

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA Revised
REGULAR MEETING

November 10, 2022 | 7:30 PM [Virtual]
15 Mountain Blvd., Watchung, NJ 07069

TO VIRTUALLY ATTEND THIS ZOOM MEETING, FOLLOW THE INSTRUCTIONS:

Any remote public meeting where sworn testimony is being taken shall be broadcast by video, as well as audio, and all individuals giving sworn testimony shall appear by video.

<https://us06web.zoom.us/j/83632431235?pwd=eVdDeFVibjVFfaTRtU3Z6dzVsWGhDdz09>

Meeting ID: 836 3243 1235

Passcode: 285489

Telephone: +1-646-558-8656

The Agenda and Documents are available for download from the Borough website under the Board of Adjustment page or they can be emailed upon request at tsnyder@watchungnj.gov.

1. Call to Order

Notice of this regular meeting has been given pursuant to the Open Public Meetings Act N.J.S.A.10:4-6 et. seq.

In order to comply with the executive orders signed by the governor, and in an effort to follow best practices recommended by the CDC and in compliance with the DCA requirements for emergency meeting protocol, this meeting is being held virtually for all board members, board professionals, the applicant, the applicant's professionals, interested parties and members of the public.

Notice has been posted on borough website, at borough hall in compliance with the DCA requirements for emergency meeting protocol and has been given to the *Echoes Sentinel*, *Courier News* and *The Star Ledger*. Notice has been filed with the borough clerk. The following is the agenda to the extent known:

2. Flag Salute

3. Roll Call

4. Minutes

Regular Meeting Minutes, October 13, 2022.

5. CASE NO.: BA 22-05; Maha at Watchung LLC

20 Stirling Road

BLOCK: 4401 LOT: 6

Represented By: Erwin C. Schnitzer, Esq.

BB ZONE

To Access Plans: [Click Here](#).

Summary: The Applicant filed for a minor sub-division (lot line adjustment) between the property owner of MAHA at Watchung, LLC and property owned by the Borough of Watchung. The conveyance of the property will necessitate a d(1) use variance for a garage on the property, presently a public use which will be a private use after the lot line adjustment. The Applicant will also seek such other associated bulk variances in connection with the application and other variances, exceptions and/or design waivers as maybe required upon an analysis of the plans and the testimony at the public hearing.

6. CASE NO.: BA 22-04; Starbucks
1666 Rt. 22
BLOCK: 6101 LOT: 5
Represented By: Patrick K. McNamara, Esq.
HD ZONE
Expiration Date: 12/22/22

To Access Plans: [Click Here](#).

Summary: The Applicant seeks approval of a d(1) use variance to allow outdoor dining in connection with the site plan approval of a 2,365 sq. ft. Starbucks restaurant along with a d(3) conditional use variance for a drive-thru within 500 ft. of a residential zone. The restaurant is proposed to be located on the northwest pad of the larger retail shopping center development. The Applicant will also seek such other associated bulk variances in connection with the application and other variances, exceptions and/or design waivers as maybe required upon an analysis of the plans and the testimony at the public hearing.

7. Discussion

- ORDINANCE AMENDING THE BOROUGH'S ZONING REGULATIONS TO ESTBLISH AN ANNUAL PERMIT TO ALLOW OUTDOOR DINING AT FOOD ESTABLISHMENTS THROUGHOUT THE BOROUGH.
- ORDINANCE AMENDING THE BOROUGH'S ZONING REGULATIONS TO ALLOW OUTDOOR DINING AS A PERMITTED ACCESSORY USE TO FOOD ESTABLISHMENTS THROUGHOUT THE BOROUGH.

8. Adjournment

The next Regular Meeting is December 8, 2022.