

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
REORGANIZATIONAL & REGULAR MEETING
January 08, 2026 | 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 26-R1	Appointment of Board Professionals
Resolution BA 26-R2	Meeting Dates
Resolution BA 26-R3	Official Newspapers
Resolution BA 26-R4	Adoption of Bylaws
Resolution BA 26-R5	Annual Report

Adjourn to the Regular Meeting

6. Minutes

Regular Meeting Minutes, November 13th, 2025.

7. APPLICTION

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.

8. Executive Session Resolution BA26-R6

9. Adjournment

The next Regular Meeting is **Thursday, February 12th, 2026** at 7:30pm.