

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING
May 11, 2023 | 7:30 PM
15 Mountain Blvd., Watchung, NJ 07069

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.

Notice has been posted on the Borough website, at Borough Hall, 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. Resolution BA 23-R6

Appointment of New Board Clerk

5. Resolution BA 23-R7; Maha at Watchung

Extension to file subdivision deed

6. Minutes

Reorganizational & Regular Meeting Minutes, January 12, 2023.

7. Case No.: BA 22-02; Thakur

990 Somerset Street

BLOCK: 4401 LOT: 3

Represented By: Allen J. Barkin, Esq.

BB ZONE

Expiration: 5/31/23

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

Summary: The Applicant is seeking approval to convert an existing structure into three (3) apartments which are not permitted in the B-B Zone, along with a height variance and other bulk variances associated with the application. The Applicant will also seek such other variances, exceptions and/or design waivers as maybe required upon an analysis of the plans and the testimony at the public hearing.

8. CASE NO.: BA 23-02; BJ's Wholesale Club, Inc.
1601 US Highway Rt. 22
BLOCK: 5801 LOT: 3; BLOCK: 5901 LOT: 3
BLOCK: 6001 LOT: 1, 2 and 3; BLOCK: 6401 LOT: 1.02 and
BLOCK: 6402 LOT: 2.01, 2.03, 2.04 and 2.05
Represented By: Stephen F. Hehl, Esq.
HD ZONE
Expiration: 7/8/23

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

Summary: The Applicant proposes to install an addition of external fuel dispensers (12 bays) for automobiles with attendant kiosk, lighted canopies, and re-configured parking and drive aisles. The Applicant will also seek such other variances, exceptions and/or design waivers as maybe required upon an analysis of the plans and the testimony at the public hearing.

9. CASE NO.: BA 23-03; Quiceno
109 Wildwood Terrace
BLOCK: 202 LOT: 1
Represented By: Kevin J. O'Connor, Esq.
RR ZONE
Expiration: 7/7/23

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

Summary: The Applicant seeks variance to permit an accessory structure outside of the building envelope. The Applicant will also seek such other variances, exceptions and/or design waivers as maybe required upon an analysis of the plans and the testimony at the public hearing.

10. Request
Wagner Farms requests temporary sign placement to promote their annual plant sale.

11. Adjournment
The next Regular Meeting is Thursday, June 8, 2023.