

MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT

August 6, 2009

Mr. Lauerman 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, Weber, Dallas, Hunsinger,
Sampson and Chairman Cronheim

Absent on roll call: Weber, Brown, Kita

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

BA 09-08 Abrams, 177 Mountain Boulevard, Block 7301 Lot 7 – Any and all variances needed to allow a professional home office in a residential home were the homeowner does not reside.

Gail Abrams, a licensed attorney appeared before the Board. She stated she has an office in Berkley Heights and would like to purchase the home on Mountain Boulevard and run her practice from there. Although Ms. Abrams and her family won't live there her mother will and when she goes to work her children will be with her.

Chairman Cronheim stated at this time this application would be an interpretation and a variance was not needed. Since the definition of "family" is very vague and not clearly defined. Chairman Cronheim and Mr. McDonald concurred an interpretation could be done.

Chairman Cronheim stated that since this would be a residential home and a family member would be using an allowed portion of the home for a professional home office as defined in the Ordinance it should be allowed.

A motion was made by Chairman Cronheim to approve the interpretation of the ordinance. Mrs. Fechtner seconded it and through a voice vote it was agreed unanimously.

BA 09-06 Hoover, 346 Ridge Road, Block 7003 Lot 1.01- Any and all variances needed to build a new home that will exceed the 35 foot height requirement.

Mrs. Fechtner recused herself from this application since she lives within 200 feet of the property.

Mr. Hoover appeared before the Board. Mr. Hoover stated he purchased this property in order to build a new home. The previous owner had gotten approval for a different home this home will not be as large and will not require as much disturbance.

Chairman Cronheim stated that recently the ordinance was amended to change how the height a residential home is calculated. Since this property was created through subdivision by the Planning Board and due to the steep slope to not grant this application would be a hardship. The Planning Boards intent was for a home to be built the lot being non-conforming was apparently an oversight.

Mr. Hunsinger agreed and asked the applicant to make sure the Fire Department was alright with the proposed home in regards to fire safety.

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

Chairman Cronheim made a motion for acceptance and Mr. Laureman approved it, all members voted in approval.

BA 09-07 Jelmert, 17 Falls View, Block 4001 Lot 6.01 – Any and all variances needed to build a new home that will exceed the 35 foot height requirement.

Phil Whitting, father of the applicant Cynthia Jelmert, appeared before the Board.

Mr. Whitting explained that this property was created by a sub-division by the Planning Board and that the non-conforming issues were approved then. Mr. Whitting explained that they have been in the process of deciding what type of home to build and have decided on pre-fab home like the one being built on Valley Road. When they came in to see Mr. Bennett they were informed that the LDO had just recently been change in calculating the building height.

Chairman Cronheim concurred with Mr. Whitting and explained that he, Mr. McDonald, members of the Laws and Ordinance committee and members of the Planning Board have met to discuss this. From this meeting they have determined that this change is to stop the “mcmansions”. This home does not reflect that.

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

Mr. Lauerman made a motion to accept the application and Chairman Cronheim seconded it. At the call of roll it was approved unanimously.

Resolution 2009-5 for Application BA 09-06, Hoover, 346 Ridge Road, Block 7003 Lot 1.01- Any and all variances needed to build a new home that will exceed the 35 foot height requirement.

The resolution was read by members of the Board. Having no comments or questions Chairman Cronheim made a motion for approval and Mr. Lauerman seconded it. At the call of roll it was approved.

Resolution 2009-4 for Application BA 09-07 Jelmert, 17 Falls View, Block 4001 Lot 6.01 – Any and all variances needed to build a new home that will exceed the 35 foot height requirement.

The resolution was read by members of the Board. Having no comments or questions Mr. Lauerman made a motion for approval and Chairman Cronheim seconded it. At the call of roll it was approved

The meeting was adjourned until the next meeting on September 17, 2009.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment