

**Borough of Watchung
Board of Adjustment Meeting
June 12th, 2014**

Minutes

Chairman Cronheim called the meeting to order at 7:30pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:

Stires (X) McDonald(X)

Also present was Board Attorney John McDonald. Zoning Officer Edward Bennett was not present.

Chairman Cronheim indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Law and proper notification of this meeting has been made.

Chairman Cronheim asked for a motion to approve the minutes of May 8th. Motion was made by Mr. Brown, seconded by Mrs. Fechtner and approved on voice vote unanimously.

The Chair announced that the following applications will be carried to the July 10th meeting.
BA11-15 Badin 65 Glen Eagles Road.

BA14-05 Borough of Watchung application for 57 Mountain Blvd. associated with a request for a variance for the placement of a generator has been withdrawn.

BA14-09 Sun-12 Kappelmann Drive will be carried without further notice. Mr. Joseph Murray attorney for the applicant was present to make that request. Request was granted.

Chairman Cronheim called BA14-04 Laurinda Freire 11 Cedar Road Block 3301 Lot 9. Mrs. Laurinda Friere and Enrique Rodriguez came to the microphone and were sworn in. Mr. Stires said that the ordinance requires a side yard setback of 10' and 3 1/2' is proposed. Mr. McDonald asked why they put the generator was placed where it is. Mr. Rodriguez said that the lot was very narrow, and they placed it there next to the HVAC system since the neighbor's home on the side yard were very far away and it seemed like the best placement. Mr. Brown said he spoke to the neighbors on that side, Dennis and Jane Claussen said that they did not have issue with it being placed there, and there is also a garage between the Friere's home and the Claussen's home. The Chair asked if anyone else wanted to speak for or against this application. Hearing no one, the Chair closed the public portion. Mr. Clemens brought up a patio in the rear of the house and the impervious coverage, and the Chair said that the matter before the board was the generator, not the impervious coverage, and hearing no more comments, the Chair asked for a motion to approve. Motion was made by Mr. Dallas seconded by Mr. Bell. The Chair asked the Clerk to call the roll. Roll call was as follows:

Fechtner (yes) Dallas (yes) Brown (yes) Kita (yes) Panzarella (yes)
Bell (yes) Clemens (no) Cronheim (yes) The motion carried.

Chairman Cronheim called BA14-08 Wayne and Mary Osborne 54 Cardinal Drive Block 7001 Lot 3.

Mrs. Fechtner recused herself from this application due to the fact that she is the applicant's neighbor.

Wayne and Mary Osborne came to the microphone and were sworn in.

Mr. Stires said that the Osborne's are requesting a variance for impervious surface coverage for a kitchen addition. 25% is required, 32% currently exists and 33% is proposed. The steep slopes on the property were discussed. The Chair asked why this kitchen addition was needed. Mrs. Osborne said that her current kitchen was long and narrow, and currently they can't eat as a family. The Chair asked Mr. Stires if he had anything to add. Mr. Stires said that the addition does exceed 400 sq. ft. and therefore detention would be necessary. Mr. Osborne said that he had spoken to engineering and was aware of that. Mr. Osborne presented photo exhibits marked A-1 and A-2. A-1 showed the wood pile under a lean to behind the house where the addition would be constructed. A-2 was a similar photo in the direction of the stacked wood. Exhibit A-3 showed the woods behind the home. Chairman Cronheim asked if there was anyone in the audience who wanted to speak for or against this application. Hearing no one, the Chair closed the public portion of the hearing. Hearing no more comments from the board, the Chair asked for a motion to approve. Motion was made by Mr. Bell, seconded by Mr. Kita and the Chair asked for a roll call vote, which was as follows:

Dallas (yes) Brown (yes) Kita (yes) Panzarella (yes)
Bell (yes) Clemens (yes) Cronheim (yes) The motion carried.

Mrs. Fechtner rejoined the board.

Chairman Cronheim called BA13-12 Frank and Tracy Bisignano 20 Jared Court Block 6802 Lot(s) 17 & 19.01-any and all variances needed to erect a non-conforming fence.

Jon Rocker, General Contractor and Peter Cavicchia of First Data Security came to the microphone and were sworn in.

Mr. McDonald reviewed the history of this application. Chairman Cronheim asked Mr. Cavicchio what his qualifications are. He stated that he is a former Secret Service agent and currently works for First Data Security and has been associated with Mr. Bisignano for 10 years. Mr. Cavicchia said that in the past, Mr. Bisignano and his family have come under scrutiny by unsavory individuals and the points on the fence create both a visual deterrent to people thinking of breaking into the property, as well as being more difficult to climb over. The layout of the fence and property was discussed. The Chair asked what led to the determination that this was the appropriate location to place this fence. Mr. Cavicchia said that from a security standpoint it was a visual deterrent. Chairman Cronheim asked if there were any other alternatives. Mr. Cavicchia said the fence code allows for up to 1000 volts of electric current running through some fences, but felt that the points alone are enough for this purpose of keeping people out. There is a 6' chain link fence with twisted wire at 2 sharp points along the back. Mr. Rocker said that there has been some discussion about continuing the more decorative fence around the perimeter. The Chair said that the board is open to creative solutions, but are not in favor of the status quo. Mr. McDonald said that if the shape of the points was a deterrent, possibly they could find a substance that shape to replace the points that would not impale a deer if it was to jump over it. Mr. Dallas said that a one inch bar placed over the spikes, could solve the problem and he could still have the spikes below. The Chair reiterated that the board was willing to listen to all types of solutions. He said these ideas from the board members were just suggestions. Mr. Cavicchia asked if they could come up with a solution and come back to the board. The Chair said that they would like continue this until the next meeting of July 10th, and that they would hear any solutions presented at that time.

Chairman Cronheim announced a request by Sears Outlet store to erect a 20' x 40' tent for an appliance sale in the parking lot of Blue Star for 3 days, from 6/19/14 through 6/22/14. The merchandise will be brought in each night. Chairman Cronheim said he had no problem with this as long as they get approval from the Fire Department and the Police Department. By a unanimous voice vote, this request was approved.

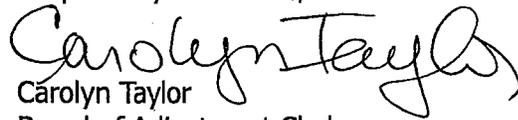
Chairman Cronheim announced a request by Valley Furniture Shop at 20 Stirling Road to erect a tent in the parking lot 20' x 30' for a tent sale that runs from July 3rd, through July 14th, 2014, as well as a temporary sign to announce the sale. The tent proposed is smaller than others in the past. Chairman Cronheim said he had no problem with the tent, but did want to clarify that only one sign would be put there. The sign would be 3' x 15' announcing the sale. The Chair moved that this sign be approved as limited. By a unanimous voice vote, this request was approved.

Chairman Cronheim announced a request by the Watchung Chemical Engine Company to display a temporary banner at the Fire house at 57 Mountain Blvd. requesting new volunteer members to join for 75 days with an option to extend this duration for another 30 days. Chairman Cronheim said that this board only has the ability to grant this request for 30 days. The Chair moved that this request be granted, and was approved by the board by unanimous voice vote.

Chairman Cronheim made a motion to approve an invoice for \$92.88 for the Courier News. By unanimous voice vote, the motion was approved.

Hearing no more comments, the Chair adjourned the meeting at 8:40pm until the next regularly scheduled meeting of July 10th, 2014

Respectfully Submitted,


Carolyn Taylor
Board of Adjustment Clerk