

**Borough of Watchung  
Board of Adjustment Meeting  
June 11, 2015**

**Minutes**

Chairman Cronheim called the meeting to order at 7:39 pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:  
Fechtner (X) Hunsinger (A) Dallas (X) Brown (X) Kita (X) Panzarella (X)  
Bell (A) Clemens (X) Cronheim (X) Stires (A) McDonald(X)

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 the April 19, 2015 meeting as previously published. Mr. Dallas made the motion, seconded by Mr. Brown, and hearing no discussion, the Chair asked for a voice vote. The vote was unanimous and the minutes were approved.

Chairman Cronheim made a motion to approve the minutes of the May 14, 2015 meeting as previously published. Mr. Dallas made the motion, seconded by Mr. Brown, and hearing no discussion, the Chair asked for a voice vote. The vote was unanimous and the minutes were approved.

**Resolution BA15-R9** Watchung Associates LLC  
708 Mountain Boulevard  
Block 301 Lot 31  
Use Variance

Chairman Cronheim stated that only the people who voted for the approval could vote on the Resolution and asked if there were any comments. Mr. Clemens said that on the first page, number two, third line, the word formally was spelled incorrectly. Mr. Clemens asked if the consent forms from the neighbors were submitted as evidence. Chairman Cronheim said no, but there was testimony to that effect.

Mr. McDonald said that other than typos, the only substansative change will be on condition 3(d) where it currently reads "units will be one or two bedrooms" will be changed to read the following; "units will not be more than two bedrooms".

Hearing no further discussion, Chairman Cronheim made a motion to approve the Resolution as stated. Mr. Fechtner seconded the motion. The roll call vote was as follows:

Fechtner (yes) Dallas (yes) Brown (yes) Panzarella (yes) Cronheim (yes)

The motion was approved.

**Interpretation BAI15-09**

Michael DeParto  
46 Orchard Road  
Block 4307 Lot 10.02

Mr. DeParto said he was before the Board for an interpretation of side yard vs. front yard. He was sworn in, and stated that he has an oddly shaped lot. He said he would like to install some structures which were in violation of the side yard setback requirements of the ordinance, and believed that the side yard was not technically the front yard.

Mr. Bennett said that the ordinance has been changed, and now the ordinance means that the front yard is anything in front of the structure, so you have the distance between the structure and the required front yard, and from the structure to the street. Mr. Bennett said there was an additional encumbrance of a stream and a buffer. Mr. Bennett said that on one of the surveys of this property, it said that this area was a dedicated play area.

Mr. Bennett read the definition of a front yard from 28-203 Yard (a). He also read the definition of an accessory structure. Chairman Cronheim said that this lot, since it is not a typical rectangular lot, doesn't fit into the definition of street coverage, and the area in question was not in the front yard as defined in the ordinance.

Chairman Cronheim said that he would make a motion that the area in question is not technically in the front yard. This motion was seconded by Mrs. Fechtner, and hearing no more discussion, the Chair asked for a voice vote to determine that this was not in the front yard. On Voice vote, it was unanimously approved. Mr. DeParto thanked the Board for its time. Chairman Cronheim adjourned the meeting at 8:15.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in black ink and is positioned above the printed name and title.

Carolyn Taylor  
Board of Adjustment Clerk