

**MINUTES**  
**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT**  
**December 2, 2010**

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, Dallas, Lauerman, Brown,\* Kita,  
Sampson and Chairman Cronheim

Absent on roll call: Weber, Hunsinger

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

\*Noted Mr. Kita arrived at 7:35 p.m, right after roll call.

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**INTERPRETATIONS:**

**BA 10-07 Caamic, 77 Valley View Road, Block 3401 Lot 1** – Interpretation of the Ordinance to allow expansion of a non-conforming structure.

Mr. Bennett explained that the existing structure is non-conforming; the rear yard set back is deficient. The applicant is proposing an addition but will not change or create any non-conforming issues.

Mr. Brown stated we had interpreted these applications before. The intent of the ordinance was not to create any further non-conforming issues. Chairman Cronheim agreed.

There being no further questions from anyone in the audience or Board members. Chairman Cronheim closed this portion of the meeting.

Chairman Cronheim made a motion to interpret the application with no variance needed and Mr. Lauerman seconded the motion. At the call of roll all eligible members voted in favor of the interpretation. Ordinance to allow expansion of a non-conforming structure.

**BA 10-08 708 Somerset Street, 708 Somerset Street, Block 4701 Lot 6** – Interpretation of the Ordinance to allow a professional office that does minor cosmetic procedures.

Mr. Otto, the property owner, stated that times are tough and he is trying to get tenants in. He has a prospective tenant that wants to minor beauty procedures. These would consist of hair removal, facials etc, they would be spa like. Chairman Cronheim stated

this sounded similar to the approval given to the physical therapy/chiropractors office across the way from Mr. Otto's building. Fellow Board members concurred.

There being no other questions or comments, Chairman Cronheim made a motion for the approval of the interpretation with no variances needed. Mr. Brown seconded the motion and all eligible Board members approved the Interpretation.

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Home Depot mad a request for a rug sale. Board members agreed this was similar to the other requests that were made throughout 2010. It was agreed by all that for 2011 a calendar would be submitted.

The meeting was adjourned until the next meeting of the Board of Adjustment scheduled on January 4, 2011 at 7:30pm

Respectfully submitted,

Catherine M. Hammel  
Clerk, Board of Adjustment