

**BOROUGH OF WATCHUNG
PLANNING BOARD AGENDA
REGULAR MEETING
APRIL 21ST, 2026 | 7:30 PM
15 Mountain Blvd., Watchung, NJ 07069**

1. CALL TO ORDER

NOTICE OF THIS SPECIAL 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 BOROUGH WEBSITE, AT BOROUGH HALL AND HAS BEEN GIVEN TO 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

A. Regular Meeting February 17th, 2026

B. Special Meeting March 2nd, 2026

5. FAIR SHARE HOUSING PLAN

- A. **ORD 26-02; PB26-R10** A RESOLUTION RECOMMENDING AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, TO REVISE THE ROUTE 22 AFFORDABLE HOUSING OVERLAY ZONE DISTRICT IN COMPLIANCE WITH THE BOROUGH'S AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4TH ROUND AFFORDABLE HOUSING OBLIGATIONS.
- B. **ORD26-03; PB26-R11** A RESOLUTION RECOMMENDING AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, TO REVISE THE S-W SOMERSET STREET/ WATCHUNG AVENUE AFFORDABLE HOUSING OVERLAY ZONE DISTRICT IN COMPLIANCE WITH THE BOROUGHS AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4TH ROUND AFFORDABLE HOUSING OBLIGATIONS
- C. **ORD 26-04; PB26-12A** RESOLUTION RECOMMENDING AN ORDINANCE AMENDING CHAPTER 28, LAND DEVELOPMENT, ESTABLISHING A NEW ROUTE 22 AFFORDABLE HOUSING OVERLAY ZONE DISTRICT - 2 IN COMPLIANCE WITH THE BOROUGHS

AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN AND ITS 4TH ROUND AFFORDABLE HOUSING OBLIGATIONS

- D. [PB26-R13 ORD 26-05](#) – Amending Affordable Housing Fees
- 6. [PB26-R14 ORD 26-06](#) Amending Regulations of Swimming Pools & Fences

7. APPLICATIONS:

Case No.: PB 26-01; 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: Thursday, July 23rd, 2026

[Click Here for Plans](#)

The prior approval relied upon the creation of 67 EV parking stalls within the shopping center. Pursuant to the code, an applicant is permitted to take credit for each make ready parking stall at a two to one ratio thereby increasing the number of physically constructed parking stalls by an additional 67. Amended Site Plan Review Blue Star Shopping Center Watchung Borough, Somerset County, NJ March 25, 2026 Page 2 of 3
5 Pitcairn Drive PO Box 99 Roseland, New Jersey 07068 Roseland, NJ 07068 T: (973) 228-0999 BrightViewEngineering.com

This application is submitted to eliminate the construction of the 67 EV parking stalls and replace same with eight (8) “Fast Charging” stations.

It should be noted that the applicant has filed an amended application which will impact the overall parking variance for the project. As such, while there is no plan revisions included with this application, the future application may require revision.

8. **Case No.: PB 26-02; Raising Cane’s**

1701 Rt. 22

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

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

HD Zone

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9. Public Comments; For items not on the agenda

10. Adjournment The next Regular Meeting will be Tuesday, May 19th, 2026 at 7:30pm.