

**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT**  
Regular Meeting  
Thursday, February 6th, 2025 7:30pm

**OFFICIAL MINUTES**  
**Adopted on: 4/03/2025**

Mr. Alexander Fisher Board attorney read the Call to Order Open Meetings Act statement as required by law at 7:33pm. Then everyone stood for the Pledge of Allegiance to the flag.

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 – <b>Absent</b>
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

**ELECTION OF OFFICERS**

**Secretary:** It was noted that last meeting the Board voted PJ Panzarella as the Secretary, which does not go to a Board member. There was some discussion and it pointed out the Board Clerk is also the Secretary. On motion by Mr. Taraschi and seconded by Mr. Terrezza the election of Catherine Furlan as Secretary.

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

The Board reviewed the minutes from the Reorganizational and Regular Meeting January 9<sup>th</sup>, 2025 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 – Aye
Mr. Mitchell Taraschi – Aye	Graeme Birrell – Aye
Mr. Anthony Terrezza - Aye	Mr. John Van De Castle – Aye
George Sopko - Aye	

**RESOLUTION BA25-R7**

**CASE NO.: BA 23-02; BJ’s Wholesale Club – Modification**

1601 US Hwy 22

BLOCK: 5801 LOT: 3; BLOCK 5901 LOT 3

BLOCK6001 LOT 1, 2 AND 3 BLOCK 6401 LOT 1.02 and

BLOCK 6402 LOT 2.01, 2.03, 2.04, and 2.05

Represented By: Stephen F. Hehl, Esq.

HD ZONE

Expires: **March 26<sup>th</sup>, 2025**

On motion by Mr. Hunsinger and seconded by Mr. Terezza to memorialize the BJ’s Resolution for amended Site Plans.

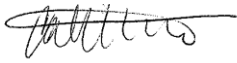
**Roll Call**

Member	Motion to Grant the Application Date: December 12, 2024						Resolution of Memorialization Date: February 6, 2025					
	Motion	2nd	Aye	Nay	Abstain	Absent	Motion	2nd	Aye	Nay	Ineligible	Absent
Cronheim			X						X			
Hunsinger	X		X				X		X			
Terrezza			X					X	X			
Sopko						X					X	
Panzarella			X						X			
Taraschi		X	X						X			
Birrell			X						X			
Van de Castle (Al. 1)			X						X			
Xie (Al. 2)						X					X	

The next meeting will be Thursday, March 6th, 2025. On motion to adjourn by Mr. Hunsinger and seconded by Mr. Terrezza, all voted in favor to adjourn at 7:39pm.

ADJOURN

Respectfully Submitted,

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

Catherine Furlan  
Board Clerk