

**Borough of Watchung
Planning Board Meeting
Minutes May 17th , 2016**

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

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

Linnus (X) Herits (X)

The Chairwoman 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. Desnoyers read resolution PB16-R7 Borough of Watchung Master Plan Amendment into the record. The Chair seeks a motion to accept PB16-R7 it was moved by Mr. Haveson, seconded by Mr. Speeney. Mr. Herits noted a change in the third Whereas clause page 1, northwesterly should be northeasterly. The Chair seeks a motion to accept resolution PB16-R7 Borough of Watchung Master Plan Amendment into the record as amended, moved by Mr. Haveson, seconded by Mr. Speeney. Any discussion? Hearing none, the Chair called for a roll: Mr. Boyd [yes], Mr. Desnoyers [no], Mr. Haveson [yes], Councilwoman Joren [yes], Mrs. Pennett [yes], Mayor Pote [yes], Mr. Speeney [yes], Ms. Spingler [yes] and Chairwoman Schaefer [yes] and the motion carried.

Regarding the Ordinance, Chairwoman Schaefer asked Mr. Healey to go over the changes he made requested by the board from the last meeting. I added that the Landscape plan needs to be prepared by a Landscape Architect. In the Enforcement section, the following language was added: the Borough retains the right to conduct inspection or to require certification by the operator of the quarry as to continued compliance of the ordinance. On page 6 the landscape screening section, says to require 75% of the trees consist of evergreen trees. Mrs. Pennett clarified her request further by explaining, it should say "no **more** than 75%.evergreen" **not** no less than 75% evergreen." Also, remove the word deciduous and add "supplemented with other trees and or shrubs."

The Chair called for questions. Mr. Butler asked if the board would anticipate the screening and buffering requirements to apply Lot 4, east of the Colorado Care, as it presently exists. It has been zoned quarry and quarried for a long time some of which fronts on Bonnie Burn Rd. Mr. Healey stated, the ordinance reads that the buffer along Bonnie Burn Rd. is 130 feet and that applies from Valley to New Providence and that includes Lot 4. The wooden fence and natural screening that is there now provides sufficient coverage. The actual determination is going to be made when you apply for

site plan. Mr. Speeney asked whether the lots should be merged. Mr. Linnus said the Planning Board does not have the authority to merge them. If there's a site plan before you than you might. Mr. Linnus asked Mr. Butler for his thoughts on a potential merger of the lots. Mr. Butler said he had discussion about merging lots with the tax assessor and explained to the board while it does make sense at this stage to do so, in order to lessen the burden of tax, lots 6, 13, 16 were put in an LLC for the 5th generation, so there are different ownerships on the lots. No further questions were asked of the board and the Chair opened it up to the public for questions, seeing none, that portion was closed. Mr. Speeney asked if the overlay zone is identical to the quarry zone. Mr. Healey said yes. Right now they are concurrent. One on top of the other.

The Chair seeks a motion that the ordinance is accepted as amended and is consistent with the Master Plan and directs Maryann to send it to the Mayor and Council for review. The motion was moved by Mr. Boyd, seconded by Mr. Ellis and carried on a call of the roll: Mr. Boyd [yes], Mr. Desnoyers [no], Mr. Ellis [yes], Mr. Haveson [yes], Councilwoman Joren [yes], Mrs. Pennett [yes], Mayor Pote [yes], Mr. Speeney [yes], Ms. Spingler [yes] and Chairwoman Schaefer [yes].

Chairwoman Schaefer thanked everyone for their efforts, feedback, and work throughout this process. Mr. Butler asked if between now and when it goes to Mayor & Council is there anything further that this board is going to do. Ms. Joren said as Chair of the Laws and Ordinances she has it scheduled for this Thursday at 6:30p.m. Mr. Speeney added there could be a public hearing on the Master Plan acceptance by the Council that's different than the public hearing on any ordinance changes.

Meeting adjourned at 8:10p.m.

Respectfully Submitted,

Maryann Amiano

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Planning Board Clerk