

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

Reorganizational & Regular Meeting
March 14th, 2024

**OFFICIAL MINUTES
Adopted on: April 11th, 2024**

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

ROLL CALL

Mr. DJ Hunsinger	Alex Xie - Absent
Mr. PJ Panzarella	Mr. Daniel Cronheim, Chairman
Mr. Mitchell Taraschi	David A. Stires, PE, PP, Board Engineer
Mr. Anthony Terrezza	Christopher Sobieski, Esq., Board Attorney
Mr. John Van De Castle	Tammy Vetuschi, Board Clerk
George Sopko	

OATHS OF OFFICE

The following members took the Oath of Office: Graeme Birrell.

MINUTES

On motion by Mr. Hunsinger, seconded by Mr. Taraschi, the Regular Meeting Minutes from January 11th, 2024 were accepted and carried on voice vote.

On motion by Mr. Taraschi, seconded by Mr. Panzarella, Ayes: Mr. Panzarella, Mr. Hunsinger, Mr. Taraschi, Mr. Sopko.

Chris Sobieski advised that notice was timely and sufficiently served. Stephen F. Hehl, Esg representing Mr. Viera approached the board. Applicant is requesting a second driveway to the property to allow for circular circulation onsite and a bridge. C1/C2 variance relief is being sought for height of existing dwelling of 40.5 feet where 35 feet is permitted, side yard setback variance where one foot from side yard is proposed and 15 feet minimum is required (28-401 B-1,i) and impervious coverage relief where 17.9 % maximum is permitted based on slope ordinance and the proposed is 26.8%.

Mr. Croiell was sworn in by Mr. Sobieski. He is a licensed surveyor and has been accepted as an expert witness Mr. Croiell presented a mounted version of the documents that were submitted

with the application. In addition, he presented four photographs, Exhibit A1. First photo was the front of the house. The second photo shows access from the street. The third photo depicted the driveway. The fourth picture shows the rear yard and back of the house. The board reviewed the photos. The variance for distance of the driveway brings easy access for deliveries, ambulance etc. The second variance is for impervious coverage. The impervious coverage is not increasing as it has been there since 1994 and can accommodate the area. The impervious coverage would be increasing less than 1% with the new driveway. The third photo, 9ft to base of bridge. Final photo was driveway to rear of the yard. Mr. Croiell pointed out the difficulty in accessing the front of the house with the current layout and how the bridge would benefit. Mr. Hehl advised that whatever Mr. Stires needs to support the application they will provide. Mr. Stires noted the buffering is on the adjacent property and needs to be on the actual property. There was no concern reported from the fire inspector, Tom McNulty's report.

The meeting was open to the public. MD Bucko of 445 Johnston Drive approached the board and was sworn in. Mr. Bucko testified on behalf of Mr. Viera's character as good neighbor. On motion by Mr. DJ Hunsinger and Mr. PJ Panzarella seconded. Board voted unanimously yes on variance relief for a second driveway and bridge.

Lynn M.K. Franklin requesting permission to place Ovarian Cancer awareness signs and Teal Ribbons on Borough property around Watchung Lake and Borough Hall for the month of September 2024. On motion by Mr. DH Hunsinger and seconded by Mr. Panzarella.

Annual Report reviewed by the board, they highlighted the top three cases of 2023.

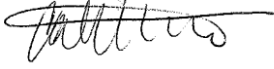
1. Case No.: BA 22-02; THAKUR
990 Somerset Street
BLOCK: 4401 LOT: 13
BB ZONE
Approved: 6/8/23
2. Case No. BA23-10; Crown Cadillac
1584 US Hwy 22 East
BLOCK: 6101 LOT: 1
BC Zone
Approved: 8/8/23
3. Case No.: BA 23-02; BJ's Wholesale Club
1601 US Hwy 22
BLOCK: 5801 LOT: 3; BLOCK 5901 LOT 3
BLOCK6001 LOT 1, 2 AND 3 BLOCK 6401 LOT 1.02 and
BLOCK 6402 LOT 2.01, 2.03, 2.04, and 2.05
Represented By: Stephen F. Hehl, Esq.
HD ZONE
Approved: 5/11/23

On motion by Mr. Hunsing and seconded by Mr. Panzarella. Meeting adjourned.

ADJOURN

The Board unanimously voted to adjourn the meeting.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Catherine Furlan", written in a cursive style.

Catherine Furlan
Board Clerk