

**Borough of Watchung
Board of Adjustment Meeting
November 13th, 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 (X) Brown (X) Kita (X) Panzarella (X)
Bell (X) Clemens (X) Cronheim (X) Stires (X) McDonald(X)

Also present were 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.

RESOLUTION- BA14-08 Giant Realty, LLC T/A Liccardi Ford-
1615 Route 22 West Block 6402 Lot 3

Resolution of Memorialization- Approval Renovation- any and all variances needed

Mr. Dallas made a motion to approve the resolution, seconded by Mr. Hunsinger. Hearing no more discussion, the Chair called for a roll call vote which was as follows:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Kita (X) Bell (yes) Cronheim (yes)
The motion carried and the application was approved.

BA14-09 Sun 12 Kappelmann Drive Block 403 Lot 11.01

The Chair explained that this was a resolution to deny the application. Mr. McDonald said that the applicant has not been able to show proofs that support a C1 or C2 variance. This is the second application on this matter, the first having been withdrawn. Chairman Cronheim made a motion to adopt this resolution denying the application. That motion was seconded by Mr. Bell. Hearing no more discussion, the Chair asked for a call of the roll which was as follows:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Kita (X) Bell (yes) Cronheim (yes)
The motion carried and the application was denied.

Interpretation- 840 Somerset Street Watchung NJ Borough of Watchung –accessory structure in front yard of the police station, for use as a salt shed. Borough Engineer Tom Herits has requested the salt shed be placed next to the other accessory structure for storage that was previously approved by this Board. The original salt shed was destroyed when the restoration work on the fallen portion of the rock wall behind DPW done. Mr. Bennett said that this is an immediate need for the Borough, since winter was upon us and the Borough needs the salt to be kept dry for the winter. There is nowhere else that they can place this shed. The Board reviewed a drawing from Mr. Herits showing where the structure would be placed. Chairman Cronheim made a motion to accept this interpretation as being permitted for the placement of the salt shed as proposed. The Chair asked for a voice vote. The board voted unanimously in the affirmative.

Discussion by board-Bisignano-20 Jared Court Mr. Bennett said they would be given 30 days to put up the new finials.

155 Hill Hollow Road-Homeowner bought the property in 2006. Neighbor is complaining about the accessory structure being one foot from the property line. Mr. Bennett said that he doesn't feel that the homeowner who bought the property as it is now, is responsible for creating the situation and bought the

property without that knowledge. Mr. Bennett said that the structure is approximately 20' x 40'. He said the neighbor is insisting that the Borough make the homeowner bring it into compliance. The Board felt that since the accessory structure has been there for well over 10 years and possibly 25 years, it was not something that they should be involved in. Mr. Bennett asked if he was legally obligated to pursue it, and the Board felt that he was not.

REQUEST- Watchung PTO has requested placing several signs to advertise a fundraiser for Valley View School. The letter received designated where the signs would go. Borough Administrator Tom Atkins approved the signs being placed on Borough property previously. Mr. Hunsinger asked that no signs be placed in the line of sight in the circle or in the small piece of land at the foot of Hillcrest Road. Chairman Cronheim said that with that proviso he motioned that the board allow the signs. Chairman Cronheim called for a voice vote. The board voted unanimously to approve the signs.

Chairman Cronheim adjourned the meeting at 8:57pm until the next regular meeting of December 11th, 2014.

Respectfully Submitted,


Carolyn Taylor
Board of Adjustment Clerk