

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
Regular Session Meeting
Thursday, July 10th, 2025 7:35pm

OFFICIAL MINUTES
Adopted on: 8.14.2025

Vice Chair, Mr. Huntsinger read the Call to Order Open Meetings Act statement as required by law at 7:35pm followed by the Pledge of Allegiance to the flag.

ROLL CALL

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

Mr. Hunsinger called for a motion to accept the Regular Session Minutes from June 12th, 2025, seconded by Mr. Terrezza.

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

Mr. Hunsinger called for a motion to accept the Executive Session Minutes from June 12th, 2025, seconded by Mr. Terrezza.

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

CASE No.: BA 25-02; Msallem

46 Orchard
 Block 4307 Lot 10.02
 ZONE: RR
 Expiration: 07/17/2025

[Click Here for Plans](#). The subject property is located on the west side of Orchard Road, several hundred feet north of Valley Road. The site contains an existing two-story single-family dwelling and associated site improvements including a lengthy drive, rear patio and inground pool. The property slopes from west to east and there is an area of wetlands located in the front yard along Orchard Road. The property is in the R-R Residential zoning district. On motion to accept the resolution from Mr. Hunsinger, seconded by Mr. Terrezza.

Roll Call Vote:

Member	Decision on Application						Resolution of Memorialization					
	Motion	2nd	Aye	Nay	Abstain	Absent	Motion	2nd	Aye	Nay	Ineligible	Absent
Cronheim			X						X			
Hunsinger	X		X				X		X			
Sopko			X						X			
Terrezza		X	X					X	X			
Taraschi					X						X	
Birrell			X						X			
Panzarella			X									X
Xie (Alt. 2)					X							X
Van de Castle Alt1			X						X			

CASE NO.: BA 25-04; Crown Cadillac

1584 US Rt 22
BLOCK 6101 LOT 1
Represented By: Jay B. Bohn, Esq.
BC ZONE
Expiration: Friday, October 24th, 2025

To Access Plans [Click Here](#)

The subject property is located on the westbound side of Route 22 and at the southeast corner of the intersection of Route 22 and Raymond Avenue. The southern border of the property borders

the Green Brook and the City of Plainfield municipal border. The property is in the B-C zoning district. The application received an approval from the Board of Adjustment in 2023 to do upgrades to the site including installation of EV charger infrastructure, façade changes, canopies were proposed over the showroom and service entrances and renovations to the interior of the building and replacement of all signage. In 1981, this Board approved a use variance to permit automobile use and subsequently approved Preliminary and Final Site Plan for the improvements. In 1992, the Board granted approval to replace a prior sign with a 42-foot-high freed standing illuminated sign. Work has subsequently proceeded on the Dealership and is near completion. During the course of construction, the applicant has requested several modifications to the approved plan. As such, they are now coming back to the Board for amended Site Plan approval. The current application includes:

- A curb cut on Raymond Avenue to allow for easier navigation at the service drop off area.
- Regarding the paved areas in the northern portion of the parking lot to allow for safer and more efficient maneuvering of on-site display vehicles.
- Adding a French drain along the northwestern wall of the existing showroom to enhance the on-site stormwater management.
- Lastly, the applicant’s engineer has provided a point-by-point response to my review letter of July 6, 2023 and the Resolution of Approval (BA23-R13).

Attorney Jay Bohn esq, from Schiller, Pittenger & Galvin approached the board and was sworn in. Mr. Bohn provided background information on the amended site plan application from BA23-10. Mr. Michael DiFeo approached the board and was sworn in. He provided background on the construction at Crown Cadillac. Mr. DiFeo submitted [Exhibit A-1](#). The first four photos show colorized before shots, then the current state of the site and completed areas like service and the showrooms. Mr. Bohn asked if Mr. DiFeo took the photos himself (yes). Mr. DiFeo wanted to provide an exit onto Raymond Road for customers and to make it easier for staff to move cars around, and include a no left-hand turn. They will also install a French drain to improve overall drainage. The board discussed. Joshua Tiner approached the podium and was sworn in. Mr. Tiner provided his credentials and was accepted as an expert in his field. Mr. Tiner described the changes in the plans, adding the curb cut on Raymond Ave and the drainage feature. Mr. Hunsinger asked if the storm water will flow into the river? Mr. Tiner said yes perhaps eventually the water will flow into the stone and storm water drainage first. Plans were dated 6/6/2025 and plans will be edited for final approval as there was a typo. Sheet two shows the curb cut, 50 feet from the Route 22 right of way. The board discussed turning in and out of Route 22 and the dealership. The board opened it up to the public for questions hearing none, public section was closed. Mr. Hunsinger made a motion to approve the application as discussed, seconded by Mr. Terrezza.

Mr. Daniel Cronheim, Chairman -Aye	Mr. DJ Hunsinger – Aye
Mr. PJ Panzarella – Absent	Alex Xie – Absent
Mr. Mitchell Taraschi- Aye	Mr. John Van De Castle – Aye

Mr. Anthony Terrezza - Aye	Graeme Birrell - Aye
George Sopko - Aye	

Mr. Hunsinger addressed the public that was waiting to provide an update on the Whispering Woods hearing.

Resolution BA25-R16 for Executive Session was read aloud by the Clerk. On motion by Mr. Hunsinger and seconded by Mr. Taraschi and a unanimous voice vote. Board went into Executive Session at 7:58 and returned to public session at 8:25pm. Mr. Terrezza made a motion to approve Resolution **BA25-R15** as discussed in Executive Session, seconded by Mr. Taraschi.

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

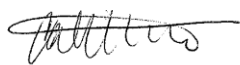
The board discussed the Whispering Woods hearing and possible dates. Mr. Hunsinger made a motion to deny Mr. Carvajal’s request for reconsideration, seconded by Mr. Van de Castle.

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

The Board adjourned at 8:31pm. On motion by Mr. Hunsinger and seconded by Mr. Taraschi, followed by unanimous voice vote. The next meeting is Thursday, August 14th, 2025.

ADJOURN

Respectfully Submitted,



Catherine Furlan
Board Clerk