

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
DANIEL CRONHEIM, CHAIRMAN



BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
Regular Meeting
May 10, 2018

OFFICIAL MINUTES
Adopted June 14, 2018

Chairman Cronheim called the Regular Meeting to order at 7:33 p.m. Board members present were Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown, Mr. Kita, Mr. Panzarella, Mr. Bell and Mr. Lauerman. Also present were Steven Warner, Esq., Board Attorney, David Stires, P.E., Board Engineer, Ed Bennett, Zoning Official and Theresa Snyder, Board Clerk. There were 5 members from the public present.

Chairman Cronheim read the statement indicating the meeting was being conducted according to the Sunshine Law, the Municipal Land Use Law requirements, and the recording of the Minutes as required by law. He then led the flag salute to the American flag, and the Board members identified themselves for the record.

Applications

Case No. BA18-01; Wilderness Trails (RETS Partners, LLC)
833 Mountain Blvd.
Block: 201 Lot: 17 RR Zone

Chairman Cronheim explained that due to the significant changes made to this application, the applicant would re-notice and be heard at the next Board of Adjustment meeting on June 14, 2018.

Case No. BA 18-03; Figueiredo
111 Johnston Drive
Block: 45.01 Lot: 21

Mr. and Mrs. Figueiredo were sworn in along with Board professionals.

proposed sign where 5 feet is the maximum height permitted, the applicant was requesting 13 feet.

On question by Ms. Farrell, Esq., Mr. Thorn explained the Target Exterior Renovation plan using Exhibit A-5 Aerial & Existing Surrounding Views. The "face lift" will be for the exterior portion of the building including painting and signage. The Target Corporation has dropped the word "Target" from their logo. The new logo will only include a larger sized bullseye. The new façade will include signage that says "order pick-up". The existing CVS Pharmacy sign will not change. There will be new logo signs on the west and east sides of the building. There will also be an elevation wrap. The existing Bullseye logo and Word sign is approximately 180 SF in area. The new logo will be 13 feet high and will be approximately 169 SF in area.

As a condition of approval, the applicant agreed to not illuminate the east wall sign.

With there being no comments from the public, the Board unanimously voted to close the public portion.

On motion by Mr. Hunsinger, seconded by Mr. Dallas, the Board voted to grant the variance with conditions based on the following roll call vote:

| | | |
|------------|---------------|--|
| Roll Call: | Ayes: | Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown, Mr. Kita, Mr. Panzarella, and Chairman Cronheim |
| | Nays: | |
| | Not Eligible: | |
| | Abstain: | |
| | Absent: | |

Resolution

Case No. BA18-02; DUGHI
35 Price Drive/525 Valley Road
Block: 70.01 Lots: 2 & 6
Approved: April 12, 2018

On motion by Chairman Cronheim, seconded by Mr. Kita, the Board adopted the Resolution based on the following roll call vote:

| | | |
|------------|---------------|---|
| Roll Call: | Ayes: | Mr. Brown, Mr. Kita, Mr. Panzarella, Mr. Lauerman, and Chairman Cronheim |
| | Nays: | |
| | Not Eligible: | Mr. Dallas, Mr. Bell and Mr. Hunsinger |
| | Abstain: | |
| | Absent: | |
| | Recused: | Ms. Fechtner |

Approval of Minutes

On motion by Mr. Brown, seconded by Ms. Fechtner, the Board approved the minutes for the April 12, 2018, Regular Meeting.

Request

On motion by Mr. Dallas, seconded by Mr. Panzarella, the Board unanimously voted to grant AC Moore's request to utilize part of the sidewalk space in front of the store located at 1515 Rt. 22 W. for a temporary clearance sale through July 30th. After 30 days, the display must be taken down for a day then it can be set-up again.

Adjourn

On motion by Mr. Bell, seconded by Mr. Panzarella, the Board unanimously voted to adjourn the meeting at 8:42 p.m.

Respectfully Submitted,

Theresa Snyder

Theresa Snyder
Board Clerk