

**Borough of Watchung
Board of Adjustment Meeting
Reorganization
January 8th, 2015
Minutes**

Mr. Cronheim called the meeting to order at 7:30pm. Salute to the flag. Mr. Cronheim indicated there was a quorum to conduct business. He 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. Mr. Cronheim asked for a roll call. Present at the call of the roll were:
Fechtner (X) Hunsinger (X) Dallas (X) Brown (X) Kita (X) Panzarella (A)
Bell (X) Clemens (X) Cronheim (X) Stires (X) McDonald(X)

Board Attorney John McDonald swore in Henry Kita as a member for a 4 year term expiring December 31st, 2018.

Mr. McDonald swore in Skip Bell as Alternate #1 member for a term expiring December 31st, 2016.

Mr. McDonald asked for nomination for Board Chair. Mr. Dallas nominated Dan Cronheim for Board Chair, seconded by Mrs. Fechtner. Hearing no more nominations, Mr. McDonald asked the Clerk to call the roll.
Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Kita (yes)
Bell (yes) Clemens (yes) Cronheim (yes) The motion carried.
Mrs. Fechtner thanked Chairman Cronheim for all his years of service.

Mr. McDonald turned the meeting over to Chairman Cronheim.
Chairman Cronheim asked for nominations for Vice Chair. Mr. Bell nominated Mr. Hunsinger for Vice Chair. Hearing no more nominations, the Chair asked the Clerk to call the roll.
Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Kita (yes)
Bell (yes) Clemens (yes) Cronheim (yes) The motion carried.

Chairman Cronheim made a motion to continue the positions of Board Professionals with Mr. Stires as Board Engineer and Mr. McDonald as Board Attorney. Mr. Bell seconded this motion. The Chair called for a voice vote which was unanimous in the affirmative. The motion carried.

Chairman Cronheim nominated Mr. Dallas for Board Secretary. Mr. Hunsinger seconded this nomination. Hearing no more nominations, the Chair asked the Clerk to call the roll.
Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Kita (yes)
Bell (yes) Clemens (yes) Cronheim (yes) The motion carried.
Chairman Cronheim thanked everyone on this board for their time and years of service.

Chairman Cronheim made a motion to approve the minutes of December 11th, 2014 as previously submitted. Mr. Bell seconded the motion and the Chair called for a voice vote to approve which was unanimously in the affirmative. The motion carried.

Resolution BA15-01 Jacob Ginder
104 Hillcrest Road
Block 4310 Lot 9
Driveway to Evergreen Lane
APPROVED

Mrs. Fechtner made a motion to approve, seconded by Mr. Brown. Hearing no more discussion, the Chair

asked the Clerk to call the roll;
Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Kita (yes)
Bell (yes) Clemens (yes) Cronheim (yes) The motion carried.

Sign Request- Chairman Cronheim read the request from the Watchung Little League for a sign for annual registration to be put up for a period of 30 days. Hearing no discussion, the Chair asked for a voice vote which was unanimous in the affirmative and the sign request was granted.

Discussion- Annual Report.

Chairman Cronheim said that the Board had made a recommendation to take the historic overlay out of the Triangle Shopping area since it has no historic value. He asked the Board members for any other recommendations.

Mr. McDonald said impervious surface calculations regarding decks not close to the ground has been a problem, and suggested that impervious surface for decks be taken out of the calculations for impervious surface coverage. He also suggested recommending that the Council Chamber sound system be updated. He has listened to tapes from the meeting, which sound horrible. Chairman Cronheim agreed, and said that there should always be a formal record, and we are relying on modern technology.

Chairman Cronheim said that he thinks the impervious coverage ordinance doesn't make sense. He recommended that the driveway to the front setback of a home not be counted in the impervious surface calculation. He said that if a large home was set back further from the road on a large lot, it would alleviate the appearance of the home being too large, and would look much nicer. He said as long as the rear and side yard setbacks are adequate, it would look much better to set a large home further back.

Mr. Hunsinger expressed concern that walkways and patios not be counted. Chairman Cronheim said it could be stated that just the driveway portion to the front setback line to the home be not counted.

Mr. McDonald said that he would draft the verbiage for the changes.

Chairman Cronheim said that he was also concerned about the rule regarding the height of the fronts and sides of homes. Mr. Bennett said that the problem is that the Borough definition of height is to the midpoint, not the top, which can increase the height of a home by up to 10 feet.

Mr. Hunsinger said that he felt that the height for accessory structures should be measured to the peak, not the side wall.

Hearing no more discussion, Chairman Cronheim adjourned the meeting until the next regularly scheduled meeting of February 12th, 2015.

Respectfully submitted,



Carolyn Taylor
Board of Adjustment Clerk