mr. Mobus asked what happens if the Resolution was not adopted. Mr. Rusignolas explained the Applicant was back to square one and would have to seek approval from the Board for the original application.

Mr. Speeney announced that it was the Board's intent to create the subdivision so granting of the extension of time was in keeping with the Board's original intention.

Mr. Havas called:

**PB03-02**  
**Scott Subdivision**  
**105 Washington Rock Road**  
**Block 5.01, Lot 2**  
**Minor Subdivision**

Eric Wasser, Attorney, represented the applicant. He stated that this was a minor subdivision creating 2 lots from one existing lot, with a minor variance.

Thomas Andersen, P. E. of Pequest Associates cited his credentials. Mr. Rusignola accepted them as engineer and professional planner; he was sworn. Mr. Andersen advised the applicant wished to create two lots. The new lot would conform to all the zoning requirements. The lot with the existing house is short on lot width at the set back line. There are presently 5 houses in the vicinity that have less lot width. The applicant is also applying for waivers. One waiver would be for sidewalks; there are no sidewalks near the Scott house. The applicant will contribute to the sidewalk fund in lieu of installation of sidewalks. The second waiver is for tree removal replacement plan. The house shown on the plat depicts a box house. There are very few of this type house constructed. We would have to wait to see the type of house actually constructed. The applicant would comply with the replacement plan at that time.

Mr. Wasser informed that the in-ground pool at the Scott residence will be removed. A variance for lot set back would be required for the existing house. The house has been there for sixty years and that lot is the one that requires a variance. There is no variance needed on proposed lot 2. A deed restriction would note in event the house was sold, torn down and rebuilt, the 61 ft. setback would be retained.

Karen Pennett questioned tree replacement on proposed lot 2. Mr. Wasser noted the waiver was needed because the plan was not presented at this time. The replacement plan will be submitted with the application for a land disturbance permit.

Chairman Speeney opened to the public.

George Cassaro, 69 Washington Rock Road, stated he was opposed to any further development in Watchung. Watchung was not the rural town it was when he purchased his home seventeen years ago.

No one else wished to speak. Mr. Speeney closed the public portion.

Chairman Speeney explained that the Board had little leeway when there was a minor subdivision. Minor subdivisions are governed by state statute and can be approved by Committee as long as it is in compliance with the zoning ordinances.

Chairman Speeney motioned to have the attorney draw a Resolution of Approval for the application, motion seconded by Mr. Addario and unanimously approved on voice vote.

Mr. Havas called:

**PB03-07**  
**Sarah Tennenbaum**  
**Oakwood Road East**  
**Block 74.01, Lots 6, 7, 8 Bl. 74.03, L. 5**  
**Major Subdivision**

It was noted that Mr. Lachs had been present but left. Mr. Speeney continued the application to the January 20, 2004 meeting.

Mr. Havas called:

**PB03-09**  
**Bartholomew Subdivision**  
**195 Old Somerset Road**  
**Block 70.03, Lot 1**  
**Minor Subdivision**

Jay Bohn, representing the applicant, stated he would like a continuance to the next meeting. He said the applicant and the engineer were not present. Jim Richardson came forward and said he represented of the homeowner.

Mr. Moody stated there were two waivers needed on this application. One was for sidewalks and the other was for the tree removal/replacement plan. Mr. Rusingnola asked if the newly created ordinances have been adopted. Mr. Moody said they haven't. It was noted that the Environmental Committee is sent copies of all proposed applications; they had not commented on this application. Ms. Pennett said she planned on discussing it at the next Environmental meeting.

Mr. Bohn asked for a continuance to the January 20, 2004 meeting. Mr. Speeney granted his request advising him that the meeting would have a full agenda just as this one had.

#### Committee Reports

Site Plan and Subdivision Committee – Mr. Boyd was not in attendance.  
Ordinance Committee – Mr. Havas advised the ordinances are 90% distributed and the committee will meet after the reorganization meeting to

hopefully present the completed ordinances to the Board on January 20<sup>th</sup>.

County Planning Liaison – Mr. Speeney advised he had attended a meeting last month but it was uneventful.

Village Center - Mr. Havas advised that they had not met. He informed as Liaison to Open Space they had a meeting regarding the trailway on Old Somerset Road on Tuesday. There was talk of creating a zoning ordinance change that would keep an application with one Board only.

Environmental Commission – Ms. Pennett advised that 190 Washington Drive was not to remove as many trees as had been requested. She noted the committee was drafting a new tree ordinance. Mr. Rusingnola requested a copy be submitted to him. A discussion ensued regarding contents of the proposed ordinance.

Finance Committee – Mr. Havas advised that he would be submitting the 2004 Budget shortly.

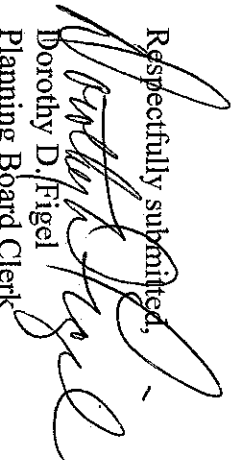
A discussion ensued regarding the O'Conner's site for senior housing. Mr. Speeney said he would bracket age limits so the school system was not over-burdened.

Mr. Rusingnola stated he had read the communication from Dr. Ehrenworth regarding signage extension; he advised that Mr. Ehrenworth would need to appear before the Board for any extension. Mr. Moody commented that the subdivision was not complete; Mr. Ehrenworth has items that need completion.

Mr. Speeney advised that the re-organization meeting would be held January 6<sup>th</sup>, 2004.

#### Adjournment

The meeting was adjourned to the call of the Chair or the next meeting scheduled for January 6, 2004.

Respectfully submitted,  
  
Dorothy D. Figel  
Planning Board Clerk