

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

Regular Meeting
July 11, 2023

OFFICIAL MINUTES
Adopted
August 8, 2023

Chairman Cronheim called the Regular Meeting to order at 7:30 p.m.

ROLL CALL

Mr. DJ Hunsinger	Mr. George Sopko
Mr. Richard Brown (Absent)	Mr. Alex Xie Alt #2
Ms. Sondra Fechtner (Absent)	Mr. Flynn, Esq.
Mr. PJ Panzarella	David A. Stires, PE
Mr. Mitchell Taraschi (Absent)	Tammy Vetusch, Board Clerk
Mr. Daniel Cronheim, Chairman	

Chairman Cronheim called the regular meeting to order. He read the statement indicating the meeting was being conducted according to Open Public Meetings Act, 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.

MINUTES

On motion by Mr. Hunsinger, seconded by Mr. Panzarella, the regular meeting minutes of June 8, 2023, were adopted on voice vote.

RESOLUTIONS

RESOLUTION BA 23-R9
BA 22-06; PATEL
55 Jared Court

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

Roll Call:

Ayes:	Mr. Hunsinger, Mr. Panzarella, Chairman Cronheim,
Nays:	
Not Eligible:	Mr. Sopko, Mr. Xie
Abstain:	
Absent:	Ms. Fechtner, Mr. Brown, Mr. Taraschi

RESOLUTION BA 23-R10
BA 22-02; THAKUR
990 Somerset

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

Roll Call:

Ayes:	Mr. Hunsinger, Mr. Panzarella, Chairman Cronheim,
Nays:	
Not Eligible:	Mr. Sopko, Mr. Xie
Abstain:	
Absent:	Ms. Fechtner, Mr. Brown, Mr. Taraschi

APPLICATIONS

CASE NO.: BA 23-09; PALMER
133 Skyline
BLOCK: 6908 LOT: 16
Represented By: Corey Buckles; Gregory Ralph Architect Design
RR ZONE
Expiration: 10/19/23

Mr. Hunsinger recused himself from this case.

Mr. Flynn, Esq. stated notice has been timely served.

Mr. Corey Buckles; 135 Smalley Avenue, Middlesex, Architect from Gregory Ralph Architect Design has been accepted as an expert.

Mr. Buckles is seeking variance relief for front yard setback for porch roof. Currently 49.21 feet from the property line, proposed new roof line will be 44.37. Front steps will be widened by a foot and a half. Mr. Buckles Presented the drawings of the proposed changes.

On motion by Mr. Panzarella and seconded by Chairman Cronheim to grant approval.

Roll Call:

Ayes:	Mr. Panzarella, Mr. Hunsinger, Chairman Cronheim, Mr. Sopko, Mr. Xie
Nays:	
Not Eligible:	Mr. Hunsinger
Abstain:	
Absent:	Ms. Fechtner, Mr. Brown, Mr. Taraschi

CASE NO.: 23-03; QUICENO

109 Wildwood Terrace

BLOCK: 202 LOT:1

Represented By: Kevin J. O'Connor, Esq.

RR ZONE

Expiration 7/7/23

Mr. Flynn, Esq. stated notice has been timely served and was carried from the June meeting without further notice and applicant provided an extension of time for the Board to act thru the end of July.

Mr. Kevin O'Connor, Esq. representing his clients the Quicenos is seeking Bulk variance relief for an accessory structure that is outside of the building envelope and exceeds both the height and area.

Mr. Robert F. Krause Architect, 414 North Washington Avenue, Dunellen, NJ has been accepted as an expert witness. It is the opinion of Mr. Krause that the placement of the garage from a planning aspect is appropriate. It does not extend the driveway further than is necessary so therefore, avoids extending impervious coverage. The garage in question is a two-story structure that is to be used as a garage and for storage only. The regulation is a maximum building height of 12 feet. Mr. Krause testified that this height is generally lower than normal heights for two car garages but appropriate to sheds. 12 ft height restriction makes a very low pitch which is visually and construction wise less desirable. The applicants chose a design that is attractive and somewhat barnlike to blend in in the rural residential area. Mr. Krause supplied photos of surrounding properties with what he believed to be comparable structures to show that the barn-like structure be suitable to the area. He also supplied photos of the structure on the property.

Mr. Spatola, neighbor to the applicant was present for this hearing. Mr. Spatola has been speaking with Mr. O'Connor, the applicant's attorney, to reach some agreement as to how to make the situation more agreeable to both parties. Mr. Spatola had concern with this structure being used as a residence and a few other concerns. After working with Mr. O'Connor and the applicant, both parties have come to an agreement, subject to Board approval, the following conditions will be in place.

1. The property is not to be used as a dwelling, office or gym. This structure is to be used as storage facility only.
2. Per ordinance Section 28 401 B 1 H applicants have to maintain perpetuity screening of the accessory structure; should plantings fail applicant should be required to consider alternative methods of screening within the confine of ordinance.
3. The 2 windows facing the neighbor's property are to be shuttered 24/7 365 days a year.
4. Applicant is to secure any after the fact permits by the building department and submit plot plans or drawings required to obtain said permits.
5. No exterior lighting or cameras.
6. Resolution must be recorded with the County so that the conditions set for within become part of the Historic Record of the property and would then show up in a Title Report. This would effectively make this a permanent deed Restriction.

The Board agrees that these conditions make the situation more agreeable to both parties, however, if the case ends up before the Board for a break in any of the conditions they will consider having the structure taken down.

On motion by Mr. Panzarella, seconded by Chairman Cronheim the roll call was as follows.

Roll Call:

Ayes:	Mr. Panzarella, Chairman Cronheim, Mr. Hunsinger, Mr. Sopko, Mr. Xie
Nays:	
Not Eligible:	
Abstain:	
Absent:	Ms. Fechtner, Mr. Brown, Mr. Tarschi

The next regular scheduled Board of Adjustment meeting is 8.8.23 at 7:30 pm.

ADJOURN

The Board unanimously voted to adjourn the meeting.

Respectfully Submitted,



Tammy Vetusch
Board Clerk