

**BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
REGULAR MEETING**

Thursday, August 13th, 2026
7:30pm

OFFICIAL MINUTES

Adopted on: 09/10/2026

ROLL CALL

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

Chairman Hunsinger called the meeting to order at 7:31pm and read the Open Meetings Act statement as required by law. Everyone stood for the Pledge of Allegiance followed by Roll Call. A quorum was present to conduct business.

Next, Chairman Hunsinger asked for a motion to approve the minutes from the July 9th, 2026 for the Regular Meeting. On motion by Mr. Panzarella and seconded by Mr. Sopko.

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

NEW APPLICATIONS:

CASE No.: BA 26-01; Shrivastava

20 Glen Eagle Drive

Block 201 Lot 5

ZONE: RR

Expiration: Friday, September 25th, 2026

[Click Here for Plans:](#) The subject property is located on the south side of Glenn Eagle Drive approximately 200 feet east of the JCPL Power Line easement crossing. The site contains an existing single-family dwelling and associated site improvements including a loop driveway and deck on the rear of the dwelling. The property slopes downward from south to north and there are some steep slopes on the property as defined by the LDO. The property is in the R-R Residential zoning district.

The applicant is proposing to install a two-story addition including a three-car garage attached to the existing dwelling and within the front yard. A variance will be required at the structure is 34.38 feet from the front property line and 50.00 feet is the required minimum. The improvements to the site include closing off the existing garage on the east side of the dwelling and due to poor drainage, that apparently has caused flooding of the garage during significant storm events in the recent past.

Ms. Carey the board attorney stated she reviewed the notice and it was sufficient and the board has jurisdiction to hear the case. She also mentioned last month the notice was insufficient so the board would start from the beginning hearing the case. The Applicant approached the podium and was sworn in, Shrivastava, Akhilesh from 20 Glen Eagle and Michael Schachter the contractor for the project. Mr. Shrivastava gave background on the application and the variances needed for the front yard setback and flood damage.

Mr. Schachter referred to the colored collage pictures that were submitted with the application that showed flooding and reviewed the damage done. Applicant reviewed what work would be done.

The board and Applicant discussed the two culverts on either side of the property. Mr. Stires pointed out on the Morgan survey the wrong scale was used. Mr. Schachter argued that this application is not a cosmetic fix but rather a self-defense solution to the flooding. Chairman Hunsinger pointed out that this is the only house close to the street while the other homes are all set back further. Mr. Panzarella asked if this was the only variance, (yes front yard set-back). Chairman Hunsinger asked if this is a 3-car garage (yes). Chairman Hunsinger asked about the height (20'10"). Mr. Sopko asked about the southern side of the property which is adding 2-3 feet and regrading. Mr. Sopko asked if the garage could be built in the back of the house to conform (yes but it would ruin the backyard and cannot build close to the riparian buffer/culvert). Mr. Stires agreed you cannot build close to a riparian buffer. Chairman Hunsinger agreed some relief is needed but struggled with a 3-car garage while a 2-car garage would be more conforming. It is also encroaching 20 ft high as the addition would add a second story to a home that is currently a ranch. Mr. Stires and Mr. Panzarella pointed out that is no grading plan or drainage plan. The board discussed and concluded the Applicant needs to present a better grading and proposed drainage plan.

It was opened to the public at 7:54pm for questions. Keith Balla from 45 Shawnee Drive approached the podium and asked the engineer some questions regarding the setbacks. What engineering studies or water mitigation plans were done (none). Mr. Schachter replied that 3 drainage pipes were put in along with a berm, but it still continues to flood. Mr. Stires replied that the drainage needs to be shown on the plan. What is the square footage of the home currently and

going forward? (No change to the square footage). Hearing no further questions Chairman Hunsinger opened it up to comments from the public.

Keith Balla from 45 Shawnee Drive approached and was sworn in. Mr. Balla presented his case objecting to the application. He pointed out that the grading plan is unclear along with the proposed square footage of the home. Mr. Balla claimed the municipality's storm water management is faulty and approving the case would set a precedent. Chairman Hunsinger pointed out that the Board of Adjustment does not set precedents. He also asked Mr. Balla if a 2-car garage would be more acceptable (More engineering studies need to be done)? Mr. Panzarella echoed the need for better engineering and plans for grading and drainage.

Maria Krom from 35 Shawnee Drive was sworn in. Ms. Krom has confirmed the area floods every time it rains for the past three years since construction uphill. Ms. Krom objected to the application as she fears more construction would increase flooding downhill flowing toward her house. Ms. Kelly Carey asked if anyone from the town had addressed the flooding issue. Mr. Schachter confirmed the Borough Engineer had come out and advised them on where they could and could not build.

Robert Hoffman from 25 Shawnee Drive approached and was sworn in. His main concern was an increase in water coming down the hill. Chairman Hunsinger asked if he had any objections to the Applicant building in the right of way (No so long as more water does not come down the hill). Hearing no further questions, the public portion was closed.

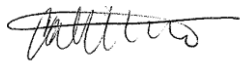
Chairman Hunsinger explained the board needed more information before voting regarding the flow of water. Mr. Xie wanted to clarify that the only variance needed was for the setback (yes). Ms. Carey confirmed the board needs more information before voting, encouraging them to revise the plans to address the outstanding items. Ms. Carey confirmed no new notice would be required and the case would be adjourned and carried to September 10th, 2026 at 7:30pm.

Next, Resolution BA26-R8 for Executive Session was moved by Mr. Sopko and seconded by Mr. Panzarella and followed by unanimous voice vote at 8:25pm. Motion to adjourn the meeting was moved by Mr. Taraschi and seconded by Mr. Sopko and followed by unanimous voice vote.

The Board returned to the Public Hearing after Executive Session and then concluded the meeting 8:40pm. The next meeting will be **Thursday, September 10th, 2026 at 7:30pm.**

ADJOURN

Respectfully Submitted,



Catherine Furlan
Board Clerk