

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT AGENDA
July 30th, 2015 7:30 p.m.

1. CALL TO ORDER –Notice of this 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, Star Ledger, or the Courier News. Notice has been filed with the Borough Clerk.

2. SALUTE TO THE FLAG.

3. ROLL CALL

4. APPLICATIONS

Application # BA15-10 Peter Martino 15 Sunbright Road

Block 4307 Lot 7

Garage rebuild

Variance relief for accessory structure in front yard 28-401B1(f)

Any and all variances associated with this application as needed

Application # BA15-11 210 Mountain Boulevard, Watchung, New Jersey, also known as Block 24.01 Lots 3.01 & 3.02, as shown on the Watchung tax map. The applicant requests approval of continued use variances for the redevelopment of the existing non-conforming medical office and two residential apartments as a professional office and two residential apartments in two separate principal buildings on a single lot which requires variances from Sections 28-404 “R-R” Rural Single Family Residential and 28-105 Number of Principal Uses, Buildings and Dwellings per Lot of the Watchung zoning ordinance.

Variances Requested: Sections 28-404 “R-R” Rural Single Family Residential and 28-105 Number of Principal Uses, Buildings and Dwellings per Lot of the Watchung zoning ordinance for two principal uses, buildings and dwellings on a single lot to include a professional office and two residential apartments. The applicant will also seek such other relief or variances as may be determined necessary at the public hearing based upon review of the application or amendment(s) to the application. Any person affected by the application has an opportunity to be heard at the hearing, and may present any objections to the granting of this application as proposed

Application # BA15-12 Village Supermarket, Inc.

1701-20 Route 22 West, Block 6404 Lot 2.01

The Applicant proposes to display goods for sale outside. The Applicant seeks relief from Section 28-401L of the Land Development Ordinance which provides that goods shall not be displayed outside of a business structure without obtaining a special permit from the Board of Adjustment to display such goods. The Applicant seeks relief from Section 28-409, specifically 28-409E(2) of the Land Development Ordinance which provides that where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent residential uses and must be situated within the property lines of the principal use.

The Applicant seeks a use variance pursuant to N.J.S.A. 40:55D-70(d)(1). If the Board determines relief can be granted pursuant to N.J.S.A. 40:55-70(c), the Applicant requests relief pursuant to either or both (c)1

and/or (c)2. In addition, the Applicant requests all such other variances, waivers, exceptions and/or other relief from the Borough of Watchung as may be deemed necessary or required at the time of the hearing of this matter.

Any and all variances associated with this application as needed.

INTERPRETATIONS

BAI15-13 Sarayu Wellness, LLC (Hand and Stone Massage and Facial Spa)
1701 Route 22 West Block 6404 Lot 2.01
Use Interpretation

BAI15-14 Levin Management
1701 Route 22 West Block 6404 Lot 2.01
Interpretation for graphic signage on non-occupied stores

REQUEST- Watchung Chemical Engine Company- Request to put membership signs up for 30 days