

**Borough of Watchung
Planning Board Meeting
December 16th, 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:

(X)Chairman Schaefer (A)Mr. Boyd (X)Mr. Desnoyers (X)Mr. Ellis (X)Mr. Haveson
(A)Councilman Nehls (X)Mrs. Pennett (X)Mayor Pote (X)Mr. Speeney
(X)Mr. Hartmann (A)Ms. Spingler.

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.

Chairman Schaefer asked for a motion to approve the minutes of November 18th, 2014 it was moved and seconded. Hearing no discussion it was approved on a voice vote and the motion was carried.

The Secretary called Minor Site Plan continuance PB14-02 1601 US Highway 22, BJs Wholesale request for adjournment to next board hearing January 20th 2015 so that they could prepare to address the board's concerns with regard to extension of the guide rail and the fire department's request for a deluge sprinkler over the proposed and future tanks. The Chair seeks a motion of continuance for BJs Wholesale Club PB14-02 until January 20th, 2015 with an extension till February 28th, 2015 with no further notice. The motion was moved and seconded. Chair called for a roll:
(yes)Mr. Desnoyers (yes)Mr. Ellis (yes)Mr. Haveson (yes)Mrs. Pennett
(yes)Mayor Pote (yes)Mr. Speeney (yes)Mr. Hartmann (yes)Ms. Spingler
(X)Chairman Schaefer.

The Secretary called New Cingular Wireless PCS Application PB14-03 Block 6404 Lot 1 1691 Route 22 request for six (6) month extension of time of the temporary monopole. The Planning Board had granted the Applicants approval to place a temporary monopole at the site in 2010 with approval through September 2014. The Applicants intended to file an application to make this a permanent site. However, as a result of several factors, the Applicants will not file an application for the permanent site until the end of December. Therefore requested to be heard Dec. 16th 2014 to ask the board for a six month (6) month extension of time from the original approval PB12-R-10, that brings it to March 18th 2015.

Judy Fairweather on behalf of New Cingular testified that they don't have a finalized lease with the property owner nor do they have finalized plans for the proposed structural reinforcement. The Chair opened it up to the public for comments hearing none the chair motioned to close the public portion, it was moved, seconded and

hearing no discussion carried on a voice vote.

Chair seeks a motion to amend the condition #11 of resolution PB12-R-10, with approval to expire March 18th 2015, granting a six (6) month extension of time. The motion was moved and seconded. The Chair called for a roll: (yes)Mr. Desnoyers (yes)Mr. Ellis (yes)Mr. Haveson (yes)Mrs. Pennett (yes)Mayor Pote (yes)Mr. Speeney (yes)Mr. Hartmann (yes)Ms. Spingler (yes)Chairman Schaefer.

Discussion

NJSLOM (NJ State League of Municipalities) has sent out a notice to all elected officials regarding new FCC Wireless regulations that are a bit more relaxed regarding co-location and minimizing the turn-around time for applications. The FCC is giving municipalities 90 days to review these regulations and are looking to have it finalized by January 17th, 2015.

Mr. Hartmann asked for clarification on whether the new FCC rules would apply to the New Cingular Application. Mr. Linnus said they may or may not apply. If the rules get finalized by January 17th then they would have to be looked into as to whether there is a grace period for municipalities or whether the rules apply to an application that has been filed previously or prospective applications. Assuming these rules go into effect, what impact does it have on applications that are previously filed? Mr. Hartmann stated the FCC rules are already published. Mr. Haveson clarified that the board granted them an approval only for an extension for hearing purposes. The fact that the applicant didn't do what they were supposed to do in the time period granted by the resolution, they should now be subject to the existing rules. Mr. Linnus clarified that there is no application pending only a request for an extension of time for use granted to March 18th 2015. At such time they will have an application to build a permanent pole or co-locate.

PGIA (Priority Growth Investment Area) conducted a study done by Somerset County and North Jersey Transportation Authority (NJTA) on specific sites throughout Somerset County and the State that would provide the most economic growth in the County. Originally there were 37 sites selected 3 of which were in Watchung, the circle, the Route 22 corridor and Weldon Quarry. Mr. Speeney and Mr. Ellis attended the PGIA meeting and reported that the County came up with 24 areas eligible for analysis. Weldon was one of seven sites chosen to have a study done on a build out concept. Phase II is forthcoming.

Phase I was areas in Somerset County that would be eligible for economic growth and would then qualify for State and Federal grants to do these studies. The County came up with twenty-four sites, two of which are in Watchung, Weldon Quarry and the Route 22 corridor. In Phase II, Somerset County will pick 10 initial sites out of the 24 and do a full analysis which will include traffic, transportation and viability for development studies. Phase III will study the remaining 14 chosen sites. The most significant

outcome is transportation and traffic analysis. In addition to PGIA there is the Local or LPGIA. At the meeting, Mr. Ellis and Mr. Speeney asked if they have any funds, would they consider funding the analysis of the circle, as well as the traffic and development of that area. They said there is a line item for it and if the money is released for LPGIA, they would consider doing the Watchung Circle. Mr. Ellis and Mr. Speeney also asked about the two other areas and they said there was a line item for those as well. So we asked them if they decided to release the money, would they consider Watchung and they agreed to consider us. Mr. Ellis was very encouraged to hear the comments on the traffic. The County has reached out to Rutgers University. A graduate student is doing the analysis and that service is also available to us through the graduate grant program and the County has encouraged us to do so. Therefore, we may have the availability of Rutgers to do an analysis for us. Chairman Schaefer said that going forward she would like to attend these meetings. Mr. Ellis said the reason Chairman Schaefer wasn't at this meeting was because she was receiving her Realtor of the Year Award in Atlantic City.

Mayor Pote attended a meeting with the new Transportation Commissioner, Mr. Fox, where he discussed the traffic issues in Watchung specifically the overflow onto Hillcrest Rd., Valley Rd. and Diamond Hill as a result of not having a full interchange at Exit 43. After hearing discussion between Mayor Pote and Mayor Bruno, Mr. Fox asked Mayor Pote to have all the supporting materials sent to him and his assistant. Mayor Pote said Weldon will be coming forward during discussion at the January meeting because they have acquired 3 homes on Bonnie Burn and also Colorado Café. Weldon wants to put a berm along Bonnie Burn Road so they can continue excavating. They will be asking for time on the January agenda.

Mr. Speeney said the PGIA reports on the Exit 43 interchange are shown to be currently insufficient. There is also a newspaper article outlining everything. He will provide Mayor Pote with those materials so he can send out to Mr. Fox.

Chairman Schaefer made motion to start our January 20, 2015 reorganization meeting at 7:00p.m. with our regular meeting to follow. The motion was moved and seconded and carried on a voice vote.

At 8:30p.m. meeting was adjourned.

Respectfully Submitted,

Maryann Amiano
Planning Board Clerk