

BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
 Regular Session Meeting
 Thursday, November 13th, 2025 7:30pm

OFFICIAL MINUTES
Adopted on: 01.08.2026

Vice Chair Hunsinger called the meeting to order and read the Open Meetings Act statement as required by law at 7:30pm followed by the Pledge of Allegiance to the flag.

Mr. Daniel Cronheim, Chairman -Present	Mr. DJ Hunsinger – Present
Mr. PJ Panzarella – Present	Mr. Alex Xie – Present
Mr. Mitchell Taraschi- Present	David A. Stires, PE, PP, Board Engineer – Absent
Mr. Anthony Terrezza - Present	Mr. Fisher Esq – 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 September 11th, 2025, on motion by Mr. Terrezza, seconded by Mr. Panzarella.

Roll Call:

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

Mr. Hunsinger called for a motion to accept the Executive Session Minutes from September 11th, 2025, on motion by Mr. Terrezza, seconded by Mr. Birrell.

Roll Call:

Mr. Cronheim, Chairman -Aye	Mr. Hunsinger – Aye
Mr. Panzarella – Abstain	Mr. Xie – Aye
Mr. Taraschi- not eligible	Mr. Van de Castle – Aye
Mr. Terrezza - Aye	Mr. Birrell - Aye
Mr. Sopko - Aye	

Mr. Hunsinger introduced the next agenda item: **Brite Nights Signage Request** (*retroactive*) Wagner Farm Arboretum requesting 4 Lawn signs; around the lake, outside Bayberry, Valley View and Rt 22 and Gray Street. All were in favor and voice voted unanimously to approve the temporary signage.

Mr. Hunsinger called the next agenda item:
Burlington Coat Factory Temporary Signage Request
 Coming Soon 3/2/2026 - 03/17/2026
 Now Hiring 06/08/2025-06/23/2025
 Click [Here](#) for Signage Documents

On motion to approve temporary signage for Burlington Coat Factory by Mr. Terrezza and seconded by Mr. Birrell to approve the signage for the requested dates.

Roll Call:

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

Next up, Mr. Hunsinger called for a motion to memorialize **Resolution BA25-R20**. On motion by Mr. Terrezza and seconded by Mr. Van de Castle. There was some discussion about who was eligible to vote. Mr. Birrell was not voting since he left the meeting briefly and Mr. Taraschi was absent to not eligible to vote.

RESOLUTION BA25-R20
WHISPERING WOODS HEARING
CASE NO.: BA 24-05; Rozario & Paul
 1040 Johnston Drive
 Block 6402, Lot 13
 RR Zone
[Click Here](#) for revised plans

The initial submission required ‘C’ variance relief for front setback (31.23’ proposed, 50’ required), building coverage (17.7% proposed, 15% permitted), lot coverage (24.7% proposed, 15.2% permitted), driveway side setback (5.63’ proposed, 15’ required), front yard parking (not permitted) and retaining wall height (9.85’ proposed, 4’ permitted). ‘D-6’ relief for building height was also required for a building height of 49.92’, whereas 35’ is permitted. the dwelling was reduced, which further reduced coverage. Additional landscaping and decking were also introduced to the plan.

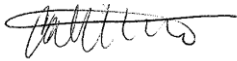
The revised submission brought front setback, building coverage and lot coverage closer to conformance with the zoning requirements. The front setback was increased to 43.23' (increase of 12'), the building coverage was reduced to 17.3% (reduction of 0.4%) and lot coverage was reduced to 23.1% (reduction of 1.6%). The garage was reduced from a 4-car to a 3-car garage, which increased the front yard. The size of the southwest wing of

The current submission brings building coverage, lot coverage and building height even closer to conformance with the zoning requirements. The building coverage was reduced to 16.1% (reduction of 1.2%). The lot coverage was reduced to 21.8% (reduction of 1.3%). Building height was reduced to 46.79' (reduction of 3.13'). Several floor elevations were lowered. The terrace was stepped down and resized. The southeast wing was resized and reoriented to increase distance from the adjacent property Owner. The survey was also revised to include additional information from neighboring properties in order to better establish compatibility of the proposal with same.

The board discussed the proposed re-organizational date, January 8th, 2026. The Board adjourned at 7:38pm on motion by Mr. Birrell and seconded by Mr. Hunsinger. The next meeting is Thursday, December 11th, 2025, at 7:30pm.

ADJOURN

Respectfully Submitted,



Catherine Furlan
Board Clerk