

**Borough of Watchung  
Planning Board Meeting  
June 16<sup>th</sup>, 2015 Minutes**

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

(X)Chairwoman Schaefer (X)Mr. Boyd (X)Mr. Desnoyers (A)Mr. Ellis (X)Mr. Haveson  
(X)Councilwoman Joren (A)Mrs. Pennett (X)Mayor Pote (X)Mr. Speeney  
(A)Mr. Hartmann (X)Ms. Spingler.

Linnus (X) Herits (X)

Chairwoman Schaefer 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.

The Chair asked for a motion to waive the reading and approve the minutes of the April 21<sup>st</sup>, 2015 meeting. It was moved by Mr. Haveson, seconded by Mrs. Pennett and carried on a voice vote. Next the Chair asked for a motion to waive the reading and approve of the minutes of the May 19<sup>th</sup>, 2015 meeting. It was so moved, seconded and carried on a voice vote Ms. Spingler did not vote.

Mr. Ellis arrived at 7:35p.m. The Secretary called for the memorialization of PB15-R08 BJs Wholesales Club Minor Site Plan and read the resolution into the record. The Chair called for a motion to approve the memorialization of PB-15-R08. It was moved by Mr. Haveson and seconded by Mr. Ellis. The Chair called for a roll: Mr. Boyd (Yes) Mr. Desnoyers (Yes) Mr. Ellis (Yes) Mr. Haveson (Yes) Councilwoman Joren (Yes) Mayor Pote (Yes) Mr. Speeney (Yes) Chairwoman Schaefer (Yes).

The Secretary called PB15-01, Minor Subdivision, Zhong-Ping Sun, 12 Kappelmann Drive Block 403 Lot 11.01 and 200 Washington Rock Rd. Block 403 Lot 9. Two Board members recused themselves. Mrs. Pennett, because her husband has business with the applicant's firm and Ms. Spingler because she lives within 200 feet of the applicant. Mr. Speeney read the site report into the record. Attorney for the applicant, Mr. Zellely testified the applicant has a contract to purchase an additional piece of land adjacent to his neighbor so that he will meet the Borough's ordinance with respect to his impervious lot coverage. Mr. Sun also plans on removing some of the impervious coverage resulting in a fully compliant situation. They also brought their engineer who will be addressing drainage. Board attorney, Mr. Linnus clarified that the applicant is here tonight for the sole purpose of the subdivision. Mr. Zellely stated everyone had been noticed. Ms. Catherine Mueller, Engineer from Page Engineering Associates, Warren, NJ, gave an overview of the applicant's proposal. They plan to use 100 feet of Mr. Turnbull's lot, Lot 9, and merge it into Mr. Sun's property. After purchasing Lot 9, they still would not be compliant with the zoning ordinance, so what they plan to do is

remove three areas of decorative pavers, landscaping decks and patios, and the fire pit area pavers which will be replaced with grass. Sitting area pavers will be removed and restored to grass. Driveway width will be narrowed and pavers removed along there. Along with the reduction in steep slope areas they came up with an amount of impervious coverage that would be allowable and comply with the ordinance. The removal of the areas along with the additional lot will bring the impervious coverage to 24.96% which is below the allowable of 25% coverage when adjusted for the slope categories. Mr. Sun has agreed not to build on the lot. It will be an irregularly shaped lot but it will be contiguous. The fence along the existing 11.01 lot will remain. The property he's purchasing is not intended on being fenced. Mr. Linnus confirmed with Mr. Zelle that the applicant is comfortable with the conditions of approval regarding the portion of the lot cannot be built upon. This will be reflected in the subdivision deed.

The Chair opened it up to the public, hearing none, the public portion was closed. The Chair seeks a motion in the affirmative to the grant the minor subdivision approval with conditions. In addition to standard conditions there will a condition that there will be no further subdivision of the property. The portion of the property annexed shall not be built upon, the rear yard set-back will remain. That portion of the property will be deeded as a conservation easement. It was moved by Mr. Haveson, seconded by Councilwoman Joren. The Chair called for a roll: Mr. Boyd (Yes) Mr. Desnoyers (Yes) Mr. Ellis (Yes) Mr. Haveson (Yes) Councilwoman Joren (Yes) Mayor Pote (Yes) Mr. Speeney (Yes) Chairwoman Schaefer (Yes).

Chairwoman Schaefer congratulated Mr. Ellis on his appointment to the Somerset County Planning Board, and is honored to have him with us.

Meeting adjourned at 8:20p.m.

Respectfully Submitted,

*Maryann Amiano*

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Planning Board Clerk