

**Borough of Watchung
Board of Adjustment Meeting
August 14th, 2014**

Minutes

Chairman Cronheim called the meeting to order at 7:30pm. 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 (A) Kita (A) Panzarella (X)
Bell (X) Clemens (X) Cronheim (X)
Also present was Board Attorney John McDonald and Zoning Officer Edward Bennett.

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 asked for a motion to approve the minutes of June 12th, 2014. Motion was made by Mr. Bell, seconded by Mrs. Fechtner and approved on voice vote unanimously.

The Chair announced that the following applications will be carried to the September 11th meeting:
BA11-15 Badin 65 Glen Eagles Road.
BA14-11 Liccardi Ford

Interpretation: Judy Fairweather, attorney for the Chai Center for Jewish Life explained that they are requesting an interpretation to use an office space at 20 Shawnee Drive as an educational center several times a week for religious studies. It would be used Saturday and Sunday mornings and in the evening during the week. Mr. Bennett said that that educational use is allowed in the BB zone and the parking is ample for under 50 people. Ms. Fairweather said if the group ever gets larger than 50, they would come back to the board. Sharon Friedman, executive director answered some questions from the board and agreed to keep the number of people under 50.

A motion was made by Mr. Bell to approve the use of the space for education as it was described in the letter dated 7/18/14 from Ms. Fairweather. Chairman Cronheim seconded the motion and the roll call vote was as follows:

Fechtner (yes) Hunsinger (yes) Panzarella (yes) Bell (yes) Clemens (yes) Cronheim (yes)
The motion carried.

BA14-09 Sun-12 Kappelmann Drive Block 403 Lot 11.01-Variance relief- 32.03% impervious coverage where 25% is required and any and all variances associated with this application as needed.

Mr. Joseph Murray attorney for the applicant, Mr. Sun and objector Bob Raymar were present. Kevin Page, Engineer for the Applicant was also present. Mr. Page was sworn in and gave testimony on what impervious surface coverage would be removed to bring the Sun property more into compliance. Mr. Page presented exhibit A-1 which showed the plot plan. A-2 was a final survey dated 2/12/07. Mr. Page went over the history of the property, saying the Sun's brought the property in 2007 and retained a landscape contractor to add walkways and patios. A stop work order was issued in October of 2011. Mr. Page submitted a plot plan dated 4/10/14

and received comments from Board Engineer Dave Stires. Mr. Page talked about removing patios and pavers which would reduce impervious coverage and also drainage and swales, yard drains. The property is currently at 37 ½% impervious surface coverage where 25% is required and 32% is proposed. Mr. Page said that when calculations were done, the Green Brook portion of the property was not considered. Mr. Murray asked how the detention basin system was maintained. Mr. Page said that a maintenance manual was included with the drywell system. Mr. Page was asked about soil analysis. Mr. Page said that there was a soil report done by A&S Geo dated 4/29/13 and this report was in the file of the first application. Chairman Cronheim asked if it was ever presented as evidence. Mr. Page was not sure. Mr. Page said that he has done calculations, and Chairman Cronheim suggested that the Board take a break in order to give Mr. Stires and Mr. Raymar time to look at them. He said that after the break, he would allow Mr. Raymar to cross examine Mr. Page.

After a 10 minute break the Chair called the meeting to order and all same board members and professionals were present. Mr. Raymar pointed to several locations on the plan and asked Mr. Page to calculate if those were removed, how much more impervious surface coverage would be reduced. What was proposed was still 3400 sq. ft. in excess of what is required. Mr. Raymar asked if Mr. Page had seen reports from Dave Stires on this property dated 10/3/13, 3/26/13, and 9/5/13. Mr. Page said no. Mr. Raymar asked Mr. Page where the tree replacement plan was. Mr. Page said that he felt that the tree replacement plan was independent of this board, and did not have one. Mr. Raymar asked Mr. Page about the Formosa engineering plan dated 9/13/13. Mr. Page said that he just used that plot plan for this application. Mr. Raymar said that Mr. Stires had commented in his reports on a tree replacement plan. Mr. Raymar asked about a plan for a 200 year storm, and Mr. Page said that his plan was designed for a 100 year storm. Mr. Page said that anything of a technical nature that was requested by Mr. Stires, he would comply with. Mr. Page said that the proposed swale with drains is designed to catch overland runoff. Mr. Raymar said that in the Stop Work Order from Ms. McCoy dated 3/30/12, it referred to unauthorized tree removal and specified that a tree replacement plan needed to be done.

Mr. Raymar had no more questions and would await any further revisions. Mr. Raymar said that in October, it will have been 3 years since the Stop Work Order and urged the board to bring this application to a resolution. Chairman Cronheim said that he will continue this application until the meeting of September 11th, 2014.

Mr. McDonald said he will send a joint email to suggest documents that will be introduced as evidence in this application.

Chairman Cronheim announced a request by the Watchung Chemical Engine Company for an additional 30 days to display a temporary banner at the Fire house at 57 Mountain Blvd. requesting new volunteers. Mr. Bell moved that this request be granted, seconded by Mrs. Fechtner and was approved by the board by unanimous voice vote.

Chairman Cronheim made a motion to approve the minutes of June 12th 2014 seconded by Mr. Bell. By unanimous voice vote, the minutes were approved.

Resolution of Memorialization BA14-04 Laurinda Freire 11 Cedar Road Block 3301 Lot9 Variance relief- Side yard setback associated with a fenerator of 3'6" where 10' is required. Motion to approve by Chairman Cronheim, seconded by Mr. Bell. Roll call as follows; Fechtner (yes) Panzarella (yes) Bell (yes) Cronheim (yes)
The motion carried.

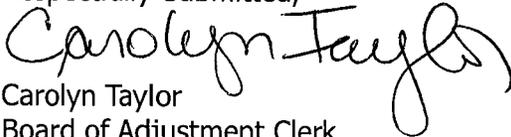
Resolution of Memorialization-BA14-08 Wayne and Mary Osborne 54 Cardinal Dr. 7001/3
Variance relief 33% impervious surface coverage where 25% is required.
Motion to approve by Mr. Panzarella, seconded by Mr. Bell. Roll call as follows;
Panzarella (yes) Bell (yes) Clemens (yes) Cronheim (yes)
The motion carried.

BA13-12 Bisignano 20 Jared Court Block 6802 Lots 17 & 19.01- Any and all variances to erect a non-conforming fence.

Mr. Rucker, general contractor was not present but had left a finial to replace the metal spikes on the fence for the board to review. The board felt that these finials are a safe alternative to the original metal spikes. Chairman Cronheim made a motion to accept the finials as presented, seconded by Mr. Clemens and was approved by unanimous voice vote.

Hearing no more comments, the Chair adjourned the meeting at 8:40pm until the next regularly scheduled meeting of September 11, 2014.

Respectfully Submitted,


Carolyn Taylor
Board of Adjustment Clerk