

**Borough of Watchung
Board of Adjustment Meeting
November 12th, 2015**

Minutes

Chairman Cronheim called the meeting to order at 7:34pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:
Fechtner (X) Hunsinger (X) Dallas (X) Brown (X) Kita (X) Panzarella (X)
Bell (X) Cronheim (X)
Board Engineer Mr. Stires and Zoning Officer Mr. Bennett were also 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 announced that Board Alternate member James Clemens has resigned from the Board due to family obligations and wished him well.

Chairman Cronheim asked for a motion to approve the minutes as previously published of October 8th, 2015. Motion was made by Mrs. Fechtner, seconded by Chairman Cronheim and approved by voice vote.

Resolutions

Resolution BA15-R15 Elite Homebuilding
BA 15-16 Elite Homebuilding
210 Mountain Blvd. Block 2401 Lots 3.01 & 3.02
Preliminary and Final site Plan

Two principal uses, buildings and dwellings on a single lot to include a professional office and two residential apartments. Any and all variances associated with this application as needed.

Mr. McDonald explained that this resolution was for preliminary and final site plan and included four variances. Hearing no more discussion, Mr. Panzarella made a motion to approve, seconded by Mr. Hunsinger. The Chair called for a roll call vote:
Fechtner (yes) Hunsinger (yes) Brown (yes) Panzarella (yes) Cronheim (X)
The motion was approved.

Resolution BA15-R16 Giacomo
BA15-19 Dina and Joe Giacomo
135 Sunlit Drive Block 301 Lot 9

Variance relief for 27.75% impervious surface coverage where 25% allowed.

Mrs. Fechtner made a motion to approve, seconded by Mr. Brown. Hearing no more discussion, the Chair called for a roll call vote:

Fechtner (yes) Hunsinger (yes) Brown (yes) Panzarella (yes)

The motion was approved.

Resolution BA15-R17 Cirillo

BA 15-15 Giancarlo Cirillo

88 Hillcrest Road Block 4301 Lot 8

Variance relief from section 28-502-A1(a) which states that fences can be no more than 50% solid.

The Chair made a motion to approve this resolution, seconded by Mrs. Fechtner.

Hearing no more discussion, the Chair called for a roll call vote:

Fechtner (yes) Hunsinger (yes) Brown (yes) Panzarella (yes) Cronheim (X)

The motion was approved.

Resolution BA15-R18 Brereton

BA15-18 Ray Brereton

36 Gildersleeve Place Block 1501 Lot 1

Variance relief needed for free standing garage.

Mr. Brown made a motion to approve, seconded by Mrs. Fechtner. Hearing no more discussion, the Chair called for a roll call vote:

Fechtner (yes) Hunsinger (yes) Brown (yes) Panzarella (yes) Cronheim (X)

The motion was approved.

Resolution BA15-R14 Escoffea

BA15-15 Escoffea Coffee Shop

60 Stirling Road Block 4001 Lot 2

Mr. Hunsinger made a motion to approve, seconded by Mr. Panzarella. Hearing no more discussion, the Chair called for a roll call vote:

Fechtner (yes) Hunsinger (yes) Brown (yes) Panzarella (yes) Cronheim (X)

The motion was approved.

Application

BA15-20 Dominick Papa

208 Sunlit Road Block 301 Lot 9

Addition-Variance relief for total side yards.

David Bailey, AIA, Architect from Forefront Designs, 214 St. Paul Street, Westfield NJ 07090 and Mr. Papa were sworn in. Mr. Bailey was recognized as an expert in the field of Architecture.

Mr. McDonald asked Mr. Bailey if there was anywhere else on the property that this addition could be placed. Mr. Bailey said that this was the best place for the addition. Mr. Bailey explained that there is 40' on the right side of the home, and 36' on the left. They propose a one story addition. Mr. Papa said that 2 twelve foot pines would have to be removed. Chairman Cronheim opened up the public portion of the hearing, and hearing no more discussion, closed that portion. Mr. Brown asked if the layout of the lot was a rectangle. Mr. Papa said yes. Hearing no more discussion from the Board, the Chair asked if anyone in the audience wanted to speak for or against this application. Hearing no comments closed the public portion. Mrs. Fechtner made a motion to approve this application, seconded by Mr. Brown. Hearing no more discussion, the Chair called for a roll call vote:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Kita (yes) Panzarella (yes)
Bell (yes) Cronheim (yes)

The motion was approved.

Mr Bennett asked the Board about Stop N Shop's request to have a temporary display outside, pending an application to the Board for variance relief for outdoor display. Board members said that if Police and Fire were to approve the temporary display until and application was presented, they had no issue.

Chairman Cronheim adjourned the meeting until the next regular meeting of December 10th, 2015.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in black ink and is positioned to the right of the typed name and title.

Carolyn Taylor
Board of Adjustment Clerk