

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING
May 15th, 2025 | 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. Roll Call

3. Minutes

Regular Meeting Minutes and Executive Meeting Minutes from April 3rd, 2025

4. Resolution BA25-R9

CASE NO.; BA21-05 SK Morris; (Second 1 year) Extension

[Click Here for Plans and Files.](#) Application was to develop multifamily homes consisting of 21 market rate townhouses and 6 affordable apartment units (27 units total) in 4 separate buildings. Site improvements include parking, signage, landscaping, lighting, and stormwater management. Applicant seeks a use variance relief pursuant to NJSA 40:55D-70(d)(1) for a proposed multifamily residential development where same is not permitted. Applicant also seeks use variance relief pursuant to NJSA 40:55D-70(d)(6) for building height greater than permitted (35 ft. permitted; 13 dwelling units per acre (27 dwelling units) proposed) if deemed necessary). The Applicant also seeks use variance relief pursuant to NJSA 40:55D-70(d)(1) for multiple principle building uses located on a single lot (if deemed necessary).

5. CASE No: BA 25-1 Betancourth

45 Dug Way

Block 40.06 Lot 35

ZONE: RR

Expiration: 07/30/2025

[Click Here for Plans](#)

The applicant is requesting approval to install an inground pool to the north and behind the dwelling and patio area. The allowable maximum lot coverage for the R-R District is 25% (section 28-404 d of the LDO). Due to the steep slopes, the developable lot area is reduced to 39,020 SF (net) from 60,996 SF (gross). The lot coverage proposed is 37.5% and requires a variance (section 23A-3.2 a (9) of the Municipal Code).

6. CASE No.: BA 25-02; Msallem

46 Orchard

Block 4307 Lot 10.02

ZONE: RR

Expiration: 07/17/2025

[Click Here for Plans](#). The subject property is located on the west side of Orchard Road, several hundred feet north of Valley Road. The site contains an existing two-story single-family dwelling and associated site improvements including a lengthy drive, rear patio and inground pool. The property slopes from west to east and there is an area of wetlands located in the front yard along Orchard Road. The property is in the R-R Residential zoning district.

The applicant's pool equipment is located along the rear (west) of the property and is 1.8 feet from the property line. The ordinance requires a rear yard setback of 20 feet for accessory pool structures (section 28-404 B-2). In addition, the pool fence (section 28-502) follows the rear lot line but does slightly traverse onto the neighbors (Lot 12.01).

7. Executive Session BA25-R11

8. Adjournment

The next Regular Meeting is Thursday, June 12th, 2025