

**Borough of Watchung
Board of Adjustment Meeting
March 13th, 2014**

Minutes

Chairman Cronheim called the meeting to order at 7:30 p.m. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were: Fechtner (X) Hunsinger (X) Dallas (A) Brown (X) Kita (A) Panzarella (X) Bell (X) Clemens (X) Cronheim (X) Stires (X) McDonald(X) Ed Bennett was not present.

Chairman Cronheim indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the open public meetings law and proper notification of this meeting has been made.

Chairman Cronheim called BA13-12 Bisignano and BA10-12 Sun (12 Kappleman Drive). The Chair said that both of these applications have been carried now and need to be resolved. He directed the Clerk to send letters to both applicant stating that they either appear at the next meeting, or the applications would be dismissed. In the case of Mr. Sun, if the application is dismissed, the applicant, who is in violation of the Zoning Ordinance of the Borough of Watchung, would be subject to any violations through the Zoning Department.

Mrs. Arlene McCoy who has been ill, will be back soon and we are waiting for her to review the proposed sketch submitted by Kevin Page.

Regarding the Edman appeal (861 Johnston Drive), this matter is in Superior Court and is awaiting the decision of the court, and therefore out of the jurisdiction of this board.

BA13-08 Silagi, 121 Valley Road- application carried. Mr. McDonald stated that when we left this application last month, the board was ready to vote. Chairman Cronheim explained that since there were only 4 voting members present, he would like to give Mr. Silagi the opportunity to carry this to next month's meeting for a vote since he would have a better chance for an approval with five voting members, which could break a tie vote. Mr. T.K. Shamy came to the microphone and asked the board if any previous variances were found in Borough records for this shed. Chairman Cronheim said no. Mr. Silagi agreed and the application was carried to the April 10th, 2014 meeting.

BA14-02 William and Laura Hayes
25 Dogwood Lane Block 2801 Lot 4
Variance(s) relief for front yard setback. 29.33' where 35' required addition/add a level
[N.J.S 40:55D-70c(2)]

William Hayes came to the microphone and was sworn in. Mr. Hayes explained that he wants to do an addition to his home that will create an 8' bump out. Additional 240' sq. ft. will be added to the habitable space. There will also be a porch and an entrance foyer built. There will be a second floor which is not habitable space, but only for storage. Mr. McDonald explained that this home is currently undersized (1246 sq. ft. where 1500 sq. ft is required), and the creation of this addition, will bring this home more into compliance than it is currently. Only the front yard setback variance relief is being sought. Chairman Cronheim warned Mr. Hayes that he will be at 29.97% impervious surface coverage which is very close to the 30% maximum in the R-B zone. Hearing no questions from the board, the Chair opened up for questions from the public. Hearing none, closed the public portion. With no more board comments, the Chair asked for a motion to approve. That motion was made by Mr. Hunsinger, seconded by Mr. Bell. Hearing no more comments from the board, the Chair asked for a call of the roll. The roll call was as follows:

Fechtner (yes) Hunsinger (yes) Brown (yes) Panzarella (yes) Bell (yes)

Clemens (yes) Cronheim (yes)
The motion carried.

BA14-01 Home Depot Seasonal Sales Plan
Block 5703 Lot 2.01 & 3.01
1515 Route 22 Watchung, NJ 07069
Variance(s) relief (Use Variance) [N.J.S. 40:55D-70d]
Temporary 4/1/14 through 8/31/14 use of a portion of the site for exterior display and sales of home garden and plant materials.

Mr. Joe Murray of Shiller and Pittinger, attorney for the applicant was present. Mr. Murray came to the microphone and was sworn in. Mr. Murray said that given the report that Mr. Bennett submitted and concerns with Home Depot that have been ongoing and apparently not resolved, he did not feel as though proceeding with this application would behoove his client. He asked if he could be carried until the April meeting. The Chair agreed. Mr. Murray said that he would work with his client to rectify the issues that Mr. Bennett and this board had with the applicant. This application was carried until the meeting of April 10th, 2014.

Chairman Cronheim announced request from the Watchung Hills Warrior's football association to put a sign up for their registration which was the same as last year, with the date changed. The board took a voice vote and unanimously approved the request.

INTERPRETATION- Solar Charging Station- IPP Solar - 1701 Route 22 West
Block 6404 Lot 2.01

Mr. Maziar Dalaeli, of IPP Solar came to the microphone and explained that he would like to place a fast charging electric car charging station at the Blue Star Shopping Center parking lot. He explained that this was a kiosk and a cabinet, connected to the grid that could charge an electric car at 100% within 1 hour, or at 80% within 15 to 20 minutes. He said that the cabinet converts AC power to DC power. When asked about safety, Mr. Dalaili said that unless the computer of the car was communicating with the charger, there is no power flowing. Mr. Delaeli said that with 30 permits, they are hoping to create a charging corridor between CT, NY and NJ. Chairman Cronheim said that he believed that this was similar to a kiosk and that it is not a permitted use in the zone because no one would have thought of it at the time. He said that he believed that this use would be appropriate in the Highway Business zone. Mr. Clemens raised concerns that this business was legal in the state of NJ and Chairman Cronheim said that any approval would be contingent upon the legality of this. He said that he thought the use of the one parking space was diminimus and that this was no different than a pad site. The Chair asked for a voice vote to approve that this use was appropriate and should be accepted. The board voted unanimously in favor.

Hearing no more discussion the Chair adjourned the meeting until the next meeting of April 10th, 2014.

Respectfully Submitted,

Carolyn Taylor
Board of Adjustment Clerk