

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT**
Regular Meeting
Thursday, April 3rd, 2025 7:30pm

OFFICIAL MINUTES
Adopted on: 05/15/2025

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 - Absent	Christoper Sobieksi – Attorney Present
George Sopko - Present	Graeme Birrell - Present
Mr. John Van De Castle – Present	Catherine Furlan, Board Clerk -Present

Chairman Cronheim read the Call to Order Open Meetings Act statement as required by law at 7:32pm. Then everyone stood for the Pledge of Allegiance to the flag. Chairman called for a motion to accept the minutes from February 6th, 2025. On motion by Mr. Hunsinger and seconded by Mr. Taraschi and everyone voted in favor of approving the minutes.

SIGNAGE REQUEST

Watchung Hills Marching Band Fundraiser (retroactive). Zoning Officer approved the signage and they signs have all since been taken down since it was such short notice. On motion to approve by Mr. Hunsinger and seconded by Mr. Taraschi, followed by a unanimous aye to approve.

RESOLUTIONS

Appointment of Attorney BA25-R8

On motion to accept by Mr. Hunsinger and seconded by Mr. Birrell.

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

CASE NO.: BA 24-03; CARVAJAL

10 Watchung Crest Drive
Block 4304 LOT 17.01
ZONE: RML3

To Access Plans [Click Here](#)

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 are required; a variance is required. A basketball hoop, pillar, driveway and fence were constructed in an environmental conservation easement.

Mr. Sobieski addressed the Board that they did not have jurisdiction to hear the case since the notice was deficient. The notice sent to property owners was correct, but the notice printed in the paper was deficient. Mr. Sobieski advised the Board on their options such as dismissing the case, which would not be in everyone's best interest as it would just restart the process from scratch. He recommended the Borough address the courts and inform the prosecutor that the case is not moving. Mr. Hunsinger asked if the Applicant should re-notice and the Board discussed. It was decided that the Applicant should re-notice in both the paper and to property owners again since the application has been pushed so many times. The case will be carried and heard June 12th, 2025 with full notice and he will be heard first on the agenda.

Resolution BA25-R9

Case No.; BA21-05 SK Morris Extension

Not heard as clients wants to appear before the Board in person next month to request an extension and address the Board. Applicant has met compliance and this is the second one-year extension they are requesting.

Executive Session BA25-R10

Mr. Sobieski read the Resolution to go into Executive Session. On motion by Mr. Huntsinger and seconded by Mr. Taraschi.

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

The Board adjourned back to the regular meeting at 8:21pm. On motion by Mr. Hunsinger and seconded by Mr. Taraschi. The next Regular Meeting will be Thursday, May 15th, 2025 at 7:30pm.

ADJOURN

Respectfully Submitted,



Catherine Furlan
Board Clerk