

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING
June 12th, 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 from May15th, 2025

4. Resolution BA25-R11

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).

5. Resolution BA25-R12

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).

6. 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.

7. Executive Session BA25-R13

8. Adjournment

The next Regular Meeting is Thursday, July 10th, 2025