

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING
November 14th, 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 October 10th, 2024.

RESOLUTIONS

4. BA24 R-14

BA23-12 Brandywine – Application Withdrawal

5. BA24 R-15

CASE NO.: BA 24-01; Demirgil

55 Acorn Rd.

BLOCK 1201 LOT 1.03

RR ZONE

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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.

6. OLD APPLICATIONS

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

1040 Johnston Drive

Block 6402, Lot 13
RR Zone
Expiration: **November 22nd, 2024**

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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.)

7. NEW APPLICATION

CASE NO.: BA 24-07; Anderson

108 Johnston Dr

BLOCK 5101 LOT 2

ZONE: RB

Expiration: **December 22, 2024**

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The subject property is located on the northwestern corner of the intersection of Upper Drive and Johnston Drive and is considered a corner lot. The lot is developed with a two-story framed dwelling and a freestanding two-car garage that has the driveway connection on Upper Drive. The property is in the R-B Residential zoning district. The applicant is proposing to demolish and reconstruct the existing retaining wall on the east side of the driveway. In doing so, the applicant is removing the curve in the retaining wall that limits the width of the driveway to a pinch point of 16 feet. By straightening the wall, there is an increase of coverage of 55 SF and the driveway then runs closer to the side property line than what currently exists. The application is seeking an impervious lot coverage variance, 39.7% is proposed and maximum

allowed is 30% in the R-B zoning district. Applicant is expanding the non-conformance of the driveway and seeks a variance from section 28-401 W.3.b(1) where 8 feet (principal side yard setback in the R-B district) is required, the driveway/retaining wall are located 3 feet from the sideline.

8. Tree of Lights December 7th at 5:30PM on the Village Green

9. ADJOURNMENT

The next regular meeting is **Thursday, December 12th, 2024.**

Meetings will be held in-person at Borough Hall.