

**BOROUGH OF WATCHUNG
PLANNING BOARD AGENDA
REGULAR MEETING
May 27th, 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 in Borough Hall and has been given to the *Echoes Sentinel*, and the *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, April 15th, 2025

5. Resolution PB25 R-7 Executive Session

WELDON MATERIALS, INC. VS. PLANNING BOARD OF THE BOROUGH OF WATCHUNG, AND THE LEARNING EXPERIENCE HOLDING CORP.

6. APPLICATIONS:

PB24-02; RAISING CANE'S

Proposed Fast-Food Restaurant with Drive-Thru

Blue Star Shopping Center

Block 6404, Lots 2.01, 2.02, 2.03, & 2.04

Expiration: 05/31/2025

Click Access Plans [Click Here](#) The Applicant proposes to replace the existing +/-8,616 sf Hibachi Grill & Supreme Buffet pad site fronting on Route 22 with a 3,760-sf Raising Cane's restaurant with a 2-lane drive thru.

7. CASE NO.: PB 24-01/PB19-01; Bonnie Burn Redevelopers Urban Renewal, LLC

ADDRESS: 275 Bonnie Burn

BLOCK: 7403, Lots 5

RB ZONE

Expiration: **06/26/2025**

[Click Here](#) for Plans. The Applicant seeks to modify the Club house designs which were previously approved. The revised clubhouse design fully complies with all items of the applicable ordinance 28-420.I, 28-420.J and 28-240.F. The overall form and footprint remain unchanged. While the materials remain unchanged, brick, fiber cement and metal accent, they have been used in a different manor. We have added a metal accent element to the front and sides of the clubhouse that accentuates the two-story nature of the space beyond. This metal accent feature wraps the sides of the façade at the first story. In addition, we moved the location of the corner bay element from the right side of the front elevation to the left side and changed the color of the

fiber cement siding from white to wood tone. We felt it was necessary to make an architectural statement at the entry to the project and these forms provide that statement. A vertical siding element was added to all sides of the building in lieu of the horizontal siding for all sides. Some of the windows were adjusted to accommodate the interior floor plan. Additionally, the partial basement space now matches the footprint of the level above increasing the overall square footage by 1,529 s.f. The residential buildings remain unchanged.

8. Public Comments; For items not on the agenda

9. Adjournment

The next Regular Meeting will be Tuesday, June 17th, 2025 at 7:30pm.