

MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
August 7, 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: Fechtner, Lauerman, Hunsinger Dallas, Weber, Brown, Sampson, and Chairman Cronheim

Absent on roll call: Kita

Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq., Attorney, and David A. Stires, PE, PP, Engineer

Applications:

BA 08-11 Puleo, 15 Sequoia Drive, Block 6909 Lot 3 – Any and all variances needed to build an accessory structure in the front yard which will increase the impervious surface coverage due to the slope analyses to 28.7%.

Joseph Puleo, Reynolds Road, appeared before the Board on behalf of his parents. Mr. Puleo explained his parents wanted to add a standing three-car garage. A portion of the garage will sit in the front yard area. This is not allowed. He stated his father collects cars and this would allow him to keep them at his home as opposed at Mr. J. Puleos'.

Lee Titus, a professional engineer, was accepted and sworn in. He stated that the property has a steep slope issue and based on the Borough's Ordinance it reduced the amount of square footage of useable property. The existing impervious surface coverage is 24.4% and the proposed will be 28.7%, 25% is allowed in the RR Zone. Mr. Titus stated that if the Ordinance did not affect this property they would not be before the Board for impervious coverage.

Ms. Joan Kustera, 35 Sequoia Drive, asked about the view she would have from her home? Ms. Kustera's property borders where the new garage will go and she does not want to look a big wall. Mr. Puleo felt this would not inhibit her view.

Mr. Weber disagreed and felt it would prevent light onto the front of her property.

Mr. Hunsinger asked about the existing garage. Mr. Puleo stated it was a two car attached garage with lifts that allows storage presently of four cars.

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

Mr. Brown stated he did not see the hardship and thought it was more of a hardship to the neighbor.

Mr. Weber made a motion to deny the application, Mrs. Brown seconded. All present and eligible voted for the approval of the application at the call of roll.

BA 08-15 Cannelis, 20 Beechwood Road, Block 2601 Lot 7 – Any and all variances needed to build a new home on a lot with non-conforming lot size.

Mr. Weber stepped down on this application since the property lies within 200 ft of the Board of Education property

Mr. William Cannelis, the applicant, appeared before the Board. Mr. Cannelis stated that his family is growing and a bigger home is needed. The new home will meet all the requirements for the RB Zone. The reason for the variance is because the existing lot is undersized, 15000 sq ft is required and the property is 13125 sq ft.

Chairman Cronheim asked Mr. Bennett if this was correct? Mr. Bennett stated it was, there was nothing the applicant could do regarding the lot size.

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

Mr. Dallas made a motion to approve the application, Mr. Lauerman seconded it. At the call of roll it was approved unanimously.

BA 02-08 United American Properties at Watchung, Inc., 800 Somerset St, Block 4501 Lot 1.09 – Amended Application for final site plan approval.

Mark Breitman, Esq., appeared before the Board on behalf of the applicant. Mr. Breitman explained that the applicant was back due to the fact that the original approval granted by this Board did not allow left hand turns either in or out of the property. When the application went to the County for approval, the County wanted left turns. Unfortunately no one came back to the Board to amend the approval.

Richard Kenderian, was qualified as an expert in traffic and sworn in. He explained why making left turns was a positive and would not cause any problems.

Mr. Hunsinger stated traffic is very heavy in the morning and evening and would propose a problem.

Mr. Kenderian stated it would not it would mean less, due to the fact that traffic is moving slow and would allow for people to get onto Somerset Street easier.

Mr. Lee Titus, was qualified as an expert in engineering and sworn in. Mr. Titus talked of the history of Somerset Street and the proposed improvements to be made.

Mr. Brown asked the applicant to get together with the Police Department and find out about accidents on Somerset Street and to get their remarks regarding this change.

All agreed that this application would be carried until the September meeting.

Resolutions:

BA 08-13 Verizon Wireless, 18 Drift Road, Block 7010 Lots 5.01, 5.02 & 5.03 – Any and all variances to allow co-location on an existing cell tower and to allow equipment cabinets in the RR Zone.

The Resolution was made available prior to the hearing. Mr. Dallas made a motion to accept the resolution, Mrs. Fechtner seconded the motion. At the call of roll the Board unanimously approved the resolution.

The Board had a request for signage at Spratford Park from Watchung Borough for upcoming Blood Drive. The request was approved.

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of September 4, 2008. at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment