

**MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
June 6, 2013**

Vice - Chairman Hunsinger 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: Hunsinger, Fechtner, Brown, Panzarella, Bell, and Clemens
Absent on roll call: Chairman Cronheim, Dallas, Kita
Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq.,
Attorney and David A. Stires, PE, PP, Engineer

APPLICATIONS CARRIED UNTIL JULY 11, 2013:

BA 11-15 Badin, 65 Glen Eagles Drive, Block 401 Lot 2 – Any and all variances needed to exceed the required impervious surface coverage of 25% to allow 29%.

BA 10-12 Sun, 12 Kappelmann, Block 403 lot 11.01 – Any and all variances for an addition exceeding impervious surface coverage, 25% allowed, 33.06% proposed.

APPEAL: BA 15-12 Edman – Appeal decision regarding 861 Johnston Drive.

BA 13-12 Bisignano, 20 Jared Court, Block 6802 Lots 17 &19.01 – Any and all variances needed to erect a non-conforming fence.

APPLICATION:

BA 13-06 Lazzaro, 75 Maple Street, Block 2101 Lot 4 – Any and all variances needed to exceed the previously approved impervious surface coverage of 35% to 36%.

Mr. Frank Lazzaro appeared before the Board. Mr. Bennett explained that when Mr. Lazzaro built his home and patio in 2002 he received approval from the Board of Adjustment to exceed the impervious surface coverage by 5%, creating a maximum of 35% allowed on this property. Mr. Lazzaro would like to have a 120 sq. ft. shed placed on his property. Mr. Lazzaro explained that he has lived in his home approx. 10 years and at this point the garage is busting, between children's toys, cars, and lawn equipment. He would like the shed to house the mower and various lawn equip.

Vice-Chairman Hunsinger noted that Mr. Lazzaro's excession of impervious surface coverage is largely due to the driveway, which is necessary based on the contour of the property.

Vice-Chairman Hunsinger asked if there were any questions for the applicant from anyone in the audience. Carl Streko, 85 Maple Street, Mr. Lazzaro's neighbor, asked how far the shed would be from the property line. Mr. Bennett stated it would meet the requirement of an accessory side yard set back in the RB Zone, which is 10 feet. Mr. Streko stated he had no further questions and had no objection to the application.

Vice-Chairman Hunsinger asked if anyone in the audience had any statements either for or against the application. Hearing none he asked if any Board members had any comments or questions.

Mr. Brown made a motion for approval and Mrs. Fechtner seconded it. At the call of roll the Board voted unanimously for the approval of the application to exceed the impervious surface coverage to 36%.

REQUEST:

Miracle Ear, Watchung Ave – To allow signage on June 10 thru June 15th for grand opening - Approved

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of July 11, 2013 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment