

**Borough of Watchung
Board of Adjustment Meeting
June 9th, 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.

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 (A) Hunsinger (A) Dallas (A) Brown (X) Kita (A) Panzarella (X)
Bell (X) Lauerman (X) Cronheim (X)

Approval of Minutes of Minutes of April 14th, 2016 and 12th, 2016.
Chairman Cronheim made a motion to accept the April and May minutes, seconded by Mr. Bell and both were approved by voice vote.

Resolution BA16-R6 Michael and Justine Walker
Application # BA16-02
27 Beechwood Place, Block 2501 Lot 3-Single Family Addition
Variance relief for lot area (11,238 where 15,000 required)
Variance relief for Front yard setback 26.6' where 35' required)
Variance relief for lot depth
Any and all variances associated with this application as needed.

Hearing no discussion, Mr. Bell made a motion to approve the resolution, seconded by Mr. Brown. The roll call vote was as follows:
Brown (X) Panzarella (X) Bell (X) Lauerman (X)
The motion was approved.

Resolution BA16-R7 Dominick Ottomanelli and Gayle Cafferelli
Application # BA16-03
84 Spencer Lane Block 4006 Lot 21- detached garage
Variance relief for driveway side yard (0.5' proposed and 12' required)

Any and all variances associated with this application as needed.
Mr. McDonald said that Mr. Brown talked about the overage of impervious coverage during the hearing and asked the applicant if he could remove the walkway to lessen the impervious coverage, and the board stipulated a condition for the applicant to remove a brick walkway that went to the back of the house, and replace it with the

same pervious material that the driveway would be constructed of. The applicant agreed to this condition.

Mr. Bell made a motion to approve this resolution, seconded by Mr. Brown. The roll call vote as follows:

Brown (X) Panzarella (X) Bell (X) Lauerma (X)

The motion was approved.

Chairman Cronheim announced that Application BA16-04 Peter and Melanie Savulich have requested to be carried and heard at the July 14th meeting.

140 Stirling Road Block 3701 Lot 1 Solid Fence (28-502A1 & a)

Chairman Cronheim said that no further notice is necessary.

Discussion on 65 Glen Eagles Drive- Badin Chairman Cronheim said that this matter has been going on for 8 years with the retaining wall on the property which had moved. Chairman Cronheim said that his opinion was that at some point, the applicant must let the board know what they are doing. He said that he felt that the applicant needs to either fix it or remove it, or get it certified. The applicant's engineer has not certified the wall. The Chair asked the Clerk to send a letter to the Badins, asking them to attend the July meeting, and professionally present a resolve to the issue of this retaining wall. There is still the issue of the impervious surface overage on this property. Mr. Bell said he thought this wall was a dangerous situation.

Discussion on Winter Way Estates

Mr. Lauerma recused himself from this discussion.

Chairman Cronheim referred to a letter from Templin Engineering. There is a condition on the site plan that states that storm-water management will be designed for maximum coverage.

Mr. McDonald said that according to the engineer's letter, the design is over-engineered for the site. With that said, Mr. McDonald asked what was to stop the next owner of the property from doubling or tripling the size of the home, and how will other residents in this area be protected. Chairman Cronheim said that this is a filed map, and since it's filed, this is set in stone. Chairman Cronheim said that if they want to come back and ask to file a new map, they can come back and ask, or they can come back to the board for an amendment. He said this board has no authority to change a filed map.

Discussion on 800 Valley Road-Cwyl Mr. Bennett said that he had a resident, Mr. Jack Cwyl come in from 800 Valley Road. This homeowner had received variance relief to build a home in 2002. He said that 35% maximum impervious lot coverage was granted. This homeowner came back for a second variance in 2008 and at that time, it said that current impervious lot coverage was 29%, and he proposed 30% where the allowable was 25%.

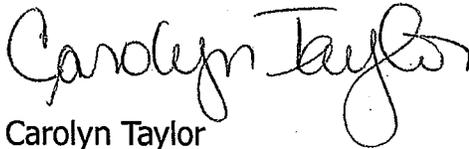
Mr. Bennett explained that now Mr. Cwyl would like to put a porch in the rear of the home and this would increase impervious coverage to less than the 35% and he wants

to know if he has to go before the board. Mr. McDonald said if the original site plan approved showed improvements on the south side of the property, and now the improvements proposed are all on the north side, he has to show the board what he plans to do because it could be very different. The board said that Mr. Cwyl should come in for an interpretation.

The board welcomed Mathew King, a quartermaster for Watchung Boy Scout Troop #32, who attended the meeting working towards his communications badge.

Hearing no more discussion, Chairman Cronheim adjourned the meeting until the next meeting of July 14th, 2016.

Respectfully Submitted,

A handwritten signature in black ink that reads "Carolyn Taylor". The signature is written in a cursive style with a large, looping "C" and "T".

Carolyn Taylor
Board of Adjustment Clerk