

**AGENDA  
REGULAR MEETING  
TOWNSHIP OF CHATHAM  
ZONING BOARD OF ADJUSTMENT  
FOR FEBRUARY 20, 2025**

**THIS MEETING WILL BE HELD VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, THE APPLICANT, THE APPLICANT'S PROFESSIONALS, INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. 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 February 20, 2025 meeting of the Zoning Board of Adjustment was given as required by the Open Public Meetings Act as follows: Notice was given to both the Chatham Courier and the Morris County Daily Record on February 18, 2025; notice was posted on the bulletin board in the main hallway of the Municipal Building on February 18, 2025; and notice was filed with the Township Clerk on February 18, 2025.

**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 #E7766852741

**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 #E7766323198

### **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 #7766852717.

**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