

**Borough of Watchung  
Planning Board Meeting  
August 20<sup>th</sup>, 2013**

**Minutes**

Salute to the Flag

The Chair called for a roll call. Present at the call of the roll were:  
Speeney (X) Schaefer (X) Haveson (A) Ellis (X) Pennett (X) Boyd (X)  
Pote (A) Nehls (A) Desnoyers (X) Hartmann(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 indicated that Mr. Hartman would be voting in lieu of one of the class IV members.

Desnoyers read: PB13-02 Kathleen and Marc Ferrara 45 Rock Avenue  
Block 2001 Lot 1  
Anthony and Dorothy Addario 59 Rock Avenue  
Block 1702 Lot 9  
Minor Subdivision (lot line adjustment) with any and all waivers and variances as needed.

Marc and Kathleen Ferrara came to the microphone. Marc and Kathleen Ferrara were sworn in by Mr. Linnus. Chairman Speeney explained that the reason this application was carried over was due to notification. Chairman Speeney asked for an explanation from the Ferraras as to what they want to do. Mr. Ferrara explained that this was a lot line adjustment because the previous owners of his property had built a small portion of their driveway on the Addario's property. The previous owners were given a written easement from the Addarios and this subdivision will make it possible for the Ferraras to purchase this small piece of land which has been agreed upon. Mr. Linnus said that this is merely a lot line adjustment. There are two existing lots with preexisting conditions. They require a couple of variances. There is a pre-existing accessory structure on Block 2001 Lot 1. The zone requires 10 feet for an accessory structure and 4.2 feet exists. If the board grants this variance, the shed can stay, if not they'll have to take down the shed. Secondly Mr. Linnus said there is a lot coverage variance which makes the lot better. Block 2001 Lot 1 currently has lot coverage of 40.3% and by adding more land to block 2001 Lot 1 it will reduce the lot coverage to 37.4% which is still in variance. Mr. Linnus explained that it's a classic C-2 variance which means that the benefits substantially outweigh the detriments. It will be more conforming. Chairman Speeney hearing no questions, opened up to the public for questions, hearing none, closed the public portion. Chairman Speeney said he believes the benefits definitely outweigh the detriments and felt it is definitely the right direction to go in and asked for a motion to

approve the application as presented. Mr. Ellis made the motion, seconded by Mrs. Schaefer. Hearing no more discussion, the Chair asked for a roll call vote. The vote was as follows:

Speeney (yes) Schaefer (yes) Ellis (yes) Pennett (yes) Boyd (yes)  
Desnoyers (yes) Hartmann(yes)

The motion carried.

Mr. Linnus said that if the board would like the process expedited that he and Mr. Herits can review the deed and the metes and bounds description before the next meeting. Chairman Speeney said that the Memorialization of this resolution will take place at the following meeting, but that the Ferraras do not have to attend that meeting. Chairman Speeney asked for a motion for authorization to review the subdivision deed and the metes and bounds description before the next meeting. Mrs. Schaefer made that motion, seconded by Mr. Ellis. The Chair asked for a roll call vote. The vote was as follows:

Speeney (yes) Schaefer (yes) Ellis (yes) Pennett (yes) Boyd (yes)  
Desnoyers (yes) Hartmann(yes)

The motion carried.

Chairman Speeney thanked the Ferraras for their time and their patience.

Chairman Speeney said that the Watchung Borough Board of Education wants to install an emergency generator at Valley View School. Their facilities master plan did not call for a generator so they want to present to the Planning Board for recommendations before they make this improvement. It would be a new capital expenditure that comes before the board. Chairman Speeney thought this was a good idea. Mr. Desnoyers asked where it would go. Mr. Herits said that it would be behind the school. Mr. Boyd wanted to know if it creates a lot of noise for neighbors. Mr. Herits said that it is protected from a lot of noise and it is natural gas powered. The board hoped that in an emergency, it could be used as a warming center or shelter. Mr. Linnus said that they are just looking for recommendations from the Planning Board, but after 45 days they can proceed with what they choose to do. The Chair asked for a motion to recommend the plan to obtain a generator. Mr. Desnoyers made the motion, seconded by Mrs. Schaefer. Chairman Speeney said he supported this recommendation. Hearing no more discussion, the Chair asked the Clerk to call the roll. The roll call vote was as follows:

Speeney (yes) Schaefer (yes) Ellis (yes) Pennett (yes) Boyd (yes)  
Desnoyers (yes) Hartmann(yes)

The motion carried.

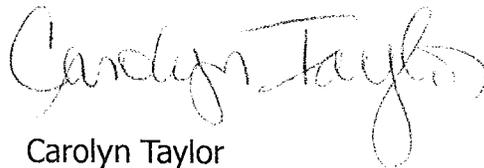
Chairman Speeney said that he appreciates the school board's recognition of the process.

Chairman Speeney said there is a bill for an amendment to the Municipal Land Use Law to provide Municipalities with more effective fair and affordable tools to preserve farmland and open space and historic sites. The bill enhances existing provisions for contiguous and non-contiguous clustering of lot size. It authorizes municipalities to adopt lot size averaging provisions as part of the zoning ordinance. Chairman Speeney

said that the Borough of Watchung and the current Master Plan doesn't address cluster zoning. Chairman Speeney said he doesn't think it's in our Master Plan at all. He said he would like to see this issue reviewed by a planner to give this board a summary of what this means and whether or not we would like to consider this. Mr. Ellis said that he doesn't even know if this bill is out of committee or not. He recommended that we would first go to the League of Municipalities and see what their Attorney thinks before this board proceeds with anything on this matter. Mr. Ellis said that the Borough nor Board has to do anything pertaining to this bill. Chairman Speeney said that this will come up when we redo our Master Plan. Mrs. Schaefer asked if we couldn't wait until we do that review for our Master Plan. Mr. Herits said that Cluster Zoning pertains to municipalities that have a lot of open land. He said it really doesn't apply to Watchung. Chairman Speeney said he's willing to wait and just wanted to raise this issue at this time with the board. Chairman Speeney said that the Master Plan must be reviewed every ten years.

Mr. Linnus said that he would prepare the resolution for the application approved tonight. Mr. Linnus said that two variances were granted, one for lot coverage and one for lot and wanted to make sure that the variance for the accessory structure of the shed was granted as well. Chairman Speeney said that it was in the announcement and yes it was granted. Chairman Speeney thanked the board for coming out to this meeting, and he adjourned the meeting until the next meeting of September 17<sup>th</sup>, 2013.

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