

**AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING NOVEMBER 12, 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: 895 3517 4479

Please click the link below to join the webinar: <https://us02web.zoom.us/j/89535174479>

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Meeting call to order – 7:30 P.M.

This is the Board of Adjustment Meeting of November 12, 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 16, 2025

Resolutions:

CALENDAR BOA-25-016 (June 17, 2025) ADRIAN & NICKI BATU, 17 LENAPE TRAIL, BLOCK: 85 LOT: 20. Escrow#E7766970733

Hearings

CALENDAR BOA-25-022 (October 21, 2025) BRAD WAYMAN, 4 ROBERT DRIVE, BLOCK: 102.11 LOT: 4. Requesting setback variance to install pool equipment.

Site Visit December 6, 2025, 9:00 am (Continuation December 10, 2025) Hearing. Escrow#7766970486

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) Site Visit Report Escrow#E7766970436 - Continuation

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. Site Visit Report Escrow#E7766970759 - Continuation

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) Site Visit Report Escrow#E7766970741 - Continuation

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) Site Visit Report Escrow#7766970767 – Continuation

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) Escrow #7766852717 - Continuation

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 25-021 (October 17, 2025) ADAM STEPAN, 868 RIVER ROAD, BLOCK:15 LOT: 3. Requesting various variances to construct a single family house. Escrow#E7766970478

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