

**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT**  
DANIEL CRONHEIM, CHAIRMAN

**Reorganizational Meeting**  
**Regular Meeting**  
**January 10, 2019**

**OFFICIAL MINUTES**  
**Approved February 5, 2019**

Chairman Cronheim called the Reorganizational Meeting to order at 7:34 p.m. Board members present were Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown, Mr. Panzarella, and Mr. Lauerman. Also present were Robyn Wright, Esq., a substitute Board Attorney, David Stires, P.E., Board Engineer, Ed Bennett, Zoning Official and Theresa Snyder, Board Clerk. There were 6 members from the public present.

Steven Warner, Esq., Board Attorney, arrived at 8:23 pm.

Chairman Cronheim read the statement indicating the meeting was being conducted according to the Sunshine Law, the Municipal Land Use Law requirements, and the recording of the Minutes as required by law. He then led the flag salute to the American flag, and the Board members identified themselves for the record.

**REORGANIZATION**

- **Election of Chairman**

On motion by Mr. Hunsinger, seconded by Mr. Dallas, the Board elected Dan Cronheim Chairman based on the following roll call vote:

Roll Call:

Ayes: Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

- **Election of Vice Chairman**

On motion by Chairman Cronheim, seconded by Mr. Brown, the Board elected DJ Hunsinger Vice Chairman based on the following roll call vote:

Roll Call:

Ayes: Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

- **Election of Secretary**

On motion by Mr. Hunsinger, seconded by Mr. Brown, the Board elected Bob Dallas as Secretary based on the following roll call vote:

Roll Call:

Ayes: Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

## **RESOLUTIONS**

### **Resolution BA 19-R1**

#### **Appointment of Board Professionals**

On motion by Ms. Fechtner, seconded by Mr. Hunsinger, the Board adopted the Resolution based on the following roll call vote:

Roll Call:

Ayes:

Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

**Resolution BA 19-R2  
Meeting Dates 2019**

On motion by Mr. Hunsinger, seconded by Ms. Fechtner, the 2019 meeting dates were accepted and the resolution adopted on voice vote.

**Resolution BA 19-R3  
Official Newspapers**

On motion by Mr. Dallas, seconded by Mr. Hunsinger, the Official Newspapers were accepted and the resolution adopted based on the following roll call vote:

Roll Call:

Ayes:

Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

**Resolution BA 19-R4  
Board Rules**

On motion by Chairman Cronheim, seconded by Mr. Brown, the Board Rules were accepted and the resolution adopted based on the following roll call vote:

Roll Call:

Ayes: Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

### **Resolution BA 19-R5**

### **2018 Annual Report**

On motion by Ms. Fechtner, seconded by Mr. Hunsinger, the 2018 Annual Report was accepted and the resolution was adopted based on the following roll call vote:

Roll Call:

Ayes: Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

### **APPROVAL OF MINUTES**

On motion by Ms. Fechtner, seconded by Chairman Cronheim, the December 13, 2018, Regular Meeting minutes were accepted and carried on voice vote.

### **CONTINUED APPLICATIONS**

Case No. BA18-01; Wilderness Trails (RETS Partners, LLC)

833 Mountain Blvd.

Block 201 Lot 17

Located in the RR Zone

The Board approved the Applicant's request to carry the application without further notice to the February 5, 2019 Regular Meeting.

Case No.: Ba 18-16; Papparatto  
Address: 27 Lakeview Ave.  
Block: 13 Lot: 30-35  
Located in the RB Zone

Mr. Titus, P.E., 618 Somerset Street, North Plainfield, NJ 07060, entered his appearance on behalf of the applicant. He was sworn in along with Mr. Stires and Mr. Bennett to give testimony, and was recognized by the Board as an expert.

Mr. Frank Papparatto, Mrs. Maria Papparatto and Mr. Sammy Papparatto, 27 Lakeview Ave., were still under oath.

Mr. Titus was in front of the Board for consideration of an application for the addition of a 1,400 sq. ft. brick paver patio in the rear yard of the existing dwelling. The Property is located in the R-B-Single-Family Residential Zoning District. The lot is 150' by 150'. The Applicant was seeking a variance from Section 28-405 D for impervious coverage, proposed 39.8% whereas 30% allowed. The dry well on the property was sized for the original lot coverage.

Mr. Brown made a visited to the site after a significant rain, and there was no runoff. It was wet after the rain, but the property could handle it.

The applicant agreed to a condition for an additional drywell if needed. Mr. Titus showed the Board EXHIBIT A-1-1/10/19-Approved Site Plan, Sheet 1 of 5, dated 5/3/2010, Revised June 10, 2011.

With there being no comments from the public, the public portion was closed.

On motion by Ms. Fechtner, seconded by Mr. Brown, the application was approved with conditions based on the following roll call vote:

Roll Call:

Ayes: Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:  
Not Eligible:  
Abstain:  
Absent:

## NEW APPLICATIONS

Case No.: Ba 18-14; Girard

Address: 897 Valley Road

Block: 7302 Lot: 18

Expiration Date: 1/31/19

Mr. Frank Girard was sworn in to give testimony of his property located at 897 Valley Road, BK: 7302 Lt: 18, in the RR Zone. The content of his notice was reviewed and sufficient, giving the Board jurisdiction to act. He was seeking variance from (Sec. 28-502A1 and Sec. 28-502A1(a) to permit the following: A six foot solid fence which was currently constructed on the property to remain as constructed. It is a partial, unpainted fence which runs on both sides of the property's back yard as a protection and barrier from a private road and a driveway which serve as a lot for several vehicles. The home was purchased 2 years prior. He re-constructed 95% of the home, and worked closely with Mr. Bennett. He was not aware of the fence requirements when he installed the fence. He opined that the solid fence was necessary for safety and privacy. He has two young children, and the adjoining properties create traffic. To the left is Kofta Farms and to the right of the property is a private business.

With there being no comments from the public, the public portion was closed.

On motion by Mr. Lauerman, seconded by Ms. Fechtner, the application was approved with conditions based on the following roll call vote:

Roll Call:

Ayes:

Ms. Fechtner, Mr. Hunsinger, Mr. Dallas, Mr. Brown,  
Mr. Panzarella, Mr. Lauerman and  
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent:

## ADJOURN

On motion by Mr. Hunsinger, seconded by Mr. Lauerman, the Board unanimously voted to adjourn the meeting at 8:26 p.m.

Respectfully Submitted,

*Theresa Snyder*

Theresa Snyder

Board Clerk