

**BOROUGH OF WATCHUNG**  
**BOARD OF ADJUSTMENT**  
 Regular Session Meeting  
 Thursday, August 14th, 2025 7:35pm

**OFFICIAL MINUTES**  
**Adopted on: 9/11/2025**

Chairman Cronheim called the meeting to order and Mr. Fisher read the Open Meetings Act statement as required by law at 7:36pm followed by the Pledge of Allegiance to the flag.

ROLL CALL

Mr. Daniel Cronheim, Chairman -Present	Mr. DJ Hunsinger – Present
Mr. PJ Panzarella – Present	Mr. Alex Xie – Present
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 - <b>Absent</b>	Mr. Graeme Birrell - Present
Mr. John Van De Castle – <b>Absent</b>	Catherine Furlan, Board Clerk -Present

Mr. Fisher stated that the Borough Tax Assessor provided an incorrect list for the Whispering Woods Hearing and some neighbors were not notified. He suggested the Case No. BA244-05; Rozario Paul would not be heard. Mr. Hehl confirmed with his client and they agreed to re-notice for the next meeting date, September 11<sup>th</sup>, 2025 to avoid any further issues.

Mr. Hunsinger called for a motion to accept the Regular Session Minutes from July 10th, 2025, seconded by Mr. Taraschi.

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

Mr. Hunsinger called for a motion to accept the Executive Session Minutes from July 10th, 2025, seconded by Mr. Taraschi.

Mr. Cronheim, Chairman -Aye	Mr. DJ Hunsinger – Aye
Mr. PJ Panzarella – <b>Abstain</b>	Mr. Alex Xie – <b>Abstain</b>
Mr. Mitchell Taraschi- P - Aye	Mr. John Van de Castle – <b>Absent</b>

Mr. Anthony Terrezza - Aye	Mr. Graeme Birrell - Aye
Mr. George Sopko - <b>Absent</b>	

**TEMPORARY SIGNAGE REQUEST:**

**Honey Grow**, 1701 Route 22 (Blue Star Shopping Center)

"Coming Soon" sign: October 15 - October 31

Now Open" banner: October 31 - November 15

[Click Here](#) to review documents

Mr. Fisher stepped down for the temporary signage request since he was conflicted. Board discussed the temporary signage for Honey Grow, a new restaurant in Blue Star Shopping Center. Mr. Hunsinger made a motion to approve the temporary signage and was seconded by Mr. Terrezza.

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

**TEMPORARY SIGNAGE REQUEST:**

**Burlington Coat Factory**, 1701 Route 22 (Blue Star Shopping Center)

Now Open signage April 10<sup>th</sup>, 2026-May 10<sup>th</sup>, 2026 for 30-day period

[Click Here](#) to review documents

Mr. Hunsinger made a motion to approve the temporary signage and was seconded by Mr. Birrell.

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

**CASE NO.: BA 25-04; Crown Cadillac  
 1584 US Route 22  
 BLOCK 6101 LOT 1  
 Represented By: Jay B. Bohn, Esq.  
 BC ZONE  
 Expiration: Friday, October 24<sup>th</sup>, 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).

	Motion to Grant the Application						Resolution of Memorialization					
	Date: July 10, 2025						Date: August 14, 2025					
Member	Motion	2nd	Aye	Nay	Abstain	Absent	Motion	2nd	Aye	Nay	Ineligible	Absent
Cronheim			X						X			
Hunsinger	X		X				X		X			
Sopko			X									X
Taraschi			X					X	X			
Terrezza III	X	X	X						X			
Panzarella						X					X	
Birrell			X						X			

Van de Castle (Alt1)			X									X
Xie (Alt 2)						X					X	

**RESOLUTION BA25-R18 (1-year extension request)**

**PUSHPAM and SANA PATEL**

Application No. BA22-06  
 55 Jared Court, Watchung  
 Block: 6802 - Lot: 14  
[Click Here](#) for Plans

The subject property is located on the southern edge of the cul-de-sac of Jared Court. It is Lot 14, Block 6802 and is in the R-R zone district and contains approximately 60,003 SF of land. There is a 2-story single family dwelling with typical site improvements including a paver drive, garage, swimming pool and deck.

The applicant is requesting approval for the recently constructed walkway, pool deck extension, pergola, steps and permeable turf. The applicant proposes to install a drywell. The applicant has also obtained a permit to construct a six-foot perimeter fence, which has not been constructed at this time. Applicant is asking for a second, one-year extension as he has had some difficulty acquiring the drywell.

Mr. Hunsinger made a motion to approve the second one-year extension, seconded by Mr. Terrezza.


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

Mr. Fisher said there was no need for an Executive Session.

The Board adjourned at 7:50pm. On motion by Mr. Hunsinger and seconded by Mr. Taraschi, followed by unanimous voice vote. The next meeting is Thursday, September 11th, 2025, at 7:30pm.

ADJOURN

Respectfully Submitted,



Catherine Furlan  
 Board Clerk