

**MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
February 5, 2009**

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, Weber, Hunsinger, Dallas, Brown, Kita, Sampson and Chairman Cronheim
Absent on roll call: Weber
Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq., Attorney, and David A. Stires, PE, PP, Engineer

BA 09-02 Brereton, 36 Gildersleeve, Block 6403 Lot 18 – Interpretation of the Ordinance to expand a non-conforming structure.

Ray Brereton appeared before the Board. Mr. Bennett explained that Mr. Brereton has an existing non-conforming structure. Mr. Brereton had been before the Board prior to put an addition on his home. Since that approval has now expired he has decided to add a level onto his home not changing the footprint.

Chairman Cronheim stated we have had these application before us in the past and since nothing was changing regarding the existing non-conforming bulk requirements and it was not changing the existing conforming requirements, a variance would not be necessary. .

Chairman Cronheim asked for a voice vote all approved the Interpretation unanimously. No variance required

Amended Application:

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

Larry Vastola appeared on behalf of the applicant Karen Cassidy. Mr. Vastola stated that Ms. Cassidy has a home in the RR Zone at this time she would like to bifurcate her application. Richard Sasso, Esq, Warren, at this time stated he would be appearing on behalf a objector, Terrance O'Connor, Prospect Ave, Watchung Ms. Cassidy gave a

brief history of her property and a synopsis of the homes time on the real estate market. Mr. Vastola asked her what type of properties were surrounding her home. She explained to the east was the Weldon Quarry, vacant land was directly across the street, residential homes were up the hill on Bonnie Burn after the Colorado Café Restaurant , and Route 22 was at the bottom of Bonnie Burn. Mr. Vastola asked Ms. Cassidy what type of professionals she would limit the use to if the variance was approved. Ms. Cassidy explained it would be accountants, architects, engineers, financial professionals, travel agents, psychologists, and lawyers. Ms. Cassidy felt she could probably get 5-7 offices out of the property, but that would depend on tenant request.

Mary Ciccolilla, 1010 Johnston Drive, asked Ms. Cassidy several questions regarding the property and how much and when she purchased it in relation to her asking price at present. Ms. Cassidy stated she purchased the property in 1989 and had resided there until August 05 at which time she and her husband divorced.

William Schneider, 866 Johnston Drive, asked how the change of use would environmentally impact the area. Ms. Cassidy was unaware of any impact, but stated she was not an expert.

John Rasweiler, 1110 Johnston Drive, asked about the vacant land and the residential uses on three sides of the property. Chairman Cronheim suggested Mr. Rasweiler wait until the Planner gave his testimony.

Mr. Vastola called John Chadwick, a licensed planner in New Jersey. Chairman Cronheim stated that Mr. Chadwick had been sworn in previously and was accepted prior by the Board as an expert.

Mr. Chadwick explained why the proposed property would work as office suites he also gave a brief explanation of the property and its surrounding area.

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of March 5, 2009. at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment

