

BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT  
DANIEL CRONHEIM, CHAIRMAN

**Regular Meeting  
April 13, 2020**

**OFFICIAL MINUTES  
Adopted May 14, 2020**

Chairman Cronheim called the Regular Meeting to order at 7:34 p.m. Board members present were Mr. Hunsinger, Mr. Kita, Ms. Fetchner, Mr. Gunther, Mr. Taraschi and Mr. Hanlon. Also present were Steven K. Warner, Esq., Board Attorney, David A. Stires, P.E., Board Engineer and Theresa Snyder, Board Clerk. There were no 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 also stated that in order to comply with the executive orders signed by the governor, and in an effort to follow best practices recommended by the CDC, the meeting was being held virtually for all board members, board professionals, the applicant, the applicant's professionals, interested parties and members of the public. The Board members identified themselves for the record.

**APPROVAL OF MINUTES**

On motion by Ms. Fetchner, seconded by Chairman Cronheim, the March 12, 2020, Regular Meeting Minutes were accepted and carried on voice vote.

**RESOLUTION BA 20-R10**

CASE NO.: BA19-10; STIRLING CIRCLE  
ADDRESS: 53 STIRLING ROAD  
BLOCK: 2402 LOT: 2  
BB ZONE  
Approved: 3/12/20

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

Roll Call:  
Ayes: Mr. Hunsinger, Mr. Kita, Ms. Fetchner,  
Mr. Gunther, Mr. Taraschi, Mr. Hanlon  
and Chairman Cronheim

Nays:  
Not Eligible:  
Abstain:  
Absent: Mr. Brown

**CASE NO.: BA 20-03; EMS TOWER**

Courtesy Reasonableness Review of Borough of Watchung request to relocate/construct new EMS tower at Weldon Quarry  
Address: 272-280 Bonnie Burn Rd  
Block: 7601 Lots: 9.01 & 9.02

Denis G. Murphy, Esq., entered his appearance on behalf of the Borough. Both David A. Stires, PE, Board Engineer and Planner and Thomas J. Herits, PE, Borough Engineer were also sworn in to give testimony.

Mr. Warner, Board Attorney, explained that the Borough is not bound by the Municipal Land Use Law and further to that, the Borough is exempt from zoning regulations. However, it was necessary for the Borough to go before the Board for a reasonableness review. He also noted that although not necessary, sufficient notice was served giving the Board jurisdiction to act.

Mr. Murphy explained that the Borough was seeking to enter a lease agreement with Weldon Material, Inc. for a telecommunication tower to be used by emergency services. The location of the tower would be in QU Zone.

Mr. Herits testified that there is an existing EMS communications tower on the Weldon property which needs to be relocated. He further testified that the tower will be constructed in four sections and have a 6 foot chainlink fence surrounding it. He testified that Weldon would assume responsibility of constructing the tower. He explained the following exhibits:

EXHIBIT A-1: Partial Site Plans  
EXHIBIT A-2: Compound Plan and Elevation View  
EXHIBIT A-3: Tower Plan  
EXHIBIT A-4: RFQ Information Sheet  
EXHIBIT A-5: Zoning Denial

On question of the Board, Mr. Herits testified that the tower will be designed to withstand high winds and seismic activity. He also said that there were no plans to include landscaping. His recommendation was to not include landscaping to give clear access to the tower and surrounding area.

There were no comments from the public.

On motion by Ms. Fetchner, seconded by Mr. Gunther, The Board affirmed the reasonableness of this application based on the following roll call vote:

Roll Call:

Ayes: Mr. Hunsinger, Mr. Kita, Ms. Fetchner,  
Mr. Gunther, Mr. Taraschi, Mr. Hanlon  
and Chairman Cronheim

Nays:

Not Eligible:

Abstain:

Absent: Mr. Brown

**ADJOURN**

On motion by Chairman Cronheim, seconded by Mr. Hunsinger, the Board unanimously voted to adjourn the meeting at 8:27 p.m.

Respectfully Submitted,



Theresa Snyder  
Board Clerk