

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REORGANIZATIONAL & REGULAR MEETING
January 09, 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 and Courier News*. Notice has been filed with the Borough Clerk. The following is the agenda to the extent known.

1. Flag Salute

2. Oaths of Office

3. Roll Call

4. Reorganization

- Appointment of Chairman
- Appointment of Vice Chairman
- Appointment of Secretary

5. Resolutions

Resolution BA 25-R1	Appointment of Board Professionals
Resolution BA 25-R2	Meeting Dates
Resolution BA 25-R3	Official Newspapers
Resolution BA 25-R4	Adoption of Bylaws
Resolution BA 25-R5	Annual Report

Adjourn to the Regular Meeting

6. Minutes

Regular Meeting Minutes, December 12, 2024.

7. Resolutions:

BA25-R6 CASE NO.: BA 23-02; BJ's Wholesale Club – Modification

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**

To Access Plans Click [Here](#)

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.

8. BA25 R-7

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. Adjournment

The next Regular Meeting is February 6th, 2025