

**Borough of Watchung  
Planning Board Meeting Minutes  
7:30 p.m. November 21<sup>st</sup> , 2017**

Chairwoman 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 (present) Desnoyers (present) Ellis (present) Haveson (present)  
Sopko (present) Pennett (present) Pote (present) Speeney (present) Spingler (present)  
D'Annunzio (absent)

Also present were attorney Frank Linnus and Engineer Tom Herits.

Chairwoman Schaefer indicated 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 had been made.

Chairwoman Schaefer called application PB17-03 Weldon preliminary and final site plan approval for landscaping buffer along Bonnie Burn Rd.

Mr. Conway and Mr. Weldon were both sworn in prior and understood they were still under oath. Mr. Butler introduced exhibit A-13, planting detail and A-14 fence details. Mr. Conway described the planting detail plans submitted to the board in depth from auguring the holes, soil treatment, types of trees, planting depth, watering, maintenance, fertilization, evaluation, replacement, protection etc. Mr. Desnoyers asked why some trees are planted without soil around them. Those are bare root trees. Madam Chair called for additional questions from the board. Mrs. Pennett asked if they will plant both conifers and deciduous. Yes both. Hearing no further questions from the board, she opened it up to the public for questions, hearing none that portion was closed. Mr. Conway went on to address the fence details. It's similar to what is currently there but higher. A seven foot high chain link fence with 12 inches of barbed wire on top. Mr. Conway suggested to use the slats in areas where the topography doesn't contribute to the buffering.

Mr. Healey asked Mr. Conway to address the watering of the trees. He described how and when they would be watered and that it is provided in the tree planting detail he submitted. Are there plans that indicate tree protection measures for the trees that will remain? Because there are so many trees and ways we are implementing this I don't know that it would be practical. Understood. Mr. Healey suggested that inspections from the Borough be made during the process to insure that what the applicant presented is being adhered to. Mr. Herits said he had qualified people to take care of that. Mrs. Pennett asked if the applicant would be following the tree ordinance. Mr. Herits said Maser Consulting has someone that will oversee that on the borough's behalf. Madame Chair called for additional questions. She then asked who would be responsible for the watering/maintenance for the first two years. The Weldon's said they would take care of it. The Mayor asked Mr. Conway to explain the tree protection method they're using based on the deer population in Watchung. He said he was more inclined to use chicken wire because it's less visible from the road. Mr. Speeney asked how high the wire will be. The Mayor asked what would deter the deer from eating above the protection. Mr. Conway said the protection is used to prevent the bucks from rubbing their antlers on the trunk, which shreds the bark, not from eating which does more damage than the eating. Most of the branches will be in the 4-5 foot high range. Even if they eat the lower branches the trees will be 10-12 feet tall.

Testimony on relocation of the antenna was given. Mr. Butler said Weldon does not use the antenna. Mr. Conway suggested moving it forward, but ultimately the relocation of the antenna resides with the police department. Mr. Herits asked if the maintenance road and fence will be constructed when the holes are dug. No, that's part of the mining plan. The fence we can do much sooner. Madame Chair called for questions. Mr. Speeney asked who is designing the

antenna. The fire and police departments replied Mr. Herits. Mr. Weldon asked Mr. Conway to provide the board with a timeline for planting. Mr. Conway said bare root trees can only be planted 2-3 week period in the beginning of April. It's probable that the entire project will NOT be planted by the end of the summer. Mr. Speeney asked if the wooden slat fence going up Bonnie Burn Rd. near Colorado Café will remain. Yes, when the state purchased part of the property, they paid for the fence to be replaced.

Chairwoman Schaefer opened it up to the public for comments, hearing none the public portion was closed. Motion was made by the Chair to draft a resolution in the affirmative for preliminary and final site plan approval with conditions with an extension granted through December 31<sup>st</sup>. It was moved by Mr. Ellis and seconded by Mr. Haveson and carried on a call of the roll: Desnoyers (yes) Ellis (yes) Haveson (yes) Sopko (yes) Pennett (yes) Pote (yes) Speeney (yes) Spingler (yes) Schaefer (yes).

The Secretary called application PB16-03 Seritage Growth Properties final major site plan approval for Block 6201 Lot 1. Attorney for the applicant, Patrick McNamara called Mr. Brad Bohler to provide testimony. Mr. Bohler reviewed Mr. Herits memo and agreed to comply with all items specified. Mr. Linnus asked Mr. Bohler if he will be in compliance with Mr. Healey's report. Mr. Herits clarified that the applicant will have to go through a compliance review with the engineering department for the retail side AND the auto side submitting all those documents for approvals sited in Mr. Healey's report. Mr. Bohler testified that the applicant would satisfy all items in page 2 of Mr. Healey's report. The Chair called for questions from the board. Mr. Haveson asked if the lights will be on at night during construction for safety reasons. Chair called for further questions from the board, hearing none she called for questions from the public, hearing none that portion was closed.

Mr. McNamara updated the board on the security agreement. The security issues are still a work in progress. We will be meeting with the police committee again and hope to have a final agreement finalized for the December meeting. Madame Chair made it clear that the security agreement must be in place prior to the board voting on a resolution. The applicant agreed and granted an extension through January 31<sup>st</sup> 2018. The Chair made a motion in the affirmative to have Mr. Linnus draft a resolution for final site plan approval on Block 6201 Lot 1 subject to all conditions that have not been met of preliminary approval and also subject to our standard conditions of final as well as security. It was moved by Mr. Haveson, seconded by Mr. Speeney Desnoyers (yes) Ellis (yes) Haveson (yes) Sopko (yes) Pennett (yes) Pote (yes) Speeney (yes) Schaefer (yes).

Meeting adjourned 9:00p.m.

Respectfully Submitted,

*Maryann Amiano*  
Planning Board Clerk