

Agenda  
1/16/20

# BOROUGH OF WATCHUNG

LAND USE  
BOARD OF ADJUSTMENT  
DANIEL CRONHEIM, CHAIRMAN

## REGULAR MEETING MINUTES

November 14, 2019

### OFFICIAL MINUTES

Adopted December 12, 2019

Chairman Cronheim called the Regular Meeting to order at 7:33 p.m. Board members present were Sondra Fechtner, Richard Brown, Hank Kita, PJ Panzarella and Ed Lauerman. Also present was Amanda Wolfe, Esq., Substitute Board Attorney, David Stires, PE and Theresa Snyder, Board Clerk. There were 5 members from the public present.

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.

Chairman Cronheim recognized Board member Ms. Fetchner's 91<sup>st</sup> birthday and wished her well.

Chairman Cronheim also recognized the temporary signs placed around town wishing Ashton Sampedro a quick recovery. These were temporary signs created from classmates from Ashton's school. The Zoning Official, Carolyn Taylor submitted a letter to the Board for the approval of the temporary signs.

The Board unanimously approved the temporary signs in honor of Ashton.

### APPROVAL OF MINUTES

On motion by Chairman Cronheim, seconded by Mr. Brown, the Regular Meeting minutes for October 10, 2019 were accepted and carried on voice vote with Mr. Brown and Mr. Kita not voting.

The Executive Meeting minutes for October 10, 2019 were accepted and carried on voice vote with Mr. Brown and Mr. Kita not voting.

### RESOLUTIONS

Resolution BA 19-R17  
CASE NO.: BA 19-07; WOODS  
ADDRESS: 1101/1111 JOHNSTON DRIVE  
BLOCK: 6908 LOT: 1 & 2  
RR ZONE  
Approved 10/10/19

*a.m+c, JD 12/17/19*

On motion by Chairman Cronheim, seconded by Mr. Panzarella, the Board memorialized the resolution based on the following roll call vote:

Roll Call:

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

Nays:

Not Eligible: Mr. Brown and Mr. Kita

Abstain:

Absent: Mr. Hunsinger and Mr. Dallas

Resolution BA 19-R18  
CASE NO.: BA19-08; BOULDER  
ADDRESS: 65 MAPLE STREET  
BLOCK: 2101 LOT: 3  
RB ZONE  
Approved 10/10/19

On motion by Ms. Fechtner, seconded by Mr. Lauerman, the Board memorialized the resolution based on the following roll call vote:

Roll Call:

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

Nays:

Not Eligible: Mr. Brown and Mr. Kita

Abstain:

Absent: Mr. Hunsinger and Mr. Dallas

Resolution BA 19-R19  
CASE NO.: BA19-09; SCOTT DRIVE  
ADDRESS: 145 SCOTT DRIVE  
BLOCK: 1601 LOT: 3  
RR ZONE  
Approved 10/10/19

On motion by Ms. Fechtner, seconded by Mr. Panzarella, the Board memorialized the resolution based on the following roll call vote:

Roll Call:

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

Nays:

Not Eligible: Mr. Brown and Mr. Kita

Abstain:

Absent: Mr. Hunsinger and Mr. Dallas

**NEW APPLICATIONS**

CASE NO.: BA19-12: ABREU

ADDRESS: 40 OAKRIDGE LANE

BLOCK: 4404 LOT: 1

RR ZONE

Expiration: 2/15/20

Mr. Ricardo J. Monteiro, Esq., Law Office of Ricardo Monteiro, LLC, entered his appearance on behalf of the Applicants. Ms. Catherine Mueller, Page-Mueller Engineering Consultants, PC having a business address of P.O. Box 4619, Warren, New Jersey, was duly sworn according to law. She gave her qualifications as an engineer, and was accepted by the Board as a witness. Mr. David Stires, PE was also sworn in to give testimony.

Notice was sufficient giving the Board jurisdiction to act.

Ms. Mueller opined that the property consisted of an existing single-family home. The homeowners did a full renovation. They added curbing to an existing driveway. The lot complied with impervious coverage even with the consideration of steep slopes. The home is set in the middle of the property. It was a rebuild. There is approximately a 16 ft. change in elevation from the front to the back of the property. There are wooded buffers in the rear yard.

Ms. Mueller presented EXHIBIT A-1-A picture view from the adjoining property owned by their daughter. Melissa Abreu took the picture on November 14, 2019.

The applicant agreed to make the drywell bigger. The patio was not originally covered, but now that it is, they must comply with the backyard setback. The initial zoning review did include a covered patio. The principle building is setback about 40ft. It complies.

Mr. Monteiro testified that the driveway was pre-existing, and that the applicant will need to request an easement.

The meeting was opened to the public. With there being no comments from the public, the public portion was closed.

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

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent: Mr. Hunsinger, Mr. Dallas

### **REQUESTS**

- A request from AC Moore to extend outdoor sales November 10, 2019 – December 14, 2019.

On motion by Ms. Fechtner, seconded by Mr. Panzarella, the Board unanimously approved the above referenced requests based on the following roll call vote:

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent: Mr. Hunsinger and Mr. Dallas

### **EXECUTIVE SESSION**

Actions in lieu of prerogative writs by RETS Partners LLC against said parties for the property located at 833 Mountain Blvd., also known on the Borough tax map as Block 201 Lot 17.

On motion by Ms. Fechtner, seconded by Mr. Dallas, Resolution BA 19-R20 to enter executive session was accepted and carried on voice vote.

At the conclusion of the Executive Session, The Board closed the closed portion of the meeting, and Opened the Open portion of the meeting.

Chairman Cronheim informed the Board that at the next meeting there would be an interpretation submitted by Weldon Materials, Inc.

**ADJOURN**

The Board unanimously voted to adjourn the meeting at 9:01 p.m.

Respectfully Submitted,



Theresa Snyder  
Board Clerk