

3/19/20
agenda

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
DANIEL CRONHEIM, CHAIRMAN

**Reorganizational Meeting
Regular Meeting
February 5, 2020**

**OFFICIAL MINUTES
Adopted March 12, 2020**

Chairman Cronheim called the Reorganizational and Regular Meeting to order at 7:30 p.m. Board members present were Mr. Hunsinger, Mr. Brown, Mr. Kita, and Mr. Gunther. Also present were Steven K. Warner, Esq., Board Attorney, David A. Stires, P.E., Board Engineer and Theresa Snyder, Board Clerk. There were 8 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.

OATH OF OFFICE

Appointment of Charles Gunther Class IV Member to a four year term ending December 31, 2023

REORGANIZATION

Election of Chairman

On motion by Mr. Hunsinger, seconded by Mr. Brown, the election of Daniel Cronheim as chairman was accepted and carried on voice vote.

Election of Vice Chairman

On motion by Mr. Brown, seconded by Chairman Cronheim, the election of DJ Hunsinger as Vice Chairman was accepted and carried on voice vote.

Election of Secretary

On motion by Mr. Hunsinger, seconded by Mr. Brown, the election of Theresa Snyder as Secretary was accepted and carried on voice vote.

RESOLUTIONS

Resolution BA 20-R1

Appointment of Board Professionals

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

Roll Call:

Ayes: Mr. Hunsinger, Mr. Brown, Mr. Kita, Mr. Gunther and
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent: Mr. Taraschi

Resolution BA 20-R2

Meeting Dates 2020

It was noted that all meetings would be held the second Thursday of each month except where otherwise designated. The schedule of meeting dates was placed on file with the resolution.

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

Roll Call:

Ayes: Mr. Hunsinger, Mr. Brown, Mr. Kita, Mr. Gunther and
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent: Mr. Taraschi

Resolution BA 20-R3

Official Newspapers

On motion by Chairman Cronheim, seconded by Mr. Brown, the Board adopted the Resolution based on the following roll call vote:

Roll Call:

Ayes: Mr. Hunsinger, Mr. Brown, Mr. Kita, Mr. Gunther and
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent: Mr. Taraschi

**Resolution BA 20-R4
Board Rules**

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

Roll Call:

Ayes: Mr. Hunsinger, Mr. Brown, Mr. Kita, Mr. Gunther and
Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent: Mr. Taraschi

**Resolution BA 19-R5
2018 Annual Report**

The Board tabled this Agenda item until the next regular meeting on March 12, 2020.

APPROVAL OF MINUTES

On motion by Mr. Hunsinger, seconded by Mr. Brown, the December 12, 2019, Regular Meeting minutes/transcript and the Executive Session Minutes were accepted and carried on voice vote.

RESOLUTIONS

RESOLUTION BA 20-R6

CASE NO.: BA 19-13; GORDON

ADDRESS: 113 CEDAR ROAD

BLOCK: 3401 LOT: 13

RB ZONE

APPROVED 12/12/19

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

Roll Call:

Ayes: Mr. Hunsinger and Mr. Brown
Nays:
Not Eligible: Mr. Kita, Mr. Gunther and Chairman Cronheim
Abstain:
Absent: Mr. Taraschi

RESOLUTION BA 20-R7

Request for Interpretation from William B. Butler, Esq. representing Weldon Materials, Inc.

Interpretation of the Redevelopment Ordinance OR:19-05 pursuant to N.J.S.A. 40:55D-70(b) Bonnie Burn Urban Renewal Entity, LLC ("Applicant")

Preliminary and Final Major Site Plan

Block 7402, Lots 19.01 & 19.02, Block 7403, Lots 5 & 10 (the "Property")

DENIED 12/12/19

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

Roll Call:

Ayes: Mr. Hunsinger and Mr. Brown
Nays:
Not Eligible: Mr. Kita, Mr. Gunther and Chairman Cronheim
Abstain:
Absent: Mr. Taraschi

CASE NO.: BA19-10; STIRLING CIRCLE

ADDRESS: 53 STIRLING ROAD

BLOCK: 2402 LOT: 2

Represented By: Nina S. Popova, Esq.

BB ZONE

Expiration: 4/2/20

This matter was carried without further notice to the March 12, 2020 Regular Meeting.

CASE NO.: BA19-11; COLETTI

ADDRESS: 19 BEECHWOOD PLACE

BLOCK: 2501 LOT: 2

RB ZONE

Expiration: 4/7/20

The applicants, Jim and Laurie Coletti, along with Mr. David A. Stires, PE were duly sworn in to give testimony.

The content of the notice was sufficient. It was served and published in a timely matter giving the Board jurisdiction to act.

Board member Hank Kita recused himself.

Mr. Coletti began his testimony explaining that the family moved to the home about five years earlier. They have a growing family and need more space. They are improving the existing dwelling to include multiple additions to the front, side and rear of the home. Such improvements will include a covered porch and walkway along with an expansion of the driveway to accommodate access to a proposed new two-car garage. The applicant was before the Board requesting variance for impervious coverage and building coverage to compensate for their undersized lot. The applicant was in receipt of Mr. Stire's memo.

A question about stormwater was raised from a neighbor, William Canellis, 20 Beechwood Place. Mr. Stires explained that the improvements to the lot would include a dry well and underground system to retain run-off as per the Borough's requirement.

Mr. Coletti stipulated to a condition that the exterior of the additions will substantially be similar to the existing dwelling. He briefly described the proposed layout of the home.

It was determined that the applicant would require the following variances:

- Lot Coverage of 11, 206 SF where 15,000 SF is required
- Impervious Coverage of 33.86% where 30% is required
- Front yard setback of 24.47 ft. where 35 ft. is required
- Driveway setback of 2 ft. where 8 ft. is required
- Horizontal extension of the westerly side yard setback of 4.6 ft. where 8 ft. is required
- Accessory rear and side yard setbacks of zero where 10 ft. is required

The meeting was opened to the public. William Canellis, 20 Beechwood Place was sworn in to give testimony. He opined that there were issues on the street with run-off, and he was concerned that there would be additional proliferation of runoff onto his side of the street. He did not object to the proposed improvements to the Coletti's property. Mr. Stires addressed Mr. Canellis' concerns explaining the underground water collection system to which all of the leaders on the house would drain. The public portion was closed.

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

Roll Call:

Ayes: Mr. Hunsinger, Mr. Brown, Mr. Gunther and
Chairman Cronheim

Nays:

Not Eligible: Mr. Kita

Abstain:

Absent: Mr. Taraschi

REQUESTS

On motion by Mr. Hunsinger, seconded by Chairman Cronheim, the Board unanimously voted to grant the temporary sign request from the Borough.

ADJOURN

On motion by Mr. Hunsinger, seconded by Mr. Brown, the Board unanimously voted to adjourn the meeting at 8:30 p.m.

Respectfully Submitted,



Theresa Snyder
Board Clerk