

**MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
November 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: Fechtner, Hunsinger, Weber, Dallas, Brown, Kita, Sampson and Chairman Cronheim

Absent on roll call: Lauerman

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

Applications:

BA 08-17, Kondak, 75 Johnston Drive, Block 4501 Lot 14 – Any and all variances to rebuild a garage that was destroyed by storm.

Ms. G. Kondak appeared before the Board. She explained her garage was destroyed in the storm in June. She wants to rebuild it in exactly the same footprint and keep it the same size. She has an unusual piece of property and the garage is too close to the road.

Chairman Cronheim felt this was self-explanatory and the due to the extreme hardship and cold weather coming.

Mr. Weber made a motion for approval. Mr. Hunsinger seconded the motion. The application was approved unanimously at the call of roll.

Due to the circumstances, Mr. McDonald had already prepared a resolution of approval.

Mr. McDonald read the resolution into the record. Mr. Weber made a motion of approval. Chairman Cronheim seconded the motion. The Resolution was approved at the call of roll by all present.

BA 08-18 Watchung VF, LLC., US Highway 22, Blocks 5801, 5901, 3001, 6401, 6402 Lots 3/ 2 & 3/ 1, 2, 3/ 1.02/ 1, 2.301, 2.02, 2.03, 2.04, 2.05 – Any and all variances, preliminary and final site plan approval for a drive thru retail space.

Lawrence Vastola, Esq. appeared before the Board on behalf of the applicant. He stated the applicant wanted to make the property more desirable for rent to allow a drive thru.

Chairman Cronheim asked what type of drive thru? Mr. Vastola stated his client wasn't sure but once they knew they would let the Board know. Chairman Cronheim thought it

was pre-mature for the applicant to appear, but the Board would allow the application to be carried until April, this way no prior notice would need to be given if something came up.

Mr. Vastola agreed to this, he also stated his client wanted to make façade changes for an incoming Vitamin Shoppe. Mr. Bennett stated no variance was required.

This concluded this portion of meeting.

BA 08-19 Clark, 111 Hillcrest Road, Block 4006 Lot 9 – Any and all variances needed to allow a 4 ½ foot solid fence in the rear yard.

Mrs. Gina Clark, the applicant appeared before the Board. She stated she owned a rental property on Hillcrest. She was looking for a 4-½ foot solid fence to be put in the rear yard. She wanted it for privacy but mainly to protect her tenants. Neighbors on both sides have children who play in the yard and climb the trees. She does not want to be libel and has asked the parents repeatedly to have the children stop to no avail.

Various Board members felt that due to the location and the amount of fence being shown street side the request was reasonable.

Hearing no further questions or statements from the public, Chairman Cronheim closed this portion of the meeting.

Mr. Weber made a motion to approve the application. Mr. Hunsinger seconded it. At the call of roll the application was approved unanimously.

DISCUSSION:

Resolution 2006-09 Tronco, 165 Stirling Road, Block 2401 Lot 18 – Amend impervious surface approval from 50.2% to 52.7%.

Mr. Bennett explained that the Troncos had come to the Board in 2006 and built a new home the home is now complete and when doing their final-as-builts it has been discovered that the impervious surface coverage has changed very minimally, from an approved 50.2 % to 52.7%.

The Board had no problem and modified the Resolution but agreed this property was build to the max. impervious coverage

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

Respectfully submitted,

Catherine M. Hammel

Clerk, Board of Adjustment