

**AGENDA
REGULAR MEETING
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
FOR FEBRUARY 20, 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: 88564724424

Please click the link below to join the webinar: <https://us02web.zoom.us/j/88564724424>

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Meeting called to order – 7:30 P.M.

This is the Board of Adjustment Regular Meeting of February 20, 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.

Oath of Office: Emily Chang

Roll Call:

Mr. Vivona, Mr. Borsinger, Mr. Fitt, Mr. Silva, Mr. Huke, Mr. Bhatia, Mrs. Chang

Minutes: January 16, 2025

RESOLUTIONS:

Res. BOA 2025-010 CALENDAR BOA 24-009 (OCTOBER 4, 2024) TIMOTHY & ALEXIS MALONEY, 10 ROLLING HILL DRIVE, BLOCK: 102.02 LOT: 27. Requesting a lot coverage variance to construct a screened porch to the back of the house. Escrow#E7766646152

Res. BOA 2025-011 CALENDAR BOA 24-010 (OCTOBER 8, 2024) VASYL DMYTRYSHYN, 5 MOUNTAINVIEW ROAD, BLOCK:54 LOT: 16. Requesting to build a new single-family dwelling and allow two dwellings on the property for a limited time, until the new construction of the new dwelling will be complete. Escrow#E7766646194

Hearings:

CALENDAR BOA-24-008(August 22, 2024) HERITAGE DEVELOPMENT, LLC, 2 DANIELS STREET, BLOCK:134 LOT:6. Requesting variances to construct an addition to the existing single-family dwelling. (Incomplete 10/2/2024-Revisions 11/4/2024, Incomplete 12/12/24.Revisions 1/14/25. Complete 2/4/25. Hearing February 20, 2025. Site Visit March 1, 2025 Escrow #E7766646110.

CALENDAR BOA-24-011(NOVEMBER 5, 2024) JESSICA YANKELUNAS & JORDAN MCINTYRE, 103 LONG VIEW AVENUE, BLOCK: 33 LOT: 14. Requesting variances for impervious coverage, side yard, steep slope disturbance, to construct a pool, patio and sports court. Complete 12/17/2024. Continuation. Escrow: E7766646235

Adjournment

Completeness Review:

CALENDAR BOA-24-013(NOVEMBER 27, 2024) ROBERT ORTMANN III, 355 GREEN VILLAGE ROAD, BLOCK: 48.17 LOT: 137. Requesting a use variance to permit a pre-existing non-conforming landscaping business and residential use of a single-family house located on the property. Complete 1/9/2025 - Hearing March 20, 2025. Site Visit April 5, 2025-9:00 am. Escrow #E77666852741

CALENDAR BOA 24-007 (July 26, 2024) 494 SOUTHERN BLVD., LLC, 494 Southern Blvd. Block: 128 Lot: 6. Requesting variances to an undersized lot, to construct a covered porch, wooden deck and framed shed. (Incomplete September 9, 2024, Revisions 1/21/25) Escrow: E7766645998

CALENDAR BOA 23-007 (May 16, 2023) REVIVED RESIDENCES, LLC, 1 Lake Road, BLOCK: 130 LOT: 13.01. Requesting front yard setback, left side yard setback, right side yard setback, rear yard setback, to construct a new, three-story residential dwelling, including basement level. (Incomplete June 28, 2023, Revisions August 22, 2024, Incomplete 10/3/2024) Revisions 1/27/25 Escrow #E77666323198

Applications Incomplete:

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 approval in order to construct a 50 foot by 30 foot sports court. Requesting a D(2) variance, and C bulk variances. (Incomplete December 23, 2024) Escrow #77666852717.

**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)Escrow#E7766852759