

**MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
May 1, 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, Kita and Chairman Cronheim

Absent on roll call: Sampson

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

Applications:

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, appeared before the Board on behalf of the applicant, Amerigo Checchio. Mr. D. Checchio stated they had done some research and had found the deed that gave access to Oakwood to this property, it was done during the sub-division. Mr. Checchio continued that they had reduced the size of the home as Mr. Weber had commented on at the last meeting. They have met with the Association and have come to an understanding and all seemed satisfied. The Chairman asked the Association to concur, which they did and stated they, were satisfied.

Chairman Cronheim asked if there were any questions from the public.

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

Mr. Hunsinger made a motion to approve the application, Mr. Dallas seconded. All present and eligible voted for the approval of the application at the call of roll with the exception of Mr. Weber who voted against the approval.

BA 08-09 Costa, 70 Scott Drive, Block 1603 Lot 12 – Any and all variances needed to allow a property to exceed the impervious coverage requirement.

Mrs. Maria Costa appeared before the Board. She explained that they have recently purchased the home and would like to put a swimming pool in. The lot is undersized and they presently exceed the impervious lot coverage.

Mr. L. Titus appeared before the Board and was sworn in as a professional engineer.

Mr. Titus stated this lot was part of an old subdivision. When the original property was divided up this property was originally 60, 000 sq ft, the requirement for this zone. 15,000 sq ft of this property was taken and used for a dedication for parking at the Watchung exempt hall and for the trails at the Falls. This resulted in many of the lots in this subdivision to be undersized. Also this has ultimately created non-conformity in impervious surface coverage. If this lot had been kept as 60,000 sq ft it would have met all requirements.

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

Mr. Weber made a motion of approval for this application and Mr. Hunsinger seconded it. It was unanimously approved at the call of roll.

BA 08-06 Cwyl, 800 Valley Road, Block 6909 Lot 16 – Any and all variances needed to allow a property to exceed the impervious coverage requirement.

Mr. Jack Cwyl appeared before the Board. Mr. Cwyl stated he was granted prior approvals in order to build the existing home. He was granted variances for lot area, lot width, lot frontage, front yard set back, rear yard set back and total side yard set back. He would like to remove the existing deck and build a sunroom, doing this would eliminate the rear yard setback variance. Although it would increase the impervious surface coverage from 29% to 30%, the building coverage would change from 14% to 16.3%.

Mrs. Fechtner stated things seemed to get better regarding variances on this property and thought it was all right.

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

Mr. Hunsinger made a motion of approval for this application and Mr. Weber seconded it. It was unanimously approved at the call of roll.

BA 08-08 Gupta, 20 Rock Road East, Block 403 Lot 10 – Any and all variances needed to build a solid combination fence/wall and to allow an accessory structure in the front yard.

Roger Gupta appeared before the Board. He explained that they have amended their application to move the pool to side yard and eliminated the variance for the accessory structure in the front yard.

Kevin Page, a professional engineer, was sworn in as an expert in engineering. Mr. Page explained the applicant proposed a solid 2-foot wall with a 4-foot fence on top of it. The fence would be estate like and would be similar to ones in Mendham and Chatham. Mr. Page presented pictures. The fence would only run the front of the property and would not totally enclose the property. The applicant is looking to deter people from walking on the property.

Mr. Hunsinger asked why the wall had to be so large, the columns were massive, as depicted in the pictures.

Several objectors were present.

Philip DiRosa, Rock Road East, stated this was a massive home and the wall/fence would only enhance the largeness of the property. He stated there were other options of deterrence, shrubs, trees etc.

Joe DeNicholas, Rock Road East, felt the same and thought the applicant needed to rethink his application.

Chairman Cronheim stated there were other alternatives and perhaps the Guptas' should relook at this and suggested the applicant put up a mock of this wall/fence so that the Board members could get an idea of it since the property sits up off the road it will appear larger.

Mr. Gupta agreed. He stated he would call the Board office when it was up and they would return at the next meeting in June.

Chairman Cronheim stated that was fine and closed this portion of the meeting.

RESOLUTION

Any and all variances required to build a new home, destroyed by fire that has no Lot Frontage.

The resolution was made available prior. Mr. Weber made a motion to accept the resolution, Mr. Hunsinger 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 June 5, 2008. at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment

