

MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
April 3, 2008

Chairman Cronheim called the meeting to order at 7:30 pm and stated that notice of this meeting has been posted in Borough Hall, filed with the Borough Clerk and given to the Echoes-Sentinel, Journal and the Courier-News in conformance with the N.J.S.A. 10:4-6 et seq. The salute to the flag followed.

Present on roll call: Dallas, Sampson, Weber, Brown, Kita and Chairman Cronheim
Absent on roll call: Fechtner, Lauerman, Hunsinger
Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq., Attorney, and David A. Stires, PE, PP, Engineer

Applications:

BA 08-04 Van der Kroft, 455 Johnston Drive, Block 6501 Lot 6.01 – Any and all variances required to build a new home, destroyed by fire, that has no Lot Frontage.

Mr. Van der Kroft appeared before the Board. He stated that on Super Bowl Sunday his home was destroyed by fire. All were fine. They wanted to rebuild their home. Unfortunately they are on a flag lot and do not front on a public road.

There being no objectors or questions from the public, Chairman Cronheim closed this portion of the hearing.

The Board felt that due to the circumstances and access being established due to the events. Chairman Cronheim made a motion to approve the application, Mr. Weber seconded. It was unanimous at the call of roll.

Interpretation:

BA 08-05 Huang, 20 Knightsbridge, Block 4401 Lot 10 – Interpretation of the Fence Ordinance to allow a 4 ft. high aluminum fence on top of an existing retaining wall.

Mr. Huang appeared before the Board. Mr. Bennett stated that Mr. Huang has a retaining wall that is quite high. Mr. Huang issue is a safety issue. The fence will only be 4 feet high, which is what the ordinance allows, but because of the height of wall it will seem higher. The Board concurred at the call of roll with Mr. Bennett that the fence / wall allowable and would not require a variance

BA 08-06 Rose, 659 Mountain Boulevard, Block 401 Lot 10 – Interpretation of the Ordinance to go from a mixed use to a commercial use.

Mr. Bennett explained that the property has been a mixed use by variance for years they have no use for the residential use any more and would like to turn it into strictly commercial use. The use would not be intensified. The area would be a conference room. The Board concurred at the call of roll with Mr. Bennett that the use was allowable and would not require a variance.

RESOLUTION

BA 08-02 Aldrich, 91 Brookdale Road, Block 2601 Lot 3 – Any and all variances needed to build an addition that exceeds the allowable impervious surface coverage

The resolution was made available prior. Mr. Weber made a motion to accept the resolution, Mr. Brown seconded the motion. At the call of roll the Board unanimously approved the resolution.

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of May 1, 2008. at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment