

MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
June 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: Fechtner, Lauerman, Hunsinger Dallas, Weber, Brown, and Sampson

Absent on roll call: Kita, Chairman Cronheim

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

Application with Amendment:

BA 07-08 100 Union Ave., LLC, 100 Union Ave., Block 7801 Lot 1 – Preliminary and final site plan approvals and any and all variances to build a car wash/lube business in the LI Zone and relief from the sign ordinance.

Philip Morin, Esq. appeared before the Board. Mr. Morin stated this application had previously appeared before the Board and was granted approvals for a car wash. The application has now gone to NJDEP for approval and they have requested modifications to the applications, which require the Board to amend the approvals.

Paul Fletcher a licensed engineer. Mr. Fletcher was reminded he was still under oath from the previous meetings. Mr. Fletcher explained that due to the stream encroachment permit that was a previous condition of approval from the Board. NJDEP has requested the building be reduced and moved 10 feet from the property line.

Mr. Al Mauti testified regarding the signage and concluded that at this time the applicant was uncertain to what exactly they wanted. They determined at this time the applicant would meet the present sign ordinance and if they did not would reappear at a later time.

William Butler, Esq., representing Weldon Materials Inc., stated his client had no objection to the amended plan. He explained that they were still working out the landscape buffer as the Board had required earlier and felt they were all moving in the right direction to satisfy all parties.

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

Mr. Sampson made a motion to approve the application, Mrs. Fechtner seconded. All present and eligible voted for the approval of the application at the call of roll.

Interpretation:

BA 08-10 Colorado Café, 154 Bonnie Burn Road, Block 7601 Lot 6 – Interpretation of the Ordinance to expand a non-conforming structure.

Representatives from Colorado Café appeared before the Board and explained they had an existing porch, which they wanted to enclose to make an area for smoking. This would not be used for space regarding occupancy. Due to rain, and other weather conditions it makes it safer to have people in one area as opposed to hanging out by the front door. The only access to this area would be from inside.

Mr. Dallas stated he did not have a problem with this. It would be safer and the structure already exists it is just a matter of closing it up.

Mr. Dallas made a motion of approval for this application and Mr. Brown seconded it. It was unanimously approved at the call of roll. No variance is required.

Resolutions:

All resolutions were made available prior to the meeting:

BA 08-03 Checchio, 900 Valley Road, Block 7401 Lot 11 – Any and all variances needed to build a new home on an existing non-conforming lot that will sit on a private road

Mr. Hunsinger made a motion to accept the resolution, Mr. Brown seconded the motion. At the call of roll the Board unanimously approved the resolution.

BA 08-06 Cwyl, 800 Valley Road, Block 6909 Lot 16 – Any and all variances needed to build a sunroom on a property with existing non-conforming impervious surface coverage.

Mr. Hunsinger made a motion to accept the resolution, Mrs. Fechtner seconded the motion. At the call of roll the Board unanimously approved the resolution.

BA 08-09 Costa, 70 Scott Drive, Block 1603 Lot 12 – Any and all variances needed to build a pool on an undersized lot that will exceed **the impervious surface requirement**.

Mr. Hunsinger 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 July 17, 2008. at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment