

**Borough of Watchung  
Board of Adjustment Meeting  
July 13<sup>th</sup>, 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.

Salute to the flag.

Chairman Cronheim called the meeting to order at 7:42pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:  
Fechtner (X) Hunsinger (X) Dallas (A) Brown (X) Kita (A) Panzarella (A)  
Bell (X) Lauerman (A) Cronheim (X)

**Resolution**

BA17-R3 Resolution to appoint Steven Warner as interim Board of Adjustment Attorney through December 31<sup>st</sup>, 2017

Chairman Cronheim read the resolution into the record and made a motion to approve this resolution, seconded by Mr. Hunsinger. The resolution was approved by voice vote. Mr. Warner thanked the board for their confidence and said he looked forward to working with the board.

Chairman Cronheim welcomed Mr. Warner to the board.

**Application** BA17-02 Sudha Parikh  
35 Kristy Lane Block 6802 Lot 9  
Driveway gates

Variance relief for accessory structure In front yard 28-401.B.1.(f)

Any and all variances associated with this application as needed.

Sudhar and Suda Parikh were present, as well as their engineer. All three were sworn in. Mr. and Mrs. Parikh said they would like to put a decorative gate on their driveway, to enhance the look of their home.

Zoning Officer Ed Bennett explained that the gate proposed is 10' in height, which exceeds the fence ordinance requirements, even though it is 50% open. Mr. Bennett said that he determined that due to the height, it was an accessory structure as opposed to a fence. Accessory structures are not allowed in the front yard.

Mr. Parikh said that the gate would be higher than the street level by 25'

Mr. Bennett said that the plan submission has lights on the gates, but the color rendering does not, and asked which it was because it affects the height. Mr. Parikh

said there would be no lights. Chairman Cronheim said that the existing piers he assumed would be the piers used, and he also assumed that the gate would be an electric gate. Mr. Parikh said they piers would stay and the gate would be electric. Mr. Brown asked if the gate would be for security, and Mr. Parikh replied that it was not for safety and security, but purely for decoration. He said he and his wife have always hoped to put a gate like this up. Mr. Brown asked if the gate would open up toward the cul-de-sac, and Mr. Parikh said yes. The question was asked if the opening would be wide enough for emergency vehicles, and the answer was yes.

Rupesh Seth, P.E., Engineer for the applicant was present. Mr. Rupesh was from Geonet Consultants, LLC 12 Madison Ct. Edison, NJ 07717. Mr. Rpush was accepted as an expert in the field of engineering.

Chairman Cronheim asked if there were any questions or comments from the public. Hearing none, closed the public portion. Hearing no more discussion from the board, Mr. Bell made a motion to approve this application, seconded by Mrs. Fechtner.

The roll call was as follows:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Bell (yes) Cronheim (yes)

The motion carried.

### **Resolution**

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.

Hearing no discussion, a motion was made by Mr. Hunsinger to approve the resolution, seconded by Mrs. Fechtner.

The roll call was as follows:

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

The motion carried.

### **Request**

Buffalo Wild Wings to run a car wash in their parking lot, to raise money for the Watchung Chemical Engine Company. The request is for temporary signage to advertise a car wash.

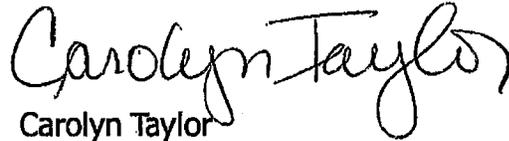
Motion to approve was made by Mr. Dallas, seconded by Mr. Brown, and approved by voice vote.

Mr. Bennett has had a request for a whole house rental, minimum one week or one month. Chairman Cronheim said that he didn't know if that is addressed in the ordinance. This brings up the question as to AirBNB. Mr. Hunsinger said that traditionally in Watchung, houses are rented out for longer times. Chairman Cronheim said that this has to be addressed. Mr. Warner said he would want to look into it and get back to Mr. Bennett. He said it might require different treatment than long term

rentals.

Chairman Cronhelm adjourned the meeting until the next meeting of August 11<sup>th</sup>, 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