

**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**

**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 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:**

**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, Revisions 11/18/2025)  
**Continuation Escrow #E7766852783**

**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. (Complete April 25,2025) **Continuation. Escrow #E7766852791.**

**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 (Complete April 25,2025) **Continuation. Escrow #E7766852808**

## **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 2<sup>nd</sup> 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” Variances”** 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**