

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
Reorganizational and Regular Meeting
Thursday, January 9th, 2025 7:30pm

OFFICIAL MINUTES
Adopted on: 02/06/2025

Alexander Fisher Esq read the Call to Order Open Meetings Act statement as required by law. The Everyone stood for the Pledge of Allegiance to the flag. Next, Daniel Cronheim and Alexander Xie both took the Oath of Office and were sworn in by Alexander Fisher.

ROLL CALL

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

REORGANIZATION FOR 2025

ELECTION OF OFFICERS

Chairman

On motion by Mr. Hunsinger and seconded by Mr. Birrell the election of Daniel Cronheim to Chairman was accepted by all and carried on voice vote.

Vice-Chairman

On motion by Mr. Terrezza and seconded by Mr. Panzarella the election of DJ Hunsinger as Vice Chairman. It was accepted by all on voice vote.

Secretary

On motion by Mr. Hunsinger and seconded by Mr. Terrezza the election of PJ Panzarella as secretary. It was accepted by all on voice vote.

RESOLUTIONS

BA 25-R1 Appointment of Board Professionals

On motion by Mr. Hunsinger and seconded by Mr. Terrezza the appointment of David Stires as Board Engineer, Alexander Fisher Esq as Board Attorney and Catherine Furlan as Board Clerk. Carried unanimously by all with a voice vote.

BA25-R2 Meeting Dates

On motion by Mr. Hunsinger and seconded by Mr. Terrezza the dates for 2025 meetings. Carried unanimously by all with a voice vote.

BA25-R3 Official Newspapers

On motion by Mr. Terrezza and seconded by Chairman Cronheim the Echoes Sentinel and Courier News as the official Borough Newspapers. Carried unanimously by all with a voice vote.

BA25-R4 Adoption of Board Rules

On motion by Mr. Hunsinger and seconded by Mr. Birrell to approve the Board Rules which remain unchanged from last year. Carried unanimously by all with a voice vote.

BA25-R5 Annual Report

There was some discussion about recommendations. The only item they would note was impervious coverage. The Board felt the current standards are in line with surrounding towns and it should not be changed. On Motion by Mr. Terrezza and seconded by Mr. Panzarella to accept the Annual Report. Carried unanimously by all with a voice vote.

Reorganizational Meeting was adjourned for the Regular Meeting.

MINUTES

The Board reviewed the minutes from the December 12th, 2024 meeting. On motion to approve by Mr. Hunsinger seconded by Mr. Terrezza to approve the minutes. The minutes were accepted and adopted.

Mr. Daniel Cronheim, Chairman -Aye	Mr. DJ Hunsinger – Aye
Mr. PJ Panzarella – Aye	Alex Xie – Abstained
Mr. Mitchell Taraschi – Aye	Graeme Birrell – Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – Aye
George Sopko - Abstained	

OLD APPLICATIONS

CASE NO.: BA 24-05; Rozario & Paul

1040 Johnston Drive
Block 6402, Lot 13
RR Zone

To Access Plans [Click Here](#)

The subject property is located on the south side of Johnston Drive and directly north of Mount Saint Mary’s. The lot is currently vacant and consists of relatively wooded and steeply sloped from Johnston Drive down to Mount Saint Mary’s with an elevation drop of 125 feet in elevation. The property is in the R-R Residential zoning district. The applicant is proposing to construct a single-family dwelling with patios, cantilevered terrace with a pool and fire pit and with two drives off of Johnston Drive and a four-car attached garage. The application is seeking variances (28-404 unless noted below) from the following:

- Front Yard setback 50 ft. min required, and applicant is requesting 43.23 ft.
- Building Coverage 15% max permitted, and applicant is proposing 17.7%
- Lot Coverage 15.2% max allowed, and applicant is proposing 23.1%
- Building Height 35 max permitted, and applicant is proposing 49.92 ft.
- Driveway side yard 15 ft. min required, and applicant is proposing 5.63 ft.
(section 28-401 W.3.b.(1))
- Parking in front yard Not permitted and applicant has parking spots in front yard
(section 28-401 W.3.b.(3))
- Wall Height 4 ft max is permitted, and applicant is proposing 9.85 ft.
(Section 28-502 A.1.)

On Motion by Mr. Hunsinger and seconded by seconded by Mr. Sopko to memorialize the resolution.

Mr. Cronheim, Chairman -Aye	Mr. Hunsinger – Aye
Mr. Panzarella – Abstained	Mr. Xie – Ineligible
Mr. Taraschi – Ineligible	Mr. Birrell – Ineligible
Mr. Terrezza - Ineligible	Mr. Van de Castle – Aye
Mr. Sopko – Aye	

Board Attorney noted we received a letter from Erika Edwards representing Mr. Carvajal for **BA24-03** requesting another adjournment. The Board decided to grant the adjournment since the initial date that was provided, February 13th, had to be changed to accommodate the Mayor and Council meeting. The case is being carried with further notice to the March 6th meeting.

The next meeting will be Thursday, February 6th, 2025. On motion to adjourn by Mr. Hunsinger and seconded by Mr. Taraschi, all voted in favor to adjourn at 7:54pm.

ADJOURN

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Catherine Furlan", written in a cursive style.

Catherine Furlan
Board Clerk