

**BOROUGH OF WATCHUNG
PLANNING BOARD AGENDA
REGULAR MEETING
September 16th, 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 from August 19th, 2025

5. RESOLUTIONS PB25-R-10

PB24-02; RAISING CANE'S (Final Site Plan Approval)

Proposed Fast-Food Restaurant with Drive-Thru

Blue Star Shopping Center

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

The Applicant is seeking Final Site Plan approvals 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.

Click Access Plans [Click Here](#)

6. APPLICATIONS:

PB25-01; AMERICAN RECYCLING TECHNOLOGIES

1640 Route 22

Block 6101 Lot 5

Zone: HD

Expiration: November 4th, 2025

The Applicant seeks to place a clothing bin in the parking lot of City MD. The proposal would appear to remove two parking spaces. Since the site was the subject of a prior parking variance(s) the removal of these spaces would require a new parking variance.

Click Access [Plans Here](#)

7. PB25-02; SHOPRITE

1701 Rt. 22

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

Represented by: Michael P. O'Grodnick, Esq.

HD Zone

Expiration Date: December 12th, 2025

Click [Here](#) for Plans. The applicant proposes two (2) shopping cart storage areas, two (2) floral display areas and a bike rack along the building frontage. Additionally, the applicant seeks to amend a prior variance for 1,668 parking stalls to a new value of 1,666 parking stalls in order to facilitate the construction of four (4) additional handicap accessible parking stalls. Please note the site plan drawings have been revised to provide two (2) propane tanks 25' from the second entry/exit of the ShopRite.

8. Public Comments; For items not on the agenda

9. Adjournment

The next Regular Meeting will be Tuesday, October 14th, 2025 at 7:30pm.