

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
DANIEL CRONHEIM, CHAIRMAN**

Regular Meeting
July 11th, 2024

**OFFICIAL MINUTES
Adopted on: August 8th, 2024**

Chairman Daniel Cronheim called the regular meeting to order at 7:34 p.m.

ROLL CALL

| | |
|----------------------------------|---|
| Mr. DJ Hunsinger – Present | Alex Xie – Absent |
| Mr. PJ Panzarella – Present | Mr. Daniel Cronheim, Chairman -Present |
| Mr. Mitchell Taraschi – Present | David A. Stires, PE, PP, Board Engineer – Present |
| Mr. Anthony Terrezza - Present | Steven Warner, Esq., Board Attorney - Absent |
| | Christopher Sobieski – Present |
| Mr. John Van De Castle – Present | Graeme Birrell - Present |
| | Catherine Furlan, Board Clerk -Present |
| George Sopko - Absent | |

Chairman Cronheim read the Call to Order Open Meetings Act statement as required by law. The Board attorney was not present, but Christopher Sobieski was and acted and advised the Board on legal matters. Everyone stood for the Pledge of Allegiance to the flag.

MINUTES

The Board reviewed the minutes from the June 11th, 2024 meeting. On motion by Mr. Terrezza seconded by Mr. Taraschi to approve the minutes. The minutes from June 11th, 2024 were accepted and carried on voice vote. All voted in favor except for Mr. Huntsinger who abstained.

RESOLUTIONS

CASE NO.: BA23-11; EGHELISHI

Mr. Taraschi made a motion to approve Resolution BA24-R10 seconded by Mr. Van de Castle.

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| | Motion to DENY the Application Date: June 11, 2024 | Resolution of Memorialization Date: July 11, 2024 |
|--|---|--|

| Member | Motion | 2nd | Aye | Nay | Abstain | Absent | | Motion | 2nd | Aye | Nay | Ineligible | Absent |
|-----------------------|--------|-----|-----|-----|---------|--------|--|--------|-----|-----|-----|------------|--------|
| Cronheim | | | x | | | | | | | x | | | |
| Hunsinger | | | | | | x | | | | | | x | |
| Terrezza | | | | | | x | | | | | | X | |
| Sopko | | | x | | | | | | | | | | x |
| Panzarella | X | | x | | | | | | | x | | | |
| Taraschi | | | x | | | | | X | | x | | | |
| Birrell | | | x | | | | | | | x | | | |
| Van de Castle (Al. 1) | | X | x | | | | | | X | x | | | |
| Xie (Al. 2) | | | x | | | | | | | | | | x |

APPLICATIONS:
CASE NO.: BA 24-03; CARVAJAL
 10 Watchung Crest Drive
 Block 4304 LOT 17.01
 ZONE: RML3
 Expires: September 7, 2024

The subject property is located on the south side of Watchung Crest Drive and one lot west of the intersection of Watchung Crest Drive with Blue Wolf Trail. There is an existing two and a half-story brick house with a three-car garage, a driveway and rear patio on the property. The property is in the R-M-L III Residential zoning district, see section 28-414 of the Land Development ordinance.

The existing driveway area adjacent to the garage doors extends westerly into a 35-foot-wide conservation easement. The driveway extends to 16.06 feet from the property line where 35 feet is required, a variance is required. A basketball hoop, pillar, driveway and fence were constructed in an environmental conservation easement and trees were removed.

Mr. Carvajal the Applicant, approached the podium to present his case and was sworn in by Mr. Sobieski. Mr. Carvajal added a fence request to the application which would be an additional variance.

PUBLIC COMMENT
 Gerry Kitsopoulos from 98 Crestwood Drive approached the podium and was sworn in by Mr. Sobieski. Mr. Kitsopoulos submitted documents to support his testimony against the application.

EXHIBITS
 Exhibit 0-1 Tree Removal Permit 05/15/2002

Exhibit 0-2 Application for Clearing Permit
07/13/2022
Exhibit 0-3 Survey of 88 Crestwood 08/10/22
Exhibit 0-4 Stop Work Order 08/19/2022
Exhibit 0-5 Watchung Police Report Stolen Vehicles 06/17/2015
Exhibit 0-6 Fence Zoning Application 30 Watchung Crest Dr. 06/24/2004
Exhibit 0-7 BA Application 30 Watchung Crest Dr. 07/12/2004
Exhibit 0-8 Watchung Polic Report Tree Dispute 07/12/2022
Exhibit 0-9 Email from Jason Cline 08/23/2022
Exhibit 0-10 Land Disturbance Permit
Exhibit 0-11 Google maps street view 2024
Exhibit 0-12 Google Maps ariel view 2024

PUBLIC COMMENT

Mr. Carvajal approached the podium and was reminded he was still under oath. Applicant spoke on redirect about his testimony and public comments.

Dawn Wright from 77 Crestwood Drive approached the podium and was sworn in. Ms. Wright spoke against the application.

Katherine Kitsopoulos from 88 Crestwood Drive approached the podium and was sworn in. Ms. Kitsopoulos spoke against the application.

The Board paused for a five-minute recess at 8:57pm and resumed at 9:05pm. The meeting resumed with closing remarks from the Applicant.

The Board discussed and extended an adjournment to the Applicant until the next meeting. The case will be carried to the August 8th meeting with no need to re-notice.

CASE NO.: BA24-04; WOO-GOCHAN

74 LAKEVIEW
Block 3701, LOT 9
ZONE: R-B

Expires: October 15, 2024

To Access Plans [Click Here](#)

The subject property is located on the southeast corner of the intersection of Lakeview Avenue and Valleyview Road (unimproved). There is an existing two story framed dwelling with a garage, a driveway, rear deck and inground pool on the property. The property is in the R-B Residential zoning district, see section 28-405 of the Land Development ordinance.

The dwelling has gone through renovation and expansion. Based on the Final As-built Survey prepared by David M. Newton, PLS, it was found that the lot coverage is 34.65% and the R-B district allows for a maximum of 30% and therefore the applicant has applied for the necessary variance.

Applicant Rachelle Gochan from 74 Lakeview Ave, the Applicant, approached the podium with her husband Kenneth Woo and were sworn in. The Applicant presented her case and submitted two pictures of the property as evidence.

EXHIBITS

Exhibit A-1 Rain Water Photo March 2023

Exhibit A-2 August 2022

The builder of 74 Lakeview, Roy Bryhn of Bryhn Design Build, 28 Cherryville Hollow Road of Flemington approached the podium and testified as a fact witness.

PUBLIC COMMENT

Bill Fenstemaker from 59 Hughes Lane approached the podium and was sworn in. Mr. Fenstemaker testified in favor of the Applicant as a neighbor that backs up to the property.

Dough Marsh of 90 Lakeview Ave approached the podium and was sworn in. Mr. Marsh also testified in favor of the Applicant as a neighbor. There were no objectors to the Applicant.

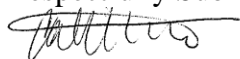
Mr. Huntsinger made a motion to approve the application and it was seconded by Mr. Taraschi.

| Member | Motion | 2nd | Aye | Nay | Abstain | Absent |
|-----------------------|--------|-----|-----|-----|---------|--------|
| Cronheim | | | x | | | |
| Hunsinger | X | | | | | |
| Terrezza | | | X | | | |
| Sopko | | | | | | X |
| Panzarella | | | x | | | |
| Taraschi | | X | x | | | |
| Birrell | | | x | | | |
| Van de Castle (Al. 1) | | | X | | | |
| Xie (Al. 2) | | | | | | X |

Motioned to adjourn by Mr. Huntsinger and seconded by Mr. Taraschi.
 The next meeting will be Thursday, August 8th, 2024. Meeting Adjourned at 9:47pm.

ADJOURN

Respectfully Submitted,



Catherine Furlan
 Board Clerk