

**Borough of Watchung
Board of Adjustment Meeting
April 14th, 2016**

Minutes

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.

Salute to the flag.

Chairman Cronheim called the meeting to order at 7:34pm. 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 (A) Kita (X) Panzarella (X)
Bell (A) Lauerman (A) Cronheim (X)

APPLICATION

BA16-01 Home Depot
1515 Route 22 West Block 5703 Lots 2.01 & 2.03
Outdoor Seasonal Sales and storage
Any and all variances associated with this application as needed.

Mr. John Giunco was present, Attorney for the applicant. He said there was an issue last month with the notice and notice has been properly given. Mr. Giunco presented Scott Turner P.E., civil engineer for the applicant, who was sworn in and recognized as an expert in the field of engineering. Mr. Giunco said that rather than Home Depot coming to the board every year for seasonal display and outdoor storage requests, he would like to see a permanent solution and amend the site plan. Mr. Turner explained that the applicant would like to hold outdoor displays from April 1st through August 31st, and October 1st through December 31st, each year.

He said they are requesting an area for prepackaged mulch and garden supplies taking up 48 parking spaces. There would be a load and go area taking up 2 parking spaces. An area taking up 8 parking spaces for the tool rental center is proposed. An area for fencing display and an area for temporary tent sale for a 30 day period from March to April, and also a 30 day period from November to December. An area requested for propane storage, which would be in a locked cage. There would be a permanent area for shed and playset display taking up 8 spaces. There would be two additional cart corrals added, taking up 4 parking spaces. Mr. Turner said there are 3,741 parking spaces existing for the shopping center, and 3,636 spaces proposed. The Home Depot requires 553 parking spaces, 682 are existing and proposed is 577. Mr. Turner went over a color rendering of all the proposed areas. Mr. Turner said that the Fire

Department had no issues other than the propane area be a locked cage which there would be.

Mr. Giunco called up Michael Urenko, Manager of Home Depot, Watchung. The Board gave Mr. Urenko credit for all the progress he's made in the last year keeping in compliance. Mr. Hunsinger asked if the signage for the sheds is part of the signage for the site. Mr. Urenko said he could put the signage inside the sheds. Mr. Hunsinger said he had concerns that an approved area would eventually encroach onto more space, and wanted to make sure that if approved, it would be maintained.

Mr. Hunsinger had an issue with the area of the permanent shed and playset area, and asked if it could be moved to the north corner of the site behind the entrance to Target. Mr. Urenko agreed. He thought that it would be an eyesore so near the store. Mr. Urenko agreed to place the permanent shed area to the back of the parking lot near Gray Street.

Mr. Bennett asked if it would be possible to run permanent electric to the area of the tent sale, so that every time there was a tent sale, they would not have to worry about permits for generators. He also asked if the propane storage area could be moved around the corner of the building off the sidewalk so that it would be less susceptible to vehicle attack and not impeded the sidewalk. Mr. Bennett also asked that the Fire Department approve that location as well. Mr. Bennett said that if they leave it in the proposed location, they place bollards in front of it. The applicant agreed to run the electric for the tent sale. Chairman Cronheim opened up the public portion for questions or comments, and hearing no one from the public, closed the public portion.

Mr. Dallas made a motion to approve the application, seconded by Chairman Cronheim. Hearing no more comments, the roll call vote was taken:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Kita (yes) Panzarella (yes)
Cronheim (yes)
Motion was approved.

RESOLUTION

Resolution BA16-R4 Stress Solutions

Application BA15-23

916 Somerset Street Block 4409 Lot 2

Variance relief for expansion of a non-conforming sign

Any and all variances associated with this application as needed.

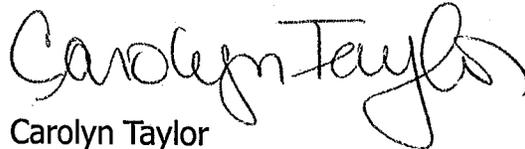
Hearing no discussion, Chairman Cronheim made a motion to approve, seconded by Mr. Hunsinger. The roll call vote was taken:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Kita (yes) Panzarella (yes)
Cronheim (yes)
Motion was approved.

Chairman Cronheim made a motion to accept the Minutes of the meeting of February 25th, 2016 and March 10th, 2015, seconded by Mr. Hunsinger. The minutes were approved unanimously by voice vote.

Chairman Cronheim adjourned the meeting until the next regular meeting of May 12th, 2016.

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