

**AGENDA
REORGANIZATION AND REGULAR MEETING
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
FOR JANUARY 16, 2025**

IN ADDITION TO IN-PERSON ATTENDANCE, PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTRONICALLY OR BY TELEPHONE FOR MEMBERS OF THE PUBLIC. ACCESS TO THE AVAILABLE DOCUMENTS TO BE DISCUSSED BY THE ZONING BOARD OF ADJUSTMENT MAY BE OBTAINED ON THE AGENDA PAGE ON THE TOWNSHIP WEBSITE. IN THE EVENT THAT THE ZOOM BROADCAST IS INTERRUPTED, THE MEETING WILL STILL PROCEED AS NOTICED. TO VIRTUALLY ATTEND THIS MEETING, VISIT THE FOLLOWING WEBSITE OR ENTER THE FOLLOWING MEETING ID ON ZOOM: 88564724424

Please click the link below to join the webinar: <https://us02web.zoom.us/j/88564724424>

Or One tap mobile: +13017158592,,88564724424# or 13052241968,,88564724424#

**Or Telephone, Dial: +1 301 715 8592 or 1 305 224 1968 or 1 309 205 3325
+1 312 626 6799 or +1 646 931 3860 or +1 929 436 2866 or +1 253 205 0468 or
+1 253 215 8782 or +1 346 248 7799 or + 1 360 209 5623 or +1 386 347 5053 or
+ 1 507 473 4847 or+ 1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or
+1 689 278 1000 or+1 719 359 4580**

Webinar ID: 885 6472 4424

International numbers available: <https://us02web.zoom.us/j/88564724424>

Meeting called to order – 7:30 P.M.

This is the Board of Adjustment Reorganization and Regular Meeting of January 16, 2025

Open Public Meetings Act Statement:

Adequate Notice of the meetings of the Zoning Board of Adjustment of the Township of Chatham was given as required by the Open Public Meetings Act as follows: Notice in the form of a Resolution setting forth the schedule of meetings for the year 2025 and January, 2026 was published in the *Chatham Courier and the Morris County Daily Record*, a copy filed with the Municipal Clerk and a copy placed on the bulletin board in the main hallway of the Municipal Building.

Oath of Office: Greg Borsinger

Roll Call:

Mr. Vivona, Mr. Borsinger, Mr. Fitt, Mr. Silva, Mr. Huke, Mr. Bhatia

Reorganization of the Board:

Selection of Chairman

Nomination(s)

Roll Call(s)

Selection of Vice Chair

Nomination(s)

Roll Call(s)

Resolutions:

1. 2025-001 Board Counsel
2. 2025-002 Consultant Engineer
3. 2025-003 Planning Consultant
4. 2025-004 Board Secretary
5. 2025-005 Transcribing Secretary
6. 2025-006 Designating Newspaper
7. 2025-007 Establishing Meeting Schedule
8. 2025-008 Designating the Township Website as the Official Electronic Medium

Minutes: December 19, 2024

RESOLUTION:

2025-009 - CALENDAR BOA 24-001 (March 8, 2024) SAVERIO ALLOCCA, 498 Southern Blvd., Block:128 Lot: 5. Escrow#E7766645295

Hearings:

CALENDAR BOA-24-011(NOVEMBER 5, 2024) JESSICA YANKELUNAS & JORDAN MCINTYRE, 103 LONG VIEW AVENUE, BLOCK: 33 LOT: 14. Requesting variances for impervious coverage, side yard, steep slope disturbance, to construct a pool, patio and sports court. Complete 12/17/2024. Site Visit February 1, 2025, 9:00 am. Escrow: E7766646235

CALENDAR BOA 24-009 (OCTOBER 4, 2024) TIMOTHY & ALEXIS MALONEY, 10 ROLLING HILL DRIVE, BLOCK: 102.02 LOT: 27. Requesting a lot coverage variance to construct a screened porch to the back of the house. Continuation Escrow#E7766646152

CALENDAR BOA 24-010 (OCTOBER 8, 2024) VASYL DMYTRYSHYN, 5 MOUNTAINVIEW ROAD, BLOCK:54 LOT: 16. Requesting to build a new single-family dwelling and allow two dwellings on the property for a limited time, until the new construction of the new dwelling will be complete. Continuation Escrow#E7766646194

Adjournment

Completeness Review:

CALENDAR BOA-24-013(NOVEMBER 27, 2024) ROBERT ORTMANN III, 355 GREEN VILLAGE ROAD, BLOCK: 48.17 LOT: 137. Requesting a use variance to permit a pre-existing non-conforming landscaping business and residential use of a single-family house located on the property. **Escrow #E7766852741**

Applications Incomplete:

CALENDAR BOA 24-007 (July 26, 2024) 494 SOUTHERN BLVD., LLC, 494 Southern Blvd. Block: 128 Lot: 6. Requesting variances to an undersized lot, to construct a covered porch, wooden deck and framed shed. (Incomplete September 9, 2024) **Escrow: E7766645998**

CALENDAR BOA 23-007 (May 16, 2023) REVIVED RESIDENCES, LLC, 1 Lake Road, BLOCK: 130 LOT: 13.01. Requesting front yard setback, left side yard setback, right side yard setback, rear yard setback, # of stories. (Incomplete June 28, 2023, Revisions August 22, 2024, Incomplete 10/3/2024) **Escrow #E7766323198**

CALENDAR BOA-24-008(August 22, 2024) HERITAGE DEVELOPMENT, LLC, 2 DANIELS STREET, BLOCK:134 LOT:6. Requesting variances to construct an addition to the existing single-family dwelling. (Incomplete 10/2/2024-Revisions 11/4/2024, Incomplete 12/12/24 **Escrow #E7766646110.**

CALENDAR BOA-24-012 (November 14, 2024) CHATHAM DAY SCHOOL, INC, 700 SHUNPIKE ROAD, BLOCL:135 LOT: 1 & 9. Amend a final major site plan approval in order to construct a 50 foot by 30 foot sports court. Requesting a D(2) variance, and C bulk variances. (Incomplete December 23, 2024) **Escrow #7766852717.**