

**Borough of Watchung  
Planning Board Meeting  
November 15<sup>th</sup>, 2011**

**Minutes**

Salute to the Flag.

Chairman Speeney called the meeting to order at 7:30pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:

Speeney (X) Boyd (X) Havas (X) Haveson (X) Ellis (X) Pennett (X)  
Schaefer (X) Mobus (A) Pote (X) Beck-Clemens (X)

Chairman Speeney indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the open public meetings law and proper notification of this meeting has been made. Chairman Speeney said that Mrs. Beck-Clemens would be voting for Mayor Mobus if necessary.

Havas read PB11-R8

PB11-02 Party City

1684 Route 22 East

Block 6201 Lot 3

Site Plan Amendment with any and all variances

(Sign Construction) Preliminary and Final Site Plan Approval

Resolution of Memorialization

The Chair indicated that the applicant was not present, and that it wasn't necessary that they were in attendance.

Having the findings of fact read into the record, the Chair accepted that as a motion to approve and sought a second. Mr. Havas seconded the motion. Hearing no further discussion, the Chair asked for a roll call vote.

The vote was as follows:

Speeney (yes) Havas (yes) Haveson (yes) Ellis (yes)

Schaefer (yes) Pote (yes) Beck-Clemens (yes)

The motion carried.

Havas read: PB11-R9

Recommendation to Borough Council of an amendment to the zoning ordinance of the Borough of Watchung re: expansion of the RMLII zone.

The Chair accepted the reading of the resolution into the record as a motion to approve and sought a second. The motion was seconded by Mr. Havas. The Chair said it expands the RMLII zone, limits the parcel to 21 dwelling units and limits 25% lot coverage and has a buffer. Hearing no more discussion, the Chair asked for a roll call vote. The vote was as follows:

Speeney (yes) Havas (yes) Haveson (yes) Ellis (yes) Schaefer (yes) Pote (yes) Beck-Clemens (yes)

The motion carried.

Chairman Speeney encouraged the board to save the current issue of NJ Planner because it has the latest information on COAH. Another issue in the Planner about D-1 variances. It discusses how to handle use variances. Email communications between members of public bodies is another article in the current NJ Planner issue.

Chairman Speeney reminded the board that the dinner for volunteers is on December 2<sup>nd</sup>.

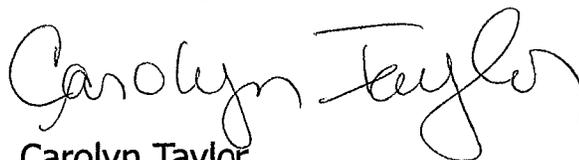
The Chair said that the next meeting is scheduled for December 20<sup>th</sup>, 2011. He said that as of now, he saw no reason that the board would have to hold this meeting, and it will be cancelled within a week as long as nothing comes before the board.

As far as membership for next year, Chairman Speeney said that Peter Havas, Karen Pennett, Diana Beck-Clemens and Councilman Pote's terms expire at the end of this year. Letters will be sent by the Council. The first meeting of 2012 will be January 17<sup>th</sup>, 2012 at which time reorganization will take place.

Hearing no more discussion, the Chair opened up discussion to the public. Hearing no one, the Chair closed the public portion.

The Chair adjourned the meeting until the next meeting of December 20<sup>th</sup>, 2011.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in black ink and is positioned above the printed name and title.

Carolyn Taylor  
Planning Board Clerk