

**MINUTES**  
**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT**  
**April 7, 2011**

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, Hunsinger, Dallas, Brown, Kita, Bell, Panzarella and Chairman Cronheim

Absent on roll call:

Also Present: Edward P. Bennett, Jr., Zoning Officer, John P. McDonald, Esq., Attorney,

**INTERPRETATION**

**BA 11-02 Funcheon, 54 Cedar Road, Block 3601 Lot 8** – Interpretation of the ordinance to add-a-level to an existing conforming structure; deficient front yard set back.

Bill and Rachel Funcheon, homeowners, appeared before the Board. Mr. Bennett explained that the Funcheons have an existing front yard deficiency of 29.90 ft where 30 ft. is required. Mr. Bennett continued to explain that the Funcheons are not changing the footprint in any way and that they had been slightly over on their impervious surface coverage and had removed the overage to his satisfaction.

Mr. Hunsinger asked if they were presently at the required 30% for impervious surface coverage? Mr. Bennett stated they were. Mr. Hunsinger added that if any impervious surface coverage was added in the future the applicant would be aware that they would possibly be required to obtain a variance. The Funcheons stated they were and would do so if needed.

There being no further questions or comments from the Board, they voted unanimously in favor for the project to move ahead with a variance not being needed.

**BA 11-03 Snap Fitness, Watchung Square Mall, 1515 Route 22, Block 5703 Lot 2** – Interpretation of the ordinance to allow a business to be open 24 hours.

Scott Pyfer, Esq. of Lindabury, McCormick, et al and David Greenman, President Silbert Realty appeared before the Board. Mr. Bennett explained that our ordinance does not stipulate on hours of operation. The ordinance does discuss sign lighting and hours of illumination. The applicants are proposing a fitness facility that will be open 24 hours. Mr. Greenman explained that Snap Fitness has several facilities and are just starting in NJ. Everything is controlled by swipe pads, remote emergency access buttons and security cameras.

Mr. McDonald stated this site was approved by the Watchung Planning Board and he would like to make sure there was nothing in the Resolution regarding hours of operation.

Chairman Cronheim stated the Board would take a vote as to whether a variance would be needed based on Mr. McDonald finding nothing of fact in the Approved Resolution for Watchung Square, if there was a stipulation Mr. McDonald would address it with the Board and the Applicant.

There being no further questions or comments from the Board, they voted unanimously in favor for the project to move ahead with a variance not being needed.

\*\*\*\*Note: After the meeting Mr. McDonald reviewed all Resolutions pertaining to the approval of Watchung Square and found nothing regarding hours of operation.

Home Depot requested approval for a Tent Sale May 19<sup>th</sup> thru June 17, it was approved.

Watchung Education Foundation requested approval for a sign for their golf outing. Mrs. Fellin, Watchung Borough Administrator, previously approved the placement of the sign on Borough property, it would stay until May 16<sup>th</sup>, and it was approved.

Watchung Rescue Squad requested approval for signage for their annual fund drive. They previously obtained the approval of homeowners. This was approved.

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of May 2, 2011 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel  
Clerk, Board of Adjustment  
Amended 4/19/11