

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING
September 12th, 2024 | 7:30 PM
15 Mountain Blvd., Watchung, NJ 07069

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.

1. FLAG SALUTE

2. ROLL CALL

3. MINUTES

Approve meeting minutes from August 8th, 2024.

4. SIGNAGE REQUEST

Wagner Farm Arboretum (WFA) requesting permission to install 4 temporary signs for Brite Nights. Requesting to install 4 signs 18"x24" by:

- Water & Wine or Tennis Courts
- Outside Bayberry or Intersection of Bayberry Ln and Valley Rd
- Outside of Valley View School on Valley View
- Intersection of Gray Street and Rt 22

NEW APPLICATIONS

5. CASE NO.: BA 24-05; Rozario & Paul

1040 Johnston Drive
Block 6402, Lot 13
RR Zone

To Access Plans [Click Here](#)

The subject property is located on the south side of Johnston Drive and directly north of Mount Saint Mary's. The lot is currently vacant and consists of relatively wooded and steeply sloped from Johnston Drive down to Mount Saint Mary's with an elevation drop of 125 feet in elevation. The property is in the R-R Residential zoning district. The applicant is proposing to construct a single-family dwelling with patios, cantilevered terrace with a pool and fire pit and with two drives off of Johnston Drive and a four-car attached garage. The application is seeking variances (28-404 unless noted below) from the following:

Front Yard setback	50 ft. min required, and applicant is requesting 31.23 ft.
Building Coverage	15% max permitted, and applicant is proposing 17.7%
Lot Coverage	15.2% max allowed, and applicant is proposing 24.7%

Building Height 35 max permitted, and applicant is proposing 49.92 ft.
Driveway side yard 15 ft. min required, and applicant is proposing 5.63 ft.
(section 28-401 W.3.b.(1))
Parking in front yard Not permitted and applicant has parking spots in front yard
(section 28-401 W.3.b.(3))
Wall Height 4 ft max is permitted, and applicant is proposing 9.85 ft.
(Section 28-502 A.1.)

6. CASE NO.: BA24-06; Rodriguez

149 Mountain Blvd
Block 2201 Lot 4
ZONE R-B

To Access Plans [Click Here](#)

The applicant is requesting approval to install two-story covered porch on the front of the house.
The proposal will require variances (section 28-405) as follows:

Front Yard 35 ft. min. required 27.83 ft. proposed
Side Yard 10 ft. min. required 9 ft. proposed
Total Side 18 ft. min required 17.75 ft. proposed (porch)
Lot Coverage 30% max permitted 47.0% proposed

There are also several pre-existing non-conforming issues as follows:

Lot Area 15,000 SF min 8,053 SF existing
Lot Frontage 75 ft. min. 50.57 ft. existing
Lot Width 75 ft min. 45 ft. existing
Lot Depth 150 ft. min 92.75 ft. existing

7. ADJOURNMENT

The next regular meeting is **Thursday, October 10th, 2024.**

Meetings will be held in-person at Borough Hall.