

MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
May7, 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, 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 09-05 Kafka, 901 Valley Road, Block 7302 Lot 17 – Interpretation of the Ordinance.

Mr. Kafka appeared before the Board. Mr. Bennett explained that Mr. Kafka had appeared prior an Interpretation for a riding barn. The Board approved the Interpretation since the riding barn was an ancillary use to Farming. Mr. Kafka at this time would like to install stalls in the barn. The Ordinance states that no livestock would housed less than 50 feet from a property line. Since Mr. Kafka leases the property from PSE&G and this property is part of his overall usable acreage for farming. Mr. Bennett thought this would be allowable.

Chairman Cronheim stated he felt the same but if Mr. Kafka loss or did not renew the lease with PSE&G he would be subject to a variance for the housing of livestock less than 50 feet from a property line.

Mr. Brown asked how far the nearest home is to the barn. Mr. Kafka stated with the PSE&G property the nearest home is over 200 feet.

There were no further questions for Mr. Kafka from the public or the Board. Chairman Cronheim closed this portion of the meeting.

Mr. McDonald stated that the purpose of this application was to allow the housing of livestock less than 50 feet from a property line. Mr. McDonald stated since this was an Interpretation and not a variance a resolution would not be done, but if this was approved a letter would be put in the file regarding this matter.

Thru a voice vote the Board voted unanimously for the approval of the Interpretation.

RESOLUTION:

BA 09-03 Wagner, 91 Mountain Boulevard, Block 2301 Lot 10 – Any and all variances needed to allow a property to have an impervious surface coverage of 36% were 30% is allowed.

The Resolution was distributed prior and read by all members of the Board. Mrs. Fechtner made a motion to approve the Resolution and seconded by Mr. Lauerman. At the call of roll all eligible members approved the Resolution

Vouchers were approved unanimously by the Board.

The meeting was adjourned until the next meeting on June 4, 2009.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment