

**AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING DECEMBER 18, 2025**

IN ADDITION TO IN-PERSON ATTENDANCE, PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTRONICALLY OR BY TELEPHONE. 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 December 18, 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: December 10, 2025

Resolution:

RES: 2025-029 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. **Escrow #E7766852783**

RES: 2025-030 Calendar: BOA-25-004 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. **Escrow #E7766852791.**

RES: 2025-031 Calendar: 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. **Escrow# E7766852808**

RES. 2025-032 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 for approval to construct a 50 foot by 30-foot sports court. Requesting a D (2) variance, and C bulk variances. **Escrow #7766852717 - Continuation**

Hearings

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. **Site Visit January 10, 2026, 9:30 AM. (Continuation January 22, 2026) Escrow #E7766970478**

Adjournment

Completeness Review:

CALENDAR BOA-25-024 (November 10, 2025) KEVIN FENSTEMAKER & BRIANNA BAILY, 27 RUNNYMEDE ROAD, BLOCK:48.03 LOT: 17. “C” variance request for their new front portico and (2) new 2nd floor dormers in the existing front facing roof line. **Escrow#7766970535**

CALENDAR BOA 25-026 (December 5, 2025) ANDREW H. & MARISA DIDRIKSON, 177 NOE AVENUE, BLOCK: 124 LOT: 8. “C” variance relief for impervious coverage and side yard setback for the construction of a pool and an additional patio area. **Escrow# E7766970569**

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, revisions 12/10/25) **Escrow #E7766852759**

CALENDAR BOA-25-025 (December 4, 2025) GREGORY DUNN, 3 WARWICK ROAD, BLOCK: 122 LOT:8.”C” Variance” Maximum impervious coverage and maximum building coverage to construct a deck with pergola and to install an inground swimming pool. **Escrow#E7766970551**

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**