

**MINUTES  
BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT  
JULY 12, 2012**

Chairman Cronheim called the meeting to order at 7:30 pm and stated that notice of this meeting has been posted in Borough Hall, filed with the Borough Clerk and given to the Echoes-Sentinel, Journal and the Courier-News in conformance with the N.J.S.A. 10:4-6 et seq. The salute to the flag followed.

Present on roll call: Fechtner, Hunsinger, Dallas, Kita, Bell  
Panzarella, Clemens and Chairman Cronheim  
Absent on roll call: Brown  
Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq.,  
Attorney

**APPLICATIONS:**

**BA 09-12 Treeco, 1680 Route 22, Block 6201 Lot 3** – Any and all variances needed to allow outdoor dining.

The Board approved the application with the conditions that the outdoor furniture would be maintained by the establishments and would be overseen by the landlord Treeco.

**RESOLUTIONS:**

**BA 06-12 Liccardi, Route 22 East, Block 6402 Lot 3** – Any and all variances and site plan approval to erect a sign. Approved

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of July 12, 2012 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel  
Clerk, Board of Adjustment

BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT

APPLICATION NO. 2012-6  
Liccardi Ford  
1615 Rt. 22 West  
Watchung, New Jersey 07069  
Block 64.02 Lot 3

RESOLUTION BA 06-12

RESOLVED that the Board of Adjustment made the following findings and determinations respecting the above-captioned application.

1. This is an Appeal pursuant to the provisions of N.J.S.A. 40:55D-70(c)(1). The applicants seek a variance in order to permit them to replace signage which does not conform to Section 138-48 of the Borough's Land Use Regulations.
2. The property which is the subject of this application is located in the Highway Development Zoning District.
3. Liccardi Ford has been located at the subject location for decades. Over the years, signs have been erected, modified and removed. There is no way to determine when signs were erected. Some of the signs were probably erected before the Borough enacted a sign ordinance.
4. As part of a nationwide renovation program, Ford Motor Company has required dealers to replace existing freestanding signs with new oval freestanding signs.
5. The applicants appealed to the Board of Adjustment by application filed on September 3, 2003.
6. Service of Notice was found to be in order.
7. The applicants appeared before on October 2, 2003 and November 6, 2003 and June 7, 2012.
8. The applicants were represented by Jill Sara Carlson, Esq. of Somerville, New Jersey.
9. Daniel Casavona the sign designer and Greg Liccardi testified.
10. The applicants provided a "List of Liccardi Ford, Inc. Signs" along with a second list "F13046 Liccardi Ford Lincoln - Watchung listing the sign numbers, descriptions, sign dimensions and total sq. footage.

11. There were no objectors present.

The Application is hereby granted for the following reasons and on the following conditions.

Reasons:

1. After the Board's meeting on June 7, 2012 the applicant provided the Borough's zoning officer with a site plan depicting the present location of all the existing signs. The Borough's Zoning Officer was satisfied with the site plan.
2. It is impossible to determine which of the signs are conforming and which are not conforming. Additional signage has been placed on the property over the years but there is no record of when any individual sign was erected.
3. The site does require directional signage. Such signage will promote safety and will permit better ingress and egress from the site.
4. The applicants have removed some temporary signs and banners. Those signs and banners will not be erected without prior approval of the Borough.
5. The new signs will clean up the subject property.
6. The height and location of the signs will improve safety along Rt. 22.
7. To deny this application would be an unjust denial of the applicants reasonable use of its property.

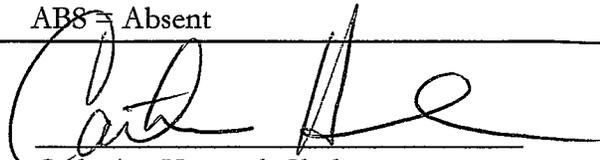
Conditions:

1. The signage and banners which have been removed from the property shall not be erected without prior permission from the Borough.
2. The applicants shall obtain the usual building, land disturbance and other such permits that may be required.
3. When the new signs are fully erected and the old signs are removed, the applicant shall prepare an exhibit consisting of photographs and/or a plot plan showing the location height and description of each sign on the property. This exhibit shall be filed with the Borough as a permanent record. Any future sign application will be based on that exhibit.

On Motion duly made and seconded, the Board approved the Resolution:

Roll Call					Approved: 6/7/12					Adopted: 7/12/12				
Member	Y	N	NV	ABS	Member	Y	N	NV	ABS					
Cronheim, Ch. <i>1st</i>	✓				Kita	<del>✓</del>		X						
Hunsinger, V. Ch.	✓				Panzarella	✓								
Dallas	✓				Bell (Alt.1) <i>2nd</i>	✓								
Fechtner	✓				Clemens (Alt. 2)	✓								
Brown				✓										

x = indicates vote NV = Present but not voting ABS = Absent

  
 Catherine Hammel, Clerk