

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

RESOLUTIONS

4. BA24 R-16

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

1040 Johnston Drive

Block 6402, Lot 13

RR Zone

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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.)

BA24 R-17

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.

5. OLD CASES:

CASE NO.: BA 23-02; BJ's Wholesale Club

1601 US Hwy 22

BLOCK: 5801 LOT: 3; BLOCK 5901 LOT 3

BLOCK6001 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

Expires: **March 26th, 2025**

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The subject property is located on the east bound side of Route 22 and within the retail center includes BJ's Wholesale Club and Buffalo Wild Wings and other retail uses. The applicant's most recent approval before this Board (BA23-02 approved June 8, 2023) was for the installation of fuel dispensers (12 bays) with a kiosk on the west side of the existing BJ's building resulting in a reconfiguration of the parking fields and a loss of 79 parking spaces on that side of the store.

Applicant is relocating the generator to the rear of the building and initial proposed location is being replaced with landscaping. Eight Buy-Online-Pick Up-In Store parking spaces have been proposed in front of the gas pumps and including bollard mounted signage. One ADA parking

space has been relocated to the front of the club and one cart corral has been relocated to provide for the ADA space relocation.

6. CASE NO.: BA 24-03; CARVAJAL

10 Watchung Crest Drive

Block 4304, LOT 17.01

ZONE: RML3

Expires: December 14th, 2024

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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.

7. ADJOURNMENT

The next regular and re-organizational meeting is **Thursday, January 9th, 2024.**

Meetings will be held in-person at Borough Hall.