

BOROUGH OF WATCHUNG  
PLANNING BOARD  
TRACEE SCHAEFER, CHAIRWOMAN  
**REORGANIZATIONAL & REGULAR MEETING AGENDA January 31, 2024**

**MINUTES Adopted May 22, 2024**

Tracee Schaefer, acting as Chair Pro Tem, called the Reorganizational and Regular Meeting to order at 7:00 pm.

Tracee Schaefer read the statement indicating the meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Act, the Municipal Land Use Law requirements, and the recording of the Minutes as required by law. She then led the flag salute to the American flag.

REORGANIZATION FOR 2024

**OATHS OF OFFICE**

Mr. Linnus administered the following oaths of office:

Jennifer Kobliska  
Robert Gibbs  
Karen Pennett  
Troy Sims  
Dustin M. Antonio

**ROLL CALL**

**Present:** Councilman Gibbs, Ms. Pennett, Mr. Pote, Mayor Jubin, Mr. Speeney, Ms. Spingler, Mr. Sims, Ms. Kobliska, Ms. Bodnar, Mr. Antonio, Ms. Schaefer **Absent:**

Also present were Board Attorney Mr. Linnus, Board Engineer Mr. Jahr, and Board Planner Mr. Healey.

**ELECTION OF OFFICERS**

**Chairperson**

On motion by Mr. Pote, seconded by Mr. Speeney, the election of Tracee Schaefer to Chairwoman was accepted based on the following roll call vote:

Roll Call

Ayes: Councilman Gibbs, Ms. Pennett, Mr. Pote, Mayor Jubin, Mr. Speeney, Ms. Spingler, Mr. Sims, Ms. Kobliska, Ms. Bodnar, Mr. Antonio

Nays:

### **Vice-Chairperson**

On motion by Ms. Spingler, seconded by Mr. Pote, the election of Donald Speeney to Vice Chairman was accepted and based on the following roll call vote: Roll Call

Ayes: Councilman Gibbs, Ms. Pennett, Mr. Pote, Mayor Jubin, Mr. Speeney, Ms. Spingler, Mr. Sims, Ms. Kobliska, Ms. Bodnar, Mr. Antonio

Nays:

### **Secretary**

On motion by Mr. Speeney, seconded by Mr. Pote, the election of Ellen Spingler to Secretary was accepted based on the following roll call vote: Roll Call

Ayes: Councilman Gibbs, Ms. Pennett, Mr. Pote, Mayor Jubin, Mr. Speeney, Ms. Spingler, Mr. Sims, Ms. Kobliska, Ms. Bodnar, Mr. Antonio

Nays:

### **RESOLUTIONS PB 24-R1 Calendar of Regular Meetings**

On motion by Chairwoman Schaefer, seconded by Mr. Speeney, the calendar of regular meeting dates for 2024 was accepted and carried on voice vote.

#### **PB 24-R2 Adoption of By-Laws**

On motion by Chairwoman Schaefer, seconded by Mr. Pote, the calendar of regular meeting dates for 2024 was accepted and carried on voice vote.

#### **PB 24-R3 Designation of Official Newspapers**

On motion by Chairwoman Schaefer, seconded by Mr. Speeney, the calendar of regular meeting dates for 2024 was accepted and carried on voice vote.

#### **PB24-R4 Appointment of Board Professionals for year 2024**

On motion by Chairwoman Schaefer, seconded by Mr. Speeney, the calendar of regular meeting dates for 2024 was accepted and carried on voice vote.

The board professionals were sworn in by Attorney Linnus to give testimony for the calendar year of 2024.

### **DISCUSSION**

Chairwoman Schaefer thanked Mr. Linnus, Mr. Healey, and Mr. Jahr for their continued work and for coming back for another year.

**COMMITTEE APPOINTMENTS Site Plan and Subdivision Committee County**

**Planning Liaison**

Tracee Schaefer  
Donald Speeney  
Ellen Spingler  
Steve Pote – Alt.  
Dustin Antonio – Alt.

Steve Pote Troy Sims Mayor Ron Jubin

Tracee Schaefer  
Donald Speeney

**Ordinance Committee**

Tracee Schaefer  
Donald Speeney  
Councilman Gibbs  
Frank Linus  
Mark Healey  
Jennifer Kobliska – Alt.  
Jackie Bodnar – Alt.

**Environmental Committee**

Karen Pennett

**Finance Committee**

Tracee Schaefer  
Tammy Vetuschi

**DISCUSSION**

Chairwoman Schaefer noted that Tammy Vetuschi has been ill and Colleen Lange will be acting as Board Clerk until Ms. Vetuschi's return. She thanked Ms. Lange and the Borough for their efforts and wished Ms. Vetuschi a quick recovery.

The Board adjourned to the regular meeting.

**MINUTES**

On a motion by Mr. Speeney, seconded by Councilman Gibbs, the minutes Regular Meeting Minutes, December 19, 2023 were accepted and carried on voice vote with Mr. Sims, Mr. Antonio, and Ms. Kobliska abstaining.

**RESOLUTIONS RESOLUTION PB24-R5**

**PB19-01; BONNIE BURN/BNE**  
BONNIE BURN ROAD REDEVELOPMENT  
BLOCK 7402 LOT: 19.01, 19.02 BLOCK  
7403 LOT: 5 & 10

Represented By: Nicole Dory, Esq.  
BBRA ZONE  
Expiration: December 31, 2023

**DISCUSSION:**

Mr. Linnus provided background on the resolution, PB24-R5, which is a memorialization of the action taken by the Planning Board during their December 5, 2023 meeting.

The Board did not previously receive the most current resolution, therefore Mr. Linnus provided the most current version and noting that the attorneys for the applicant and objector were present, everyone reviewed the changes to be made to the resolution and made them on the floor.

A brief recess was held so that the Board Clerk could obtain the exhibits to this application.

Upon resuming open session, a detailed discussion was held by all parties until the changes to the resolution were agreed upon by all. Please see transcript for FULL testimony.

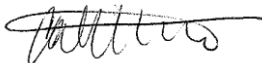
On a motion by Councilman Gibbs, seconded by Don Speeney, Resolution PB24-R5 was accepted with its amendments based on the following roll call vote: Roll Call

Ayes:	Councilman Gibbs, Mr. Pote, Mayor Jubin, Mr. Speeney, Ms. Spingler, Mr. Sims, Ms. Kobliska, Ms. Bodnar, Mr. Antonio
Nays:	
Abstain:	Ms. Pennett, Mr. Sims, Ms. Kobliska, Mr. Antonio

**ADJOURNMENT**

The Board unanimously voted to adjourn the meeting. The next Regular Meeting will be February 20, 2024 at 7:30 pm.

Respectfully Submitted,



Catherine Furlan  
Board Clerk