

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REGULAR MEETING
September 11, 2025 | 7:30 PM
15 Mountain Blvd., Watchung, NJ 07069**

1. 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.

2. FLAG SALUTE

3. ROLL CALL

4. Minutes Regular Meeting Minutes from August 14th, 2025

5. Temporary Signage (Retroactive) (8/15-9/12)

Pickball Kingdom 1151 Route 22 [Click Here for Documents](#)

6. RESOLUTION BA25-R14

CASE NO.: BA 24-03; CARVAJAL

10 Watchung Crest Drive

Block 4304 LOT 17.01

ZONE: RML3

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. The resolution is to memorialize the denial of the application.

7. WHISPERING WOODS HEARING

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

1040 Johnston Drive

Block 6402, Lot 13

RR Zone

[Click Here](#) for revised plans

The initial submission required ‘C’ variance relief for front setback (31.23’ proposed, 50’ required), building coverage (17.7% proposed, 15% permitted), lot coverage (24.7% proposed, 15.2% permitted), driveway side setback (5.63’ proposed, 15’ required), front yard parking (not permitted) and retaining wall height (9.85’ proposed, 4’ permitted). ‘D-6’ relief for building height was also required for a building height of 49.92’, whereas 35’ is permitted. the dwelling was reduced, which further reduced coverage. Additional landscaping and decking were also introduced to the plan.

The revised submission brought front setback, building coverage and lot coverage closer to conformance with the zoning requirements. The front setback was increased to 43.23’ (increase of 12’), the building coverage was reduced to 17.3% (reduction of 0.4%) and lot coverage was reduced to 23.1% (reduction of 1.6%). The garage was reduced from a 4-car to a 3-car garage, which increased the front yard. The size of the southwest wing of

The current submission brings building coverage, lot coverage and building height even closer to conformance with the zoning requirements. The building coverage was reduced to 16.1% (reduction of 1.2%). The lot coverage was reduced to 21.8% (reduction of 1.3%). Building height was reduced to 46.79’ (reduction of 3.13’). Several floor elevations were lowered. The terrace was stepped down and resized. The southeast wing was resized and reoriented to increase distance from the adjacent property Owner. The survey was also revised to include additional information from neighboring properties in order to better establish compatibility of the proposal with same.

8. CASE No.: BA 25-05; Abreu

339 Johnston Drive

Block 5301 Lot 2

ZONE: RR

Expiration: 12/12/2025

[Click Here](#) for Plans.

The applicant is proposing to install a pool and patio area with a walkway connecting to the rear patio area of the dwelling. The proposal requires variances for impervious coverage where 21.56% is permitted and 27.08% is proposed and section 28-404 B (2) only allows for pools in the rear yard; the proposed pool is located in the front yard and requires a variance.

9. Executive Session BA25-R19

10. Adjournment. The next Regular Meeting is Thursday, October 9th, 2025