

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
DANIEL CRONHEIM, CHAIRMAN

Regular Meeting
September 13, 2018

OFFICIAL MINUTES
Adopted October 11, 2018

Chairman Cronheim called the Regular Meeting to order at 7:46 p.m. Board members present were Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown, Mr. Panzarella, 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 6 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.: BA 18-08; Bolkhovskiy
Address: 151 Sunlit Drive
Block: 301 Lot: 8

The application was not able to be heard. An assessment of Board members to form a quorum for a special meeting to be held on October 2, 2018, with further notice was taken and scheduled pending the availability of the meeting room.

APPROVAL OF MINUTES

On motion by Ms. Fechtner, seconded by Mr. Lauerman, the minutes for the August 9, 2018 Regular Meeting were accepted and carried on voice votes with Mr. Brown abstaining.

RESOLUTION

BA 18-R12
Case No.: BA 18-09; EDGEMONT;
25 Edgemont
BK: 5501 Lt: 3
Approved 8/9/18

along the current residential portion along with a 2 or 3 ft. landscape berm. They would have 33 parking spaces and only 28 are required. There would be no recreational element.

Mr. Warner, Esq., remarked that the COAH regulations require a recreational element.

Mr. Gazzale, P.E., addressed Mr. Stires', P.E., memo:

1. The DEP has said there is no impact on the flood plain associated with the drainage ditch.
2. The inclusion of decks off the back of the buildings is something that would be addressed later if this moves from a concept plan.
3. There were no concerns from the police memo. Fire had no comment.
4. They will eliminate the driveway.
5. They will obtain a "will serve" letter from the utilities.
6. There will be major stormwater regulation.
7. They obtained a letter of interpretation.
8. The access would qualify as a multi-family court by the state, if the road is under 300 ft. and if the use changes. There would be no cul-de-sac.
9. The buildings will be 20 ft. from the sidewalk.

On suggestion by Mr. Stires, P.E., Mr. Whitelaw, Esq., said they will request in writing an interpretation by the DCA concerning the road qualifying as a multi-family court. Mr. Stires, P.E., still has concerns on how emergency services will turn around on the road.

Mr. Warner, Esq., inquired if they could lose parking spaces to provide for emergency services based on RSIS calculation:

3 – 1 bedroom @ 1.8=5.4 spaces

3 – 2 bedroom @ 2.3=2.3 spaces

7 – 2 bedroom @ 2.29=16 spaces

TOTAL: 28 spaces. They are proposing 33 spaces.

Mr. Selvaggi, Esq., had issue with the space between each driveway shown as a 15 ft. separation where Watchung's design standards requires a 25 ft. separation. He questioned if the revised plans have been sent to neighboring municipalities and whether a landscape architect was hired to design buffering to the back of the units.

Mr. Douglas Polyniak, P.E., Dolan and Dolan, 1881 East High Street, Somerville, NJ, stated that the plan allows for cleanup of Mountain Blvd. With 13 townhomes, he calculates 10 trips during peak hours. There should not be any discernable increase to traffic. The inclusion of townhomes instead of the bank creates a reduction in traffic. As per Somerset County's request, the driveway will be closed. This property would qualify

as a multi-family court. RSIS applies to new portions of the roadway. Because the existing road constitutes as a multi-family court, DCA determines it.

Mr. Warner, Esq., asked the applicant to make a request from the DCA.

Board members raised questions about a bus stop and a lighting plan.

There was a 10 minute recess.

The applicant's planner was not able to attend; therefore, the application was carried to the October 11, 2018, Regular Meeting without further notice.

With there being no other questions from the public, the public portion of the meeting was closed.

ADJOURN

On motion by Mr. Hunsinger, seconded by Mr. Lauerman, the Board unanimously voted to adjourn the meeting at 9:10 p.m.

Respectfully Submitted,

Theresa Snyder

Theresa Snyder
Board Clerk