AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING NOVEMBER 12, 2026

IN ADDITION TO IN-PERSON ATTENDANCE, PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTRONICALLY OR BY TELEPHONE FOR MEMBERS OF THE PUBLIC. 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

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Meeting call to order – 7:30 P.M.
This is the Board of Adjustment Meeting of November 12, 2026

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 2026, and January, 2027 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. Silva, Mr. Huke, Mr. Bhatia, Mrs. Chang, Mr. Neibert, Mr. Somaiya, Alt:1, Mrs. Max, Alt:2

Minutes: October 22, 2026

Resolution:
Res. 2026-30-Calendar BOA-26-017 (September 16, 2026) Saverio Allocca, 498 Southern Blvd. Block 128 Lot: 5. Requesting additional time on prior approval on January 16, 2025. Escrow#E7767267353

Hearings:
Calendar BOA-26-014 (August 18, 2026) Mark Ricciardi, 64 Rolling Hill Drive, Block:102.06 Lot: 22. Requesting principal building coverage ang impervious coverage to existing non-conforming home, to construct a covered area over a portion of the existing patio at the rear of the home. (Complete 9/18/2026) Site Visit November 7,2026 at 9:30 a.m. Side Visit report Continuation Escrow#E7767156738

Calendar BOA-26-011(June 23, 2026) Sandy & Jessica Lomm, 3 Overlook Rd., Block:123 Lot:10. Proposing to add pool and patio space in the backyard. Requesting 3 “C” variances, Rear yard and Site yard setback for the location of the pool equipment, and Lot Coverage. (Incomplete 7/29/26, Revisions 9/18/26. Complete 10/1/26) Site Visit November 7, 2026, at 10 a.m.
Site Visit Report, Continuation- Escrow#E7767156655

Discussion: Draft meeting Dates 2027-2028

Adjournment

HEARING December 9, 2026

Calendar: BOA-26-016 (September 2, 2026) Rex & Michelle Lee, 87 Westminster Road, Block: 48.09 Lot: 19. “C” Variances for lot coverage and building coverage, for approval of the existing patio configuration and the open-sided roof area over a portion of the patio. (Complete 10/12/26) 1st Hearing -Site Visit 1/10/27 9:00 a.m. continuation January 21, 2027) Escrow#E7767267337

Calendar BOA-26-012 (July 27, 2026) Costello’s Ace Hardware, 650 Shunpike Road, Block:135 Lot: 22. Requesting Use and Site plan variance to allow an outdoor storage area in the rear of the existing Costello’s Ace Hardware Store. (Complete 9/2/2026) - **Site Visit November 7, 2026, at 9:00 a.m.**
Site Visit Report, Continuation, 2nd Hearing - Escrow#E7767156712

Completeness Review:

Calendar BOA-26-010 (June 4, 2026) Vignesh & Eileen Siva, 26 Scenery Hill Drive, Block: 102.04 Lot: 23. Requesting 3 “C” variances, by adding functional and outdoor living space. (Incomplete 7/9/2026-Revisions 9/30/26) Escrow#E7767156639

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. Revisions June 26, 2025, Incomplete 1/19/2026,) Escrow #E7766852759

Calendar BOA-26-013(August 10, 2026) Sara & Frank Shea, 69 Thornley Drive, Block:48.12 Lot: 12. Requesting Rear yard setback, and Impervious coverage to existing non-conforming lot, to allow to expend the patio and new paver walkway connecting the driveway to the rear patio. (Incomplete 9/16/26) Escrow#E7767156720

Calendar: BOA-26-015 (August 26/2016) Andalib Iman, 19 Overlook Road, Block: 124 Lot: 35.
"C" variance for lot coverage to existing non-conforming structure to install an in-ground swimming pool and patio. (Incomplete 9/28/26) Escrow#E7767267303

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- Revisions 3/20/2026, Incomplete 4/30/26, revisions 08/24/26, Incomplete 10/6/26) 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#E77668**