

Design Resources Group Architects, AIA, Inc.

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Principals

Watchung Municipal Building Zoning Department 15 Mountain Boulevard Watchung, NJ 07069

June 28, 2021 DRG #22105-02

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Attention: Carolyn Taylor - Zoning Officer

New Storage Building Reference:

AT THE:

Valley View Middle School 50 Valley View Road Watchung, NJ 07069 NJDOE: #5540-050-21-1000

Watchung Borough School District – Board of Education

1 Dr. Parenty Way Watchung, NJ 07069

Ms. Taylor,

We are working with the Watchung Borough School District on an upcoming referendum project. One of the projects to be included is the addition of a new storage building on the grounds of the Valley View School.

As part of the New Jersey Department of Education (NJDOE) approval process, the NJDOE requires that public school districts submit to the planning board when projects involve new construction. On behalf of the School District, Design Resources Group Architects, AIA is submitting the above referenced project to the Borough of Watchung Planning Board for review.

Please find the enclosed preliminary plans and application and for review. We understand that per Mr. James Damato, the Borough Administrator, the \$35.00 application fee has been waived. We are respectfully asking the following from the Borough of Watchung.

- 1. Waiver of Planning Board appearance by the Technical Review Committee given the (small) scale of the project; the project footprint is approximately 600 square feet.
- 2. Reserve a spot on the next Watchung Planning Board agenda if required and provide the Board members a cursory review of the project for their input (as public schools are not bound by the same zoning rules as other use groups).

If you have any questions or need any additional information please contact Frank Bowlby in our office, he can be reached in the office at 732-560-7900 X205.

Thank you,

Patrick S. Seiwell, A.I.A. Principal, Vice President **Design Resources Group**

cc: File, Mr. George Alexis, WBPS-BOE, Mr. Richard Pepe, WBPS-BOE

RR ZONING PERMIT APPLICATION AND DETERMINATION BOROUGH OF WATCHUNG

15 MOUNTAIN BLVD. WATCHUNG, NJ 07069

BLOCK: 31.01	_ LOT:6 REQUIRED	PHONE: 908-755-8121 EXISTING PROPOSED		VARIANCE
zone: RR				REQUIRED
OT DEPTH		732.36'	NO CHANGE	
OT AREA	60,000	249,425 sf		
T WIDTH	150'	APPROX. 325'		
Γ FRONTAGE	100'	NA		
ONT YARD SETBACK	50'	NA	V	
AR YARD SETBACK	35'	NA	+275-0"	
DE YARD SETBACK	15'	NA	+21'-0"	
OTAL SIDE YARDS	50'	NA	NA	
CCESSORY SIDE YARD	10'	NA		
OTAL ACCESSORY SIDE YARD	20'	NA		
CCESSORY REAR YARD	10'	NA		
ILDING HEIGHT	35'	NA	V	
CCESSORY BUILDING HEIGHT	12' UNDER 400		approx. 14'-0"	
JTSIDE BLDG. ENVELOPE	SQ.FT.			
JILDING COVERAGE (%)	15%	SCHOOL BUILDING IS EXISTING	NA (.0021% OF OVERALL LOT)	
BITABLE SQUARE FOOTAGE	2,000	NA	NO CHANGE	
ERVIOUS LOT COVERAGE (%)	25%	NA	NO CHANGE	
the above information must be corcures, and surfaces in their exact located land Surveyor to the effect that ad must be submitted as well, in supposed Denied	mpleted along with cation to the propo the line of the boo	erty and street lines. unding street or stree	A written statem ets has been accur ust currently refle	ent by a Civil ately located ct the lot imp
	DATE:	CHECK	:# CA	\SH
D: AMOUNT:				

DATE

LAST UPDATED 7/20/20

CAROLYN TAYLOR- ZONING OFFICER

PROJECT TITLE:

RENOVATIONS
VALLEY VIEW SCHOOL

50 VALLEY VIEW RD, WATCHUNG, NJ 07069

FOR THE:

WATCHUNG BOARD OF EDUCATION

1 PARENTY WAY WATCHUNG, NJ 07069 STATE PLAN NO. 5540-050-21-1000





LOCATION MAP

PLANNING BOARD SUBMISSION: 6/25/2021

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DRG NO.

Parick S sevel | AA, NCARB, LED AP

WLE 2 AND GOOD | NLE PAROTES | INVL EG 1550-1

Through J, Angrain | AA, KCARB, LED AP

NLE 2 AND 166800 | PA LE PAROGES | INVL EG 2779-1

Phillip J, CROWN | PE LE PAROSOOR | INVL EG 7858-1

NLE AGGRESTONSOO | PA LE PEDSGOOR | INV LE 07858-1

Permsylvania PO Box 1390 Doylestom, RA 18901 T. 201 213 3899 Hany Y. 54lib | AIA, MCARB NI LC 21AD1733000 | IYI LC 032590-1 | PA LC R **CVR-PP**



