

**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT AGENDA**  
**REGULAR MEETING**  
**June 8, 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. Minutes

Regular Meeting Minutes, May 11, 2023.

5. Resolution BA 23-R8

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

Approved 5.11.23

6. CASE NO.: BA 22-06 Pushpam & Sana Patel

55 Jared Court BLOCK: 6802 LOT: 14

Represented By: John J. Sullivan, Esq.

ZONE: RR

Expiration: 9.8.23

To Access Plans, [Click Here](#)

Summary: Applicant seeking approval for the recently constructed walkway, pool deck extension, pergola, steps and permeable turf. Applicant proposes to install a drywell. Applicant also obtained a permit to construct a six foot perimeter fence which has not been constructed at this time.

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 23-03; 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.

9. Adjournment  
The next Regular Meeting is Tuesday July 11, 2023.

**Meetings will be held in-person at Borough Hall. As a courtesy, they will be recorded and posted to our video library after the meeting date.**