

**Borough of Watchung
Board of Adjustment Meeting
March 9th, 2017**

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 7:36pm. 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 (A)
Lauerman (X) Cronheim (X) Stires (X) McDonald (X)

Mr. Bell arrived at 7:55

APPLICATION-

BA17-01 Donald & Rita Gray
6 Fox Chase Block 6901 Lot 6
Garage addition

Variance relief from front yard setback of 43.83' where 50' required
Any and all variances associated with this application as needed.

Mr. Donald Gray was sworn in.

Mr. Bennett explained that the Grays have two front yards, and are before this board for variance relief for the minor front yard for a setback of 43.86' where 50' is required. The applicant proposes to build a 3 car attached garage addition. The driveway entrance would front Hill Hollow Road, due to the slope on the Fox Chase side. He was asked if he plans to increase the turnaround. Mr. Gray said no. He was asked by Chairman Cronheim if he plans to keep the existing garage and Mr. Gray said yes. Mr. Lauerman asked if there was any bedroom or living space planned above the proposed garage. Mr. Gray said it would be a storage loft. Chairman Cronheim asked if the impervious coverage would still be under what was required and Mr. Bennett said yes. Hearing no more comments from the board, Chairman Cronheim opened this application to the public. Hearing no one, closed the public portion. Mr. Hunsinger made a motion to approve this application, seconded by Mr. Brown. Hearing no more discussion the Chair called for a vote:

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

The motion carried.

BA16-09 Andrzej and Eva Bucko
445 Johnston Drive Block 6501 Lot 5
Solid Fence

Variance relief (28-502A.1.(a)) 6' solid fence not permitted in the zone.

Any and all variances associated with this application as needed.

Mr. Andrzej Bucko was sworn in.

Mr. Bennett explained that Mr. Bucko was found to be putting up a solid white 6' fence on his property, which is not permitted in the zone.

Mr. Bucko explained that when he first moved into his home, his neighbor to the west was growing bamboo, which eventually invaded his property. He said that he suffers from Lyme disease, and due to the number of deer in the area, want to keep them away from his yard. He also stated that he wants privacy and that his wife wants to have a garden in the back. He said that he did not know that a fence permit was necessary, and that since he has an ongoing permit for work on his home, he thought that the fence would be covered as part of that permit. He stated that he plans to put a deer fence around the back of the yard, but wants the solid fence in the front. Mr. Bucko said that he has planned to plant bushes in front of the fence. Mr. Hunsinger said that the fence was an eyesore, mostly due to the color. Mrs. Fechtner said that possibly he could soften the look by changing the color or planting bushes in front of it. Mr. Dallas said that if he painted a PVC fence, the paint would not hold up, and if he planted bushes in front, they would have to be at least 6' tall. Mr. Hunsinger said that the fence was illegal and the board could just say that Mr. Bucko must take it down. He asked Mr. Bucko about taking the solid portion of the fence and moving it to the rear yard. He said he would not have a problem as much with a solid fence in the rear as he does with it in the front. Mr. Bucko said that he cannot move the fence, due to how it is installed. He said that he has spent over \$15,000.00 so far on this fencing. Mr. Bennett said that if the fence that has been put in was a deer fence, it would still not be compliant, due to the fact that it is in front of the front of the house which is against the ordinance. Chairman Cronheim said that the board is trying to work with Mr. Bucko for a solution. Mr. Hunsinger agreed. Chairman Cronheim suggested that Mr. Bucko come back next month, with some suggestions as to how he can solve the look of the fence. Mr. Bucko agreed and will come back at the April meeting with a sketch.

Chairman Cronheim asked for a motion to approve the minutes of December 8th, 2016. Mr. Bell made a motion to approve, seconded by Chairman Cronheim and approved unanimously by voice vote.

Chairman Cronheim asked for a motion to approve the minutes of January 12, 2017. Mr. Lauerman made a motion to approve, seconded by Mrs. Fechtner and approved unanimously by voice vote.

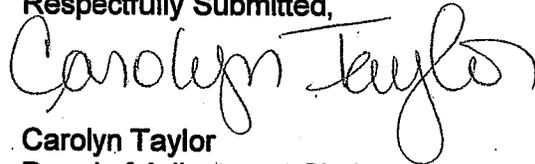
Chairman Cronheim presented a sign request from Watchung Hills Football and Cheer Association (WHNFL Flag Football) for Football and Cheerleading registration signs to be put up from March 10th, through April 10th. Mr. Lauerman made a motion to approve, seconded by Mr. Brown and approved on voice vote.

Chairman Cronheim discussed OR:17/03 AN ORDINANCE AMENDING ARTICLE 28-800 TITLED "DEVELOPMENT APPLICATION REVIEW PROCEDURES AND CHECKLISTS" OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF WATCHUNG TO ADD A NEW SECTION 28-808 SPECIFYING THE REQUIRED FORMAT FOR DIGITAL SUBMISSION OF THE LAND DEVELOPMENT APPLICATIONS TO ESTABLISH AND/OR MAINTAIN A DIGITAL TAX MAP AND GEOGRAPHIC INFORMATION SYSTEM BASED PARCEL.

In order to avoid making homeowners hire professionals to submit CAD drawings for applications that do not apply to the digital map or the zoning map, Mr. Bennett will mark on every zoning form whether a digital submission is required. Hearing no more discussion, Chairman Cronheim announced that the board would go into Executive Session regarding litigation.

Chairman Cronheim resumed the public portion of the meeting at 9:17 pm. Hearing no more discussion, the Chair adjourned the meeting until the next regular meeting of April 13th, 2017.

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