

**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT AGENDA**  
**REGULAR MEETING**  
**October 10th, 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 September 12th, 2024.

**4. RESOLUTIONS**

**CASE NO.: BA22-06; Patel**

55 Jared Court  
Block 6802 Lot 14  
ZONE: RR

Retroactive extension request for Resolution BA23-R9. Applicant has met compliance but needs to retroactively request an extension since it was beyond the year deadline outlined in Resolution BA23-R9.

**5. CASE NO.: BA24-06; Rodriguez**

149 Mountain Blvd  
Block 2201 Lot 4  
ZONE R-B

**OLD APPLICATIONS**

**6. CASE NO.: BA 24-01; Demirgil**

55 Acorn Rd.  
BLOCK 1201 LOT 1.03  
RR ZONE  
Expiration:

**To Access Plans [Click Here](#)**

Applicant proposes to construct an accessory 50 ft. by 80 ft. asphalt multi-use sport court to promote applicant's healthy lifestyle, exercise, and post COVID recreation at their property, wherein the

multi-sport court is considered an accessory structure under the zoning ordinance. This accessory structure is completely contained in the rear of Applicant's property and is sufficiently buffered, wherein it will have no impact on any of the surrounding properties.

Variance(s) Requested/Required (along with any other relief that may be required)

Ordinance: 28-404.D — maximum impervious coverage permitted of 25%, wherein 35.20% exists and 48.10% is proposed. Side yard setback of 10 feet required, wherein the multi-use court is proposed at 6.13 feet and retaining wall is proposed at 5.13 feet.

**7. CASE NO.: BA 24-03; CARVAJAL**

10 Watchung Crest Drive

Block 4304 LOT 17.01

ZONE: RML3

Expires: September 7, 2024

**To Access Plans [Click Here](#)**

The subject property is located on the south side of Watchung Crest Drive and one lot west of the intersection of Watchung Crest Drive with Blue Wolf Trail. There is an existing two and a half-story brick house with a three car garage, a driveway and rear patio on the property. The property is in the R-M-L III Residential zoning district, see section 28-414 of the Land Development ordinance.

The existing driveway area adjacent to the garage doors extends westerly into a 35-foot-wide conservation easement. The driveway extends to 16.06 feet from the property line where 35 feet is required, a variance is required. A basketball hoop, pillar, driveway and fence were constructed in an environmental conservation easement.

**8. 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.)

**9. Public Comments for items not on the agenda**

**10. ADJOURNMENT**

The next regular meeting is **Thursday, November 14th, 2024.**

**Meetings will be held in-person at Borough Hall.**