

**Borough of Watchung
Planning Board Meeting
October 21st , 2014 Minutes**

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

Schaefer (X) Boyd (X) Desnoyers (X) Ellis () Haveson () Nehls () Pennett (X)
Pote (X) Speeney (X) Hartmann(X) Spingler (X).

Linnus (X) Herits (X)

The Chairman indicated that there was a quorum to conduct business and stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act and proper notification of this meeting has been made.

Mr. Linnus swore in Ms. Ellen Spingler as Alternate #2 member of the Planning Board.

Chairman Schaefer asked for a motion to approve the minutes of June 17th, 2014 it was motioned and seconded. Hearing no discussion it was approved on a voice vote and the motion was carried.

Mr. Desnoyers called PB14-01 applicant Anthony & Paul Paoella Block 4310 Lot 7 minor sub-division. Chairman Schaefer stated it is a minor sub-division with no variances and no waivers. Chairman asked Mr. Speeney to read the site plan report. In the report there was a request for the following four waivers: check list #27, #28, #32 and #50.

Attorney for the applicant, Mr. Joseph Sordillo, addressed the board for the approval of minor sub-division of the above application. Mr. Sordillo addressed the requested waiver for checklist #27 and stated the applicant would comply with all the waivers pending the board's approval of the application. In particular, checklist #28, the applicant will provide the new block and lot numbers for the sub-divided property. Regarding checklist #32 if sub-division is granted, the applicant will provide landscaped areas, proposed buffers and existing vegetation on all construction plans pursuant to borough's ordinances. Regarding, checklist #50 their engineer will provide testimony to support the steep slope analysis waiver.

Tom Herits said that when the applicant goes to engineering for the land disturbance permit, all the tree removal, impervious coverage and landscaping will be reviewed prior to approval. Once that's done then they can apply for the building permits.

Mr. William Bord of Dynamic Engineering 245 Main St. Chester, NJ, engineer for the applicant, provided testimony for the steep slope analysis waiver. He addressed the board and referenced that the property has an existing residence, pool and shed. After the subdivision the existing property's dwellings and pool will remain. The proposed lot will be approximately 1.5 acres and plans are to build a house approximately 3300 sq.

feet. The proposed structure will also comply with all the set-back requirements required by the borough. The existing lot will be approximately 1.86 acres which complies with the boroughs bulk requirements for the zone. Mr. Bord testified the steep slope topography comes from the North with a gentle slope toward Valley Road. Less than 10% for the area proposing to be disturbed.

Tom Hartmann asked for clarification on the sewer connections. Mr. Bord stated that both properties will use one sewer connection by adding a Y connection. Plans are to intersect the sanitary sewer from the existing location 15 ft. from the property line add a Y connection which will be in front of the manhole on Valley Rd. There will be a common connection at the right of way. Mr. Herits suggested that when they apply for land disturbance they put two separate sewer connections to the main, two saddles, and two cleanouts to avoid any future problems with clogs etc. The road will be open anyway so there shouldn't be a problem. Mayor Pote asked about for clarification of the number of seepage pits (dry wells). Mr. Bord stated the final size of the dry wells will depend on soil testing and the final footprint of the house. Mr. Herits said that when calculations are done they have to supply enough volume to handle 3" of water on top all the impervious coverage.

Mr. Sordillo stated they made application to the Somerset County Planning Board and the soil conservation district as well. Mr. Sordillo would like to address the Planning Boards' engineer's report and will comply with items 1-8. Item 9 requires the fence to be 10 feet away from the pool. In doing so and meeting minimum requirements, the applicant will need a variance from the board because it will go into the side-yard set-back. Therefore, he requests relief to do so. The fence will be located 3-5 ft. from the pool. The applicant will comply with items 10-21.

Chairman Schaefer opened the public portion for questions. Jen Olsen, 417 Valley Rd. said her driveway will be next to the new property. Her question was regarding set back requirements and the ditch between the two properties. Her concern was "who owns the ditch because when it rains there is a lot of water that comes down the ditch." Mr. Bord said the "ditch" runs along the property line and is shared. Ms. Olsen wanted confirmation that although the set-back requirements are 15' the applicant was going to be at 30'. She also questioned the placement of the new house and markers along the property specifically near the ditch. Hearing no further questions from the public, Chairman Schaefer opened it up to the board.

Mayor Pote asked for further clarification regarding the elevation of the property and the buffers on either the east or west side. Mr. Bord stated they plan to create a plateau for the house and there is no proposed change to the existing drainage of the property. The applicant will provide landscaping and tree replacement required by engineering once they file for the land disturbance permit and will comply with the requirements set by the borough. Hearing no further discussion from the board, Chairman Schaefer opened it up to the public for comments. Hearing none she motioned to close the public

portion of the application. The motion was approved, seconded and carried on a voice vote.

Chairman called for any additional questions from the board members. Mr. Speeney asked for clarification on the discovery of the existing pool and the variance requested.

After discussion it was determined that the pool is an accessory structure that can be within 10ft. of the property line without a variance. Thus Mr. Sordillo rescinded his request for a variance and the applicant will comply with item #9 and provide a conforming fence.

Chairman Schaefer seeks a motion in the affirmative to approve the minor sub-division with conditions and waivers. After the motion was made and seconded the Chair called for a roll: Boyd [yes], Desnoyers [yes], Pennett [yes], Pote [yes], Speeney [yes] Hartman [yes], Spingler [yes] Schaefer [yes] and the motion carried.

Mr. Desnoyers called PB14-02 BJ's Wholesale Club 1601 US 22 Block 6402 Lot 2.05. Mr. Linnus reported that the applicant had requested confirmation of the determination of jurisdiction to the Planning Board and after speaking with Mr. Bennett it was confirmed that the application is a minor site plan with a permitted accessory use and should be filed with the Planning Board. At this time the applicant requested an adjournment to the November 18th meeting. Chair made motion to accept the jurisdiction and adjourn BJs to the November 18th 2014 2014 it was motioned and seconded. Hearing no discussion it was approved on a voice vote and the motion was carried.

Chairman Schaefer said our administrator, Mr. Atkins, is looking to get feedback from the boards on their opinion regarding removing the Watchung Triangle from the Village Center Historical overlay zone as it holds no historic value. Signage within triangle is a concern of the business owners. Mayor Pote said that the Triangle business owners feel that because they are in the historic overlay zone there's another level of bureaucracy that's been created for them to get approval after they have been heard by the zoning board. After discussion, it was decided that it would be a good idea for the site plan committee to look at the maps for the zone and conduct a site review before providing feedback.

At 8:15p.m. meeting was adjourned.

Respectfully Submitted,

Maryann Amiano
Planning Board Clerk