

**AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING OCTOBER 8, 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 8, 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: September 18, 2025

Hearings :

CALENDAR BOA-25-015 (June 10, 2025) LISA CARBONE, 50 ROSE TERRACE DRIVE, BLOCK: 95 LOT: 3. Requesting impervious coverage to replace a deck and a side yard variance for the pool patio. **(Complete 7/23/2025) Hearing. Site Visit November 1, 2025, 9:00 am. Escrow#E7766970436 Continuation November 20, 2025.**

CALENDAR BOA-25-018 (July 14, 2025) MADS JEPSEN & SARI JEPSEN, 330 GREEN VILLAGE ROAD, BLOCK: 144 LOT: 39.05. Appeal to the Zoning Officer decision. **Complete July 30, 2025. Hearing. Site Visit November 1, 2025, 9:30 am Escrow#E7766970759 Continuation November 20, 2025.**

CALENDAR BOA-25-017 (July 10, 2025) DAMIR VALJEVAC, 131 CANDACE LANE, BLOCK: 38 LOT: 11. Steep slope variance & the location of structural retaining wall. **(Complete 7/30/2025) Hearing Site Visit November 1, 2025, 10:00 am Escrow#E7766970741**

CALENDAR BOA-25-19 (July 17, 2025) SEAN HANNON & JENNY HSIEH, 43 WESTMINSTER ROAD, BLOCK: 48.07 LOT: 21. Building Coverage variance to construct a pergola. **(Complete July 31, 2025) Hearing Site Visit November 1, 2025, 10:30 am Escrow#7766970767**

CALENDAR BOA-24-012 (November 14, 2024) CHATHAM DAY SCHOOL, INC, 700 SHUNPIKE ROAD, BLOCK: 135 LOT: 1 & 9. Amend a final major site plan for approval to construct a 50 foot by 30-foot sports court. Requesting a D (2) variance, and C bulk variances. **(Incomplete December 23, 2024, revisions 3/14/2025, Incomplete, 4/28/25, Revisions May 9, 2025, Revisions June 10, 2025, Complete June 16, 2025) Site Visit Report -Continuation November 20, 2025 - Escrow #7766852717**

Adjournment

Completeness Review:

NONE

Applications Incomplete:

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) Escrow #E7766852759**

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**

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 Escrow# E7766852866**

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**