

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

Regular Meeting
November 9, 2023

**OFFICIAL MINUTES
Adopted January 11, 2024**

Chairman Cronheim called the regular meeting to order at 7:30 pm. 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.

ROLL CALL

Mr. DJ Hunsinger
Mr. Richard Brown **(Absent)**
Ms. Sondra Fechtner
Mr. PJ Panzarella
Mr. Mitchell Taraschi
Mr. Daniel Cronheim, Chairman

Mr. George Sopko
Mr. Alex Xie Alt #2 **(Absent)**
Mr. Steven K. Warner Esq.
David A. Stires, PE **(Absent)**
Anthony Terrezza III **(Absent)**
Tammy Vetuschi, Board Clerk

MINUTES

On motion by Chairman Cronheim, seconded by Mr. Taraschi, the regular meeting minutes of October 12, 2023 were adopted on voice vote.

APPLICATIONS

CASE NO.: BA 22-02; KLEINBERG
404 Johnston Drive
BLOCK: 5402 LOT: 12
RR ZONE
Expiration: 11/30/23

Applicant is seeking an amendment to approval BA10-R3. Amended plans propose to convert the existing garage to a tool shed as the former proposal for a three-car garage had to be modified during the course of the project.

Mr. Warner reviewed the file for notice and content, found it to be sufficient and timely served by certified mail on October 23, 2023 and by publication on October 26, 2023.

Chairman Cronheim asked Michael Kleinberg to introduce himself, he then reviewed relief being sought and confirmed that the work had already been done. Mr. Warner swore in Mr. Michael Kleinberg.

This property was a lightly developed property when the Kleinberg's originally applied. In 2010 the applicant appeared before the Board with plans to expand the existing dwelling including a two story 3 car garage that he wished to make into a two-car garage and tool shed. It was determined in Resolution BA10-R03 that the removal of the existing garage would eliminate two other variances that were needed; side-yard set back and the distance between buildings. During the course of the project the 3-car garage plans were changed to a 2-car garage and Mr. Kleinberg is before the Board today seeking an Amendment to BA10-03 and asking to keep the original garage and use the rest of it as a tool shed for storage. Mr. Hunsinger's opinion is that the garage does not have any impact if left on the property and they do need the storage as Mr. and Mrs. Kleinberg both garage their cars.

Mr. Warner asked Mr. Kleinberg if the Board were to approve the application would Mr. Kleinberg be willing to stipulate if he would secure any and all other permits associated with the application and deed a right of way to the Borough of Watchung for Johnston Drive, to which Mr. Kleinberg advised that he has already satisfied all obligations.

The floor was opened to the public for comment. Mr. Kleinberg's neighbor, Mr. Imiolek, who resides at 424 Johnston Drive, appeared on behalf of Mr. Kleinberg. Mr. Kleinberg had nothing more to add to his testimony/application other than the fact that he is using part of the garage mostly as bike storage.

Mr. Hunsinger moved to approve the application and Mr. Panzarella seconded the motion.

ROLL CALL:

Ayes: Chairman Cronheim, Mr. Hunsinger, Mr. Sopko, Ms. Fechtner, Mr. Taraschi, Mr. Panzarella

Nays:

Not Eligible:

Abstain:

Absent: Mr. Xie, Mr. Brown, Mr. Terrezza III

RESOLUTION

Chairman Cronheim began reading of a Resolution honoring Ms. Sondra "Sandee" Fechtner, thanking and praising her for her service and accomplishments in the Borough of Watchung. Chairman Cronheim read the first paragraph, the Resolution then passed to Mr. Warner and each board member in attendance read a paragraph from the Resolution aloud for Ms. Fechtner. Ms.

Fechtner was also presented with a beautiful vase of flowers on this 9th day of November, 2023, Ms. Sondra Fechtner's last day on the Board of Adjustment. She will be greatly missed.

The next regular scheduled Board of Adjustment meeting is 12.14.23 at 7:30 pm.

ADJOURN

The Board unanimously voted to adjourn the meeting.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Tammy Vetusch".

Tammy Vetusch
Board Clerk