

**MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
DECEMBER 6, 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, Brown, Kita, Bell
Panzarella, Clemens and Chairman Cronheim

Absent on roll call:

Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq.,
Attorney

APPLICATIONS:

BA 14-12 Tufankian, 925 Valley Road, Block 7302 Lot 21 – Any and all variances needed to erect a portico on a structure with an existing non-conforming front yard set back.

The Board approved the application. The portico on the front of the house does not substantial change the existing non-conforming set back and is needed for protection from the weather.

INTERPRETATION:

BA 16-12 Ruck, 13 Lakeview Avenue, Block 3601 Lot 18- Interpretation of the Ordinance to allow an addition with a proposed non-conforming front yard set back on a structure with an existing non-conforming front yard set back.

The Board determined that a variance was not needed at this time, the non-conforming condition concerns the front yard set back, the addition the applicant is building is on the side and is within the required setbacks it does not change the existing non-conforming condition.

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of January 3, 2013 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment