

**MINUTES**  
**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT**  
**March 6, 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: Hunsinger, Dallas, Sampson, Weber, Lauerman, Brown, Kita and Chairman Cronheim

Absent on roll call: Fechtner

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

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**Applications:**

**BA 08-01 Cassidy, 1370 Johnston Drive, Block 6403 Lot 18 – Any and all variances needed, preliminary and final site plan to have a Bed & Breakfast in the RR Zone.**

Karen Cassidy appeared before the Board on her own behalf. She explained the history of the property. She explained how it has been on the market since 2005 and has had no bites. She recently had an offer, but the buyer would like to make the home a bed and breakfast. This is why she is here tonight and would like to bifurcate the application before spending money on the site plan portion of the application, so it would be only the use that is before the Board.

John Chadwick, a professional planner from Kendall Park, was sworn in as an expert in Planning. Mr. Chadwick gave testimony on Ms. Cassidy's behalf. He described the area and how it has changed since the Cassidy-Smith's purchased the home in 1989. Mr. Chadwick described the positive and negative criteria regarding the property.

Tony Addario, Rock Road, stated he did not understand how this would benefit the community. He continued that it was a residential property and should continue.

Mary Cicciollella, Johnston Drive, she reiterated the same as Mr. Addario. She did not want the neighborhood to change and did not want the added traffic.

Due to other matters to hear and no other questions. Chairman Cronheim closed the public portion of the meeting and stated it would be carried until April 3, 2008.

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**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.**

Tim Aldrich appeared before the Board on his own behalf. Mr. Aldrich stated he had already done an addition which he was in the process of finalizing. Mr. Aldrich stated the proposed addition would be 16' X 15' his family needed more space. The existing impervious surface coverage was 36% the increase would be minimal.

Chairman Cronheim stated the current home was undersized and this addition would bring it up to conformity.

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

Mr. Dallas made a motion for approval and Mr. Weber seconded it. At the call of roll the application was unanimously accepted.

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**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 (Oakwood Lane).**

David Checchio, Esq. appeared before the Board on behalf of the applicant Amerigo Checchio. Mr. Checchio called Amerigo Checchio who was sworn in. Mr. A. Checchio described the property. He stated there was an existing home the faced Valley Road. His intention was to knock down the home and build a new one that will face Oakwood Lane a private road. The property is undersized they would make the new home conforming in size. He is proposing a front yard of 45 feet where 50 is required. Mr. Lee Titus a licensed engineer gave testimony supporting Mr. Checchios' statements.

The Oakwood Lane Homeowners Asssocation was present and objected to the application the road is private and they need permission to have access and face on Oakwood. Both parties commented and it was determined a meeting would be set up between both parties. The application would be carried until April 3, 2008

Mr. Weber stated the home was quite large and may not be in keeping with the neighborhood. Mr. Checchio stated they would look at that and discuss it with the Association and come back to the Board in April.

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Resolution:

**Amended:**

**BA 07-09 Andes, 97 Mountain Boulevard, Block 2301 Lot 9** – Any and all variances needed to build a new home on a lot with existing non-conforming lot size, lot width, lot frontage and creating non-conforming front yard setback, side yard and total side yard setback, building coverage and impervious lot coverage

Chairman Cronheim made a motion for approval and Mr. Hunsinger seconded it. At the call of roll the application was unanimously accepted.

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of March 6, 2008. at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel  
Clerk, Board of Adjustment