

**Borough of Watchung  
Board of Adjustment Meeting  
May 12<sup>th</sup>, 2016**

**Minutes**

Mr. Hunsinger, acting as Chair 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.

Salute to the flag.

Mr. Hunsinger 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) Lauerman (X) Cronheim (A) Board Attorney was not present.

**APPLICATION**

BA16-02 Michael and Justine Walker

27 Beechwood Place, Block 2501 Lot 3-Single Family Addition

Variance relief for lot area (11,238 where 15,000 required)

Variance relief for Front yard setback 26.6' where 35' required)

Variance relief for lot depth

Any and all variances associated with this application as needed.

Mr. Bennett said there is also variance relief for side yard. Mr. & Mrs. Walker were sworn in. They want to add a level. The home is a cape cod built in 1938. Mr. Bennett said the lot is slightly undersized. Most variances are existing. The porch is 26.6' from the property line. Mr. Walker explained that they would like to center the front door.

The door and stoop is currently off to the side of the house, and they would like to center the door and put the new porch at the same distance from the property line that the current porch is. There will be a roof over the new porch. Mr. Walker said that the driveway might get a little larger, but only closer to the house, not the property line.

The sideyard setback is 13.9' existing, and the same is proposed. The home is about 1,100 sq. ft currently and proposed is just over 2,700 sq. ft. Mr. Brown said the issue he has is with the solid fence, which was there when the home was purchased by the Walkers. Mr. Walker said that the fence would be replaced after the construction.

Mr. Ken Anness, was sworn in. Mr. Anness was a project architect. He was not recognized as an expert, due to the fact that his license is in Delaware and he is not licensed in the State of New Jersey. Mr. Anness works with Joanne Montero, architect on a consulting basis. He explained that the new porch would be about 14 feet across the front of the home with a cover over it. Mr. Anness said that the home next door to the applicant, juts out further than this proposed addition will. Mr. Brown asked that

replacing the fence with a compliant fence would be a condition of approval. Mr. Hunsinger opened the public portion of the meeting. Hearing none, closed the public portion of this application. Mr. Brown said that he really feels like this proposed addition fits in with the neighborhood. Hearing no more comments, Mr. Brown made a motion to approve this application, seconded by Mrs. Fechtner. With no more comments, the roll was taken:

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

Bell (yes)

The motion was approved.

**BA16-03 Gayle Cafferelli and Dominick Ottomanelli**

84 Spencer Lane Block 4006 Lot 21- detached garage

Variance relief for driveway side yard (0.5' proposed and 12' required)

Variance relief for sideyard setback (driveway 28-405D)12' required

Variance relief for driveway width (11'4" proposed where 12' required)

Variance relief for lot coverage (27.78% proposed where 25% allowed)

Any and all variances associated with this application as needed.

Gayle Cafferelli and Dominick Ottomanelli were sworn in.

The current garage is 9' wide. Mr. Ottomanelli said that they cannot build to the right due to a municipal easement for sanitary sewers.

Mr. Ottomanelli said that he recently inherited some classic cars, and needs a place to house them.

Mr. Ottomanelli said that they plan to have a grass driveway using True Grid pervious pavers. He explained that this driveway will not be used very often, only to take his classic cars out for an occasional drive. Mr. Bennett said that according to the literature, this product is considered pervious. He said that he didn't know what the Borough Engineering department would consider it, but said it depended on the sub straight. He said if there is not sub straight underneath, it would definitely be pervious. Mr. Hunsinger asked if this area would be counted or not counted. Mr. Stires said he believed it would not be counted.

Mr. Thomas Potter, architect for the applicants was sworn in and recognized as an expert in the field of architecture. Mr. Potter said that the True Grid product was considered only 1% impervious and 99% pervious. He said it would be put over clean stone and water would go through it. Mr. Stires said this product is used widely in commercial work. Mr. Potter should a sample of the product, which looked like a honeycomb. Mr. Potter said that this product was used for much more intense uses than what the applicant proposes. Mr. Stires said they were a little short on the turnaround space, and maybe the applicant could widen that somewhat. Mr. Ottomanelli agreed to do whatever the board wanted. There is currently a shed on the municipal easement, but there is not floor and it could be moved. There is an air conditioner condenser that will be moved to the other side of the home. Mr. Potter said that the hardship is having no garage. Mr. Hunsinger opened the public portion of the meeting, and hearing none, closed the public portion. The applicant will secure any

municipal approvals.

Mr. Brown said that there is a walkway of brick pavers that goes to the patio in the rear of the home, which might be removed to lessen the impervious coverage, and create a walkway of some sort of pervious stone. Mrs. Fechtner said that she thought that the applicant should be given more leeway in the resolution as to what the applicant can replace the walkway with, and anything with no grout. The applicant agreed.

Mr. Hunsinger made a motion to approve this application with the stipulation that the walkway would be replaced, seconded by Mr. Bell. Roll call was taken:

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

The motion was approved.

### **RESOLUTION**

Resolution BA16-05 Home Depot

Application BA 16-01

1515 Route 22 West Block 5703 Lots 2.01 & 2.03

Outdoor seasonal sales and storage

Any and all variances associated with this application as needed.

Mr. Zimmerman, attorney for the applicant had one comment, on page 2, item number 9, paragraph 2, talking about the tent area, it would be used for a 30 day period from March to April AND a 30 day period from November to December.

Mr. Hunsinger said that the change would be made. Mr. Dallas made a motion to approve the resolution, seconded by Mrs. Fechtner. The roll call was taken:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Kita (yes) Panzarella (yes)

The motion was approved.

### **REQUESTS**

Mr. Hunsinger said that a request was made by the National Maintenance and Buildout Company to store some storage trailers to the left of TJ Maxx parking lot during a interior renovation. Mr. Bell asked if it would impede access to the back of the building, and Mr. Bennett said no. The time period is May 31<sup>st</sup> until July 1<sup>st</sup>, 2016. Mr. Hunsinger said he had no problem with this request. This request was approved unanimously by voice vote.

Request by the Watchung Cub Scout Pack 32 to put up 5 registration signs to join cub scouting. Unanimously approved by voice vote.

Mr. Hunsinger adjourned the meeting until the next regularly scheduled meeting of June.

Respectfully Submitted,



Carolyn Taylor, Board of Adjustment Clerk