

**MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
MAY 3, 2012**

Chairman Cronheim called the meeting to order at 7:30 pm and stated that notice of this meeting has been posted in Borough Hall, filed with the Borough Clerk and given to the Echoes-Sentinel, Journal and the Courier-News in conformance with the N.J.S.A. 10:4-6 et seq. The salute to the flag followed.

Present on roll call: Fechtner, Hunsinger, Dallas, Brown, Kita, Bell
Panzarella, Clemens and Chairman Cronheim

Absent on roll call:

Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq.,
Attorney

APPLICATIONS:

BA 11-14 Franklin, 33 Wildwood Terrace, Block 202 Lot 5 – Any and all variances needed to park a recreational vehicle in the front yard.

The Board approved the application. It was determined that the vehicle in question was not really looked at as a “recreational” vehicle, but they did understand the need to park the vehicle out of the driveway to allow for easier ingress and egress of vehicles that are used on a daily basis.

BA 05-12 Tobey, 127 Valley Drive, Block 6502 Lot 2 – Any and all variances needed to build an accessory structure in the front yard area.

The Board approved the application. The Board recognized that the placement of the garage works best based on the lot size, and they understand that there is no garage on this property.

RESOLUTIONS:

BA 02-12 Bottone, 127 Sunlit Drive, Block 301 Lot 10 – Any and all variances needed to build a driveway that does not meet the required setback. Approved

BA 04-12 Menrad, 16 Upper Drive, Block 5101 Lot 15 – Any and all variances needed to build an addition: a garage, one story addition and a two and half story addition, on an existing non-conforming. Approved

REQUESTS:

Watchung Garden Club - Temporary signs for plant sale on May 12th
Approved

**Valley Furniture - Request for Annual Tent Sales in May and
November** Approved

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of June 7, 2012 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT**

APPLICATION NO. 2012-2
Bottone, John
127 Sunlit Drive
Watchung, New Jersey
Block 3.01 Lot 10

RESOLUTION BA 2012-2

RESOLVED that the Board of Adjustment made the following findings and determinations respecting the above-captioned application.

1. This is an Appeal pursuant to the provisions of N.J.S.A. 40:55D-70(c)(1). The applicant seeks a hardship variance to permit the partial reconstruction of his residence where the driveway will be as close as one foot from the property line.
2. The subject property is located on the west side of Sunlit Drive and backs up to Twin Books Country Club.
3. The property is located in the R-R Single Family Residential District.
4. In the R-R Zone, driveways must be at least 15 feet from the side yard property lines. Here, the applicant's driveway will be, at its closest point, about one foot from the northerly property line.
5. The applicant appealed to the Board of Adjustment by application filed on February 10, 2012. The matter was heard by the Board on March 1, 2012 and April 19, 2012.
6. The applicant was not represented by counsel.
7. Service of notice was found to be in order.
8. Mr. John Bottone testified in support of the application. He described the reconstruction plans and necessity of locating he driveway so close to the northerly property line. He provided an Engineering Plan prepared by W. Leland Titus, PE dated March 10, 2012.
9. There were no objectors present. Both of the applicant's

immediate neighbors, Mr. Wayne Otto of 111 Sunlit Drive and Mr. Joseph Giacomo of 135 Sunlit Drive, testified in support of the project. Neither objected to the location of the driveway.

The Application is hereby granted for the following reasons and on the following conditions:

Reasons

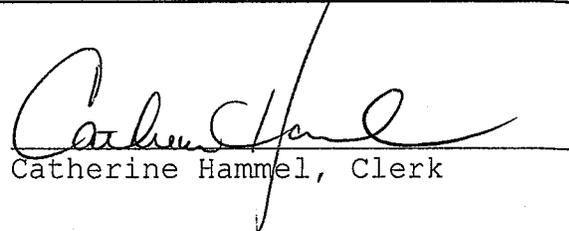
1. The application is consistent with the purposes of zoning and can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and ordinance.
2. To deny this application would result in an exceptional undue hardship upon the applicant.
3. To deny this application would be an unjust denial of the applicant's reasonable use of his property.
4. The new driveway will improve the nonconforming aspect of the current driveway, which actually encroaches on the neighboring property.
5. The location and design of the new driveway will allow the subject property to have a side-facing garage instead of the current front-facing garage. The new garage will be consistent with the garages of the neighboring properties.

Conditions

1. The applicant must secure all necessary permits in connection with the application.
2. The applicant must insure that the runoff from the driveway drains onto the applicant's property.

On Motion duly made and seconded, the Board approved the Resolution:

Roll Call		Approved: 4/19/12				Adopted: 5/3/12			
Member	Y	N	NV	ABS	Member	Y	N	NV	ABS
Cronheim, Ch.			✓		Kita	✓			
Hunsinger, V. Ch. ^{1st}	✓				Panzarella	✓			
Dallas	✓				Bell (Alt.1) ^{1st}	✓			
Fechtner	✓				Clemens (Alt. 2)	✓			
Brown ^{2nd}	✓								
x = indicates vote NV = Present but not voting ABS = Absent									


 Catherine Hammel, Clerk

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT**

APPLICATION NO. 2012-4
Menrod, Linda
18 Upper Drive
Watchung, New Jersey
Block 51.01 Lot 15

RESOLUTION BA 2012-3

RESOLVED that the Board of Adjustment made the following findings and determinations respecting the above-captioned application.

1. This is an Appeal pursuant to the provisions of N.J.S.A. 40:55D-70(c)(1). The applicant seeks a hardship variance to permit the renovation of her residence.
2. The subject property is located on the east side of Upper Drive approximately 180 feet north of Johnston Drive.
3. The property is located in the R-B Single Family Residential District.
4. The current lot is non-conforming. It is substantially undersized and does not meet the minimum requirements for lot width and lot frontage.
5. The present structure is also non-conforming. It violates the requirements for front yard setback and impervious surface coverage. The renovations proposed for the existing building will minimize some of the non-conforming aspects, and requires two new variances: side-yard setback and total side-yards setback.
6. The applicant appealed to the Board of Adjustment by application filed on April 10, 2012. The matter was heard by the Board on April 19, 2012.
7. The applicant was not represented by counsel.
8. Service of notice was found to be in order.
9. Ms. Linda Menrad testified in support of the application. She described the renovation plans and the need for additional space in

the home. Presently, the house is undersized and has just one full bathroom.

10. Michael Relton, a licensed Architect, of RGM Designs, Inc., Clark, New Jersey, was qualified as an expert Architect. He is the architect for the project and described the proposed renovations.
11. There were no objectors present.
12. Service of Notice was found to be in Order.
13. The applicant provided a photo board depicting the location of the home in relation to the neighboring home (A-1) and the floor plans for the proposed addition (A-2).

The Application is hereby granted for the following reasons and on the following conditions:

Reasons

1. The application is consistent with the purposes of zoning and can be granted without substantial detriment to the public good and will not impair the intent and purpose of the zone plan and ordinance.
2. To deny this application would result in an exceptional undue hardship upon the applicant.
3. To deny this application would be an unjust denial of the applicant's reasonable use of the property.
4. The proposed addition to the home will make the structure conforming with respect to the minimum required habitable square footage. Currently the home has 1427 square feet where 1500 square feet are required. The new structure will have 1885 habitable square feet. The structure, as improved, will make it consistent with other homes in the area.
5. The location and design of the new driveway and garage will allow the subject property to have a side-facing garage instead of the current rear-facing garage. The new garage will be consistent with the garages of the neighboring properties.
6. The renovations will result in a significant decrease in the

impervious surface coverage. The permitted impervious surface coverage is 30% in the R-B zone. Currently, the home has 36.4% coverage, but will have 31.8% after the renovations. The decrease is the result of the elimination of driveway asphalt at the rear of the home.

7. The project will require a variance for a side-yard setback and total side-yard setback. The addition will place the home four feet from the side-yard property line where eight feet are required. The total side-yards must be 18 feet and 14 feet are proposed. There remains, however, sufficient distance, about 42 feet, between the applicant's home and the home on the other side of the deficient side-yards setback. There is also a significant landscaped buffer between the two homes.

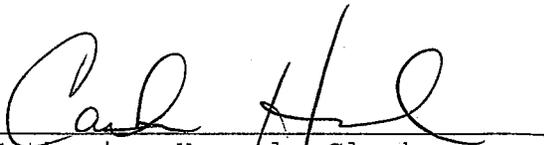
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1. The applicant must secure all necessary permits in connection with the application.

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Dallas ^{2nd}	✓				Bell (Alt.1)	✓			
Fechtner	✓				Clemens (Alt. 2)	✓			
Brown	✓								

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 Catherine Hammel, Clerk