

**AGENDA
REGULAR MEETING
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
FOR FEBRUARY 19, 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 called to order – 7:30 P.M.

This is the Board of Adjustment Regular Meeting of February 19, 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: January 22, 2026

RESOLUTIONS:

CALENDAR: BOA 25-012 (May 16, 2025) PB REAL ESTATE INVESTORS, LLC, 765 FAIRMOUNT AVE., BLOCK: 62.08 LOT: 20. Escrow #E7766852866

HEARINGS:

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. Complete 1/12/2026. First hearing. (Site Visit March 7, 2026- 9:00 am, Continuation March 11,2026) Escrow #E7766970551

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. (Complete December 17, 2025) Continuation. Site Visit Report. Escrow #7766970535

Adjournment

HEARINGS ON MARCH 11, 2026

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. (Continuation) Escrow #E7766970478

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, Revisions 12/10/25) Escrow #E7766852759

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. (Incomplete 1/13/2026, Revisions 1/29/2026) Escrow #E7766970569

CALENDAR BOA-26-001 (January 22, 2026) DANIEL LEWIS, 106 VAN HOUTON AVE., BLOCK: 62.03 LOT: 21. Slopes disturbance to allow for a backyard renovation. Including an in-ground swimming pool, patio area, retaining wall and an outdoor kitchen within the rear yard of the property. Escrow #E7766970634

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**