

**Borough of Watchung  
Board of Adjustment Meeting  
May 8, 2014**

**Minutes**

**A. Preliminary**

Chairman Cronheim called the meeting to order at 7:30pm.

The Pledge of Allegiance was recited.

The Chair called for a roll call. Present at the call of the roll were: Fechtner (X) Hunsinger (X) Dallas (X) Brown (X) Kita (X) Panzarella (X) Bell (A) Clemens (X) Cronheim (X). Engineer Stires (X) Attorney McDonald(X) and Zoning Officer Bennett (X) There was a quorum to conduct business.

The 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 was made.

The Minutes of the February 6, 2014 and March 8, 2014 were accepted as presented by voice vote unanimously.

**B. Applications**

1. BA 11-15: Badin, 35 Glen Eagles Drive, Block 401, Lot 2

The application was carried until June 12, 2014.

2. BA 14-04: Freire, 11 Cedar Road, Block 3301, Lot 9

The application was carried until June 12, 2014.

3. BA14-05: Borough of Watchung, 57 Mountain Blvd. Block 1604, Lot 14

The application was carried until June 12, 2014.

4. BA14-09: Sun 12 Kappelmann Drive, Block 403 Lot 11.01

Mr. Joseph Murray, the attorney for the applicant, of Mr. Sun, said that Kevin Page, Engineer for the applicant, had given Board Engineer Stires a plan before the last meeting. Mr. Stires said that no other new plan has been presented; and that he has to review the plan from the last meeting, but that a new application also has to be filed. Chairman Cronheim said that as far as the Board is concerned, there is no application pending, that a new one must be presented, with correct notices filed. Chairman Cronheim said that the former application is now dismissed, and must be refiled. Mr. Bennett said that there is a pending summons. Chairman Cronheim said that the summons should no longer be pending, and that Mr. Bennett should ask for a court date. Mr. Bennett said he would ask for a court date of June 4<sup>th</sup>, 2014. The Chair agreed.

5. BA13-12: Bisignano, 20 Jared Court Block 6902 Lots 17 & 19.01

The Board received a letter from Mr. Bisignano which asked if he could post a bond to allow for damages caused by the nonconforming points on the fence. Chairman Cronheim said that this Board does not have the authority to grant that request. Chairman Cronheim said that he would grant one more month for the applicant to come back with something concrete, and asked the clerk to send another letter to Mr. Bisignano to that effect. The Chair carried this application to the June 12<sup>th</sup>, 2014 meeting.

**C. Resolutions Adopted:**

1. Resolution BA 14-06 on Application BA14-06: Blue Ridge Properties 461 Watchung Avenue Block 4701 Lot 6

2. Resolution BA 14-03 on Application BA13-08: Silagi, 121 Valley Road Block 4301 Lot 34

3. Resolution BA 14-02 on Application BA14-02: William & Laura Hayes 25 Dogwood Lane Block 2801 Lot 4

4. Resolution BA 14-05 on Application BA14-01: Home Depot 1515 Route 22 Block 5703 Lot 2.03

Mr. McDonald said there was some dispute on the location of the storage area. The applicant and the board want the storage moved to the most westerly side of the upper parking lot. Mr. Joseph Murray Esq. was present on the behalf of the applicant and stated that on page 4 under conditions, with respect to this variance only, it should read under location subsection d, "upon removal of the snow equipment as stated." The designated area should be relocated to the westerly border of the property and shall consist of the same dimensions as stated in section b above." Mr. Bennett said that he had a problem with that, and it would need to be made longer in order to fit. It was stated that it should read not to exceed 6,000 square feet and not to impede the drive aisle; but the applicant can change the configuration but within the 6,000 boundary, along the westerly side of the property. Chairman Cronheim said that as far as this Board is concerned, it can stay where it is for now, and if the owner of the property wants it moved, they will have to move their equipment first. Mr. Bennett said that Fidelity has been asked 3 times to move their equipment. Chairman Cronheim asked for a motion to approve the resolution as amended, with Mr. McDonald making the changes noted.

**D. Interpretations**

1. BA14-07 PSE&G, 1640 Route 22, Block 6201

Mr. Kienz, of Weiner Lesniak LLP, represented the applicant. He stated that there is currently an approved storage area being used in the Sears parking lot, and they are asking that this storage area be used for materials that are not specifically listed in that approval, although part of the same project. The applicant would like to store materials for the

substation for the power poles in this area. It is part and parcel of the same project. Mr. Kienz said that most of the work on the poles is completed, so there is room in this storage area, and they are not intending to extend the lease. Chairman Cronheim said that he thinks this is inherently beneficial and that he moved that this interpretation be approved. The interpretation was motion was approved unanimously.

2. BA14-10: Watchung Deli and Grill, 475 Watchung Avenue, Block 4701 Lot 5

Mr. Doug Reyes, owner of Watchung's Finest Deli and Grill requested outdoor dining at his restaurant. Chairman Cronheim said that this Board has granted outdoor dining before, but it was by variance. Chairman Cronheim said that the Board would be happy to hear an application for a variance, but that it would require a formal application. The Chair said it is clearly not a permitted use so a hearing variance is required. Mr. Reyes thanked the board.

**E. Other Matters**

1. Sign Request for Watchung Hills Regional High School "Walk for Quaid Mobus" sign. Chairman Cronheim said that the High School is trying to raise money for an individual who has been seriously injured with a spinal cord injury and the Administrator has no problem with this sign being erected at Spratford Park. It is a temporary sign, less than 30 days. The request was approved unanimously.

2. Sign Request for the Watchung Rescue Squad- The Rescue Squad has requested that small signage for Rescue Squad Month be placed on specific properties of Borough residents, listed in the request letter. The request was approved unanimously.

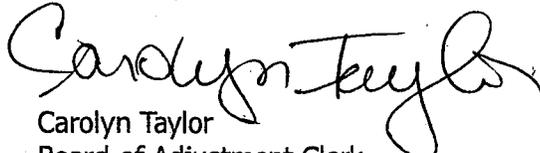
3. Mrs. Taylor introduced the Board to new Borough employee Maryann Amiano.

4. Mrs. Fechtner said she would like to congratulate Board member Rich Brown on being named by the Star Ledger "New Jersey Fencing Coach of the year".

**F. Adjournment**

Chairman Cronheim adjourned the meeting until the next meeting of June 12, 2014.

Respectfully Submitted,

  
Carolyn Taylor  
Board of Adjustment Clerk