

**MINUTES  
BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT  
MARCH 7, 2013**

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: Hunsinger, Dallas, Brown, Panzarella, Bell, Clemens and  
Chairman Cronheim

Absent on roll call: Fechtner, Kita

Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq.,  
Attorney, and David A. Stires, PE, PP, Engineer

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**CONTINUED APPLICATIONS:**

**BA 13-12 Bisignano, 20 Jared Court, Block 6802 Lots 17 &19.01** – Any and all variances needed to erect a non-conforming fence.

Jon Rocker, contractor for the Bisignanos', appeared before the Board. As requested he brought a finial from the fence with him. The Board after examination determined this was not plastic as described to them at the meeting in December, it fact it was cast iron, covered in plastic.

The Board suggested that possibly they could change the finial. It was suggested to Mr. Rocker to talk to the fence contractor and look into options that would meet the Ordinance. Mr. Rocker said he would do that and get back to the Board.

Chairman Cronheim carried this application until April 4, 2013

**APPLICATIONS:**

**BA 13-03 (also noted as 03-12) Home Depot, Route 22, Block 5703 Lot 2.03,** - Any and all variances needed to allow a temporary seasonal display.

Joseph Murray, Esq. appeared before the Board on behalf of Home Depot. Mr. Murray explained this was the same application that was approved last year, nothing would be changing.

Mr. Bennett expressed on going concerns that the Borough has had with Home Depot in the past, specifically the pallet storage and the use of the Fire Lanes for storage. Michael Urenko, Home Depot Store Manager, explained that he has been working with Mr. Bennett to correct any problems, he believes these issues will be resolved. Mr. Bennett concurred.

There being no questions or comments from the audience the public portion of the application was closed.

The Board expressed to the applicant that if there were any continuing problems the application for next year could possibly be more restrictive.

The Board unanimously approved the application and a resolution would be read at the April 4<sup>th</sup> meeting.

**INTERPRETATIONS:**

**BA 13-04 Extra Space Storage, 1559 Route 22, Block 6201 Lot 3** – Interpretation of the Sign Ordinance

Alberto Gaitan appeared before the Board on behalf of Extra Space Storage. Mr. Bennett explained that when the Board of Adjustment approved the site, it was designed in the front to be stepped for the purpose of easier access for the public and safety apparatuses. Due to the way the Ordinance is written the signage proposed is larger than one wall of the step but if you use the calculations of the front façade it would fall within the guidelines and be lesser in square footage that what is allowed. The Board agreed with Mr. Bennett's interpretation of the Ordinance and understood the stepping of the building and why it was designed. Therefore it was determined a variance would not be needed.

**BA 13-05 VIP Spa, 17 Johnston Drive, Block 4701 Lot 8** – Interpretation of the Ordinance to allow a Massage Therapy in the BA Zone

Eusun Kim, owner of VIP Spa, appeared before the Board. Mr. Kim explained that the Vip Spa was a massage therapy salon, it is a personal service business, working under the same premises as a hair salon would, with appointments. The Board had no questions and felt unanimously that this use did fall within the premise of the Ordinance and that a variance was not needed.

**RESOLUTION:**

**BA 18-12 Parikh, 121 Park Place, Block 2803 Lot 1.02** – Any and all variance needed to exceed the allowable impervious surface coverage - Approved

**BA 13-01 PSE&G – Sears Auto, 1660 Route 22, Block 6201 Lot 1** – Any and all variances needed to utilize a parking lot for a staging area for a utility project. - Approved

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of April 4, 2013 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel  
Clerk, Board of Adjustment

