

**AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
OCTOBER 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>

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Meeting call to order – 7:30 P.M.

This is the Board of Adjustment Meeting of October 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.

Roll Call:

Mr. Vivona, Mr. Borsinger, Mr. Fitt, Mr. Silva, Mr. Huke, Mr. Bhatia, Mrs. Chang, Mr. Somaiya, Mrs. Max

Minutes: October 08, 2025

Hearings:

CALENDAR BOA-25-016 (June 17, 2025) ADRIAN & NICKI BATU, 17 LENAPE TRAIL, BLOCK: 85 LOT: 20. The applicant requesting a “Height variance for a pre-existing non-conforming ridge height. **Continuation Site Visit Report Escrow#E7766970733**

CALENDAR BOA-25-003 (March 7, 2025) JULIE & MICHAEL MURPHY, 31 ORMONT ROAD, BLOCK: 9 LOT: 8. Front Yard setback and Building Coverage to construct a new dwelling. (Incomplete 4/14/25, Revisions 5/30/2025, Complete July 14, 2025) **Continuation Site Visit Report Escrow#E7766852783**

Request to be carried to December 10th meeting. CALENDAR: BOA-25-009 March 11, 2025) BHEE PROPERTIES, LLC, 695 FAIRMOUNT AVENUE, BLOCK: 61 LOT: 10.02. Requesting variance approval to construct one (1) new single family house, fronted on Sunset drive One (1) “D” variance for house height, One (1) :C” variance for steep slope protection and One (10 “C” variance for a change in grade within fifteen (15) feet of the property line, and One (1) “C” variance from the location of structural retaining wall requirements. (Complete April 25,2025) **Continuation. Escrow #E7766852791.**

Request to be carried to December 10th meeting BOA-25-010 (March 11, 2025) BHEE PROPERTIES, LLC, 697 FAIRMOUNT AVENUE, BLOCK: 61 LOT: 10.01. Requesting variance approval to construct one (1) new single-family house, fronted on Sunset Drive. One (1) “D” variance for house height, Two (2): C” variance for steep slope protection ordinance, One (1) “C” variance for a change in grade within fifteen (15) feet of the property line, one (1) “C” variance for a proposed setback distance for structural retaining wall (Complete April 25,2025) **Continuation. Escrow# E7766852808**

Adjournment

Completeness Review:

CALENDAR BOA 25-001(January 14, 2025) 157 GRAND LLC, 31 SUSAN DRIVE, BLOCK: 20 LOT: 18. Requesting a front yard setback and a height variance to construct a single-family dwelling. **(Incomplete 2/6/2025, Revisions 10/3/2025)) Escrow #E7766852759**

CALENDAR: BOA 25-012 (May 16, 2025) PB REAL ESTATE INVESTORS, LLC, 765 FAIRMOUNT AVE., BLOCK: 62.08 LOT: 20. D(1) Use Variance, Minor Subdivision D(3) Conditional use Variance, Installation of a public utility bldg. To be located within 100’ of a residence district boundary line. C(1) or C(2) Bulk Variance, for principal building coverage and for impervious coverage. (Incomplete 6/30/2025. Revisions 9/15/2025) **Escrow# E7766852866**

Applications Incomplete:

CALENDAR: BOA-25-008 (May 13, 2025) JARED & RACHEL SCHULMAN, 123 ORMONT ROAD, BLOCK:20 LOT: 5. Bulk Variances for retaining wall height and slope disturbance. **(Incomplete 6/20/25) Escrow#E7766852840**

Pending Zoning Review: CALENDAR: BOA 25-014 (May 19, 2025) MAX LEDERMAN, 2 LONG HILL LANE, BLOCK:59 LOT: 1. Right side yard setback variance to install a dormer along the front of the existing non-conforming property.
Escrow#E7766852874