

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

Regular Meeting [Virtual]
December 10, 2020

OFFICIAL MINUTES
Adopted January 14, 2021

Chairman Cronheim called the Regular Meeting to order at 7:34 p.m. Board members present were Mr. DJ Hunsinger, Mr. Richard Brown, Mr. Hank Kita, Ms. Sondra Fechtner, Mr. Charles Gunther, Mr. Mitchell Taraschi and Mr. Wayne Hanlon. Also present were 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. In order to comply with the Executive Orders signed by the governor, and in an effort to follow best practices recommended by the CDC and DCA for emergency meeting protocol, this meeting was held virtually for all board members, board professionals, the applicant and interested parties and members of the public.

He then led the flag salute to the American flag, and the Board members identified themselves for the record.

APPROVAL OF MINUTES

Regular Meeting Minutes November 12, 2020

On motion by Chairman Cronheim, seconded by Mr. Taraschi, the minutes for the November 12, 2020 Regular Meeting were adopted based on the following roll call vote:

Roll Call:

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

Nays:

Not Eligible:

Abstain:

Absent:

ANNUAL REPORT

Chairman Cronheim led a discussion about the Board's Annual Report as a recommendation to the Mayor and Council and the Planning Board in respect to changes that could be made to the Zoning Ordinance.

The Board had a brief discussion about the recently adopted fence Ordinance.

The following were recommendations submitted by Chairman Cronheim:

1. *Setbacks by height as determining by height of front facade and topography (I.e. low side on Johnson Drive).*
2. *Zoning to clearly allow space(s) to facilitate curbside (contact-free) pickups and good compliance with intent of ADA.*
3. *Big shopping center stores permitted to have outdoor sales (plants, dirt, mulch) as a conditional use as determined by council. We allowed Walmart to have outdoor sales.*
4. *Clarify zoning ordinances which affect zones in other towns (generally affects Rt. 22 sites in Plainfield, North Plainfield & Scotch Plains) - drive thru windows and other business uses.*
5. *Senate Bill S21 bans ordinances currently in effect which limits the sale, growth, manufacture & distribution of cannabis. No future ordinances may be passed until Statute is in place and said ordinances must be passed within 180 days of Statute's passage. If not, town may not pass any related ordinances for the next 5 years! As we do not have any industrial zones, do not create one, as it permits all kinds of heinous uses. ¹*

There was a brief discussion about the Tree Ordinance.

There were no comments from the public.

ADJOURN

The Board unanimously voted to adjourn the meeting at 7:37 p.m.

Respectfully Submitted,



Theresa Snyder
Board Clerk

¹ Recommendations submitted by Chairman Cronheim for the Board of Adjustment's Annual Report.