

**BOROUGH OF WATCHUNG  
BOARD OF ADJUSTMENT AGENDA  
REGULAR MEETING  
July 10th, 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 June 12th, 2025

Executive Meeting Minutes from June 12<sup>th</sup>, 2025

**4. 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).

**5. RESOLUTION BA 25-R14**

**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.

- 6. CASE NO.: BA 25-04; Crown Cadillac  
1584 US Rt 22  
BLOCK 6101 LOT 1  
Represented By: Jay B. Bohn, Esq.  
BC ZONE  
Expiration: Friday, October 24<sup>th</sup>, 2025**

**To Access Plans [Click Here](#)**

The subject property is located on the westbound side of Route 22 and at the southeast corner of the intersection of Route 22 and Raymond Avenue. The southern border of the property borders the Green Brook and the City of Plainfield municipal border. The property is in the B-C zoning district. The application received an approval from the Board of Adjustment in 2023 to do upgrades to the site including installation of EV charger infrastructure, façade changes, canopies were proposed over the showroom and service entrances and renovations to the interior of the building and replacement of all signage. In 1981, this Board approved a use variance to permit automobile use and subsequently approved Preliminary and Final Site Plan for the improvements. In 1992, the Board granted approval to replace a prior sign with a 42-foot-high freed standing illuminated sign. Work has subsequently proceeded on the Dealership and is near completion. During the course of construction, the applicant has requested several modifications to the approved plan. As such, they are now coming back to the Board for amended Site Plan approval. The current application includes:

- A curb cut on Raymond Avenue to allow for easier navigation at the service drop off area.
- Regarding the paved areas in the northern portion of the parking lot to allow for safer and more efficient maneuvering of on-site display vehicles.
- Adding a French drain along the northwestern wall of the existing showroom to enhance the on-site stormwater management.
- Lastly, the applicant's engineer has provided a point-by-point response to my review letter of July 6, 2023 and the Resolution of Approval (BA23-R13).

**7. Rozario Settlement BA25-R15**

**8. Executive Session BA25-R16**

**9. Adjournment**

The next Regular Meeting is Thursday, August 14th, 2025