

**AGENDA
REGULAR MEETING
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
MARCH 11, 2026**

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: 895 3517 4479

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Meeting called to order – 7:30 P.M

This is the Board of Adjustment Meeting of March 11, 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: February 19, 2026

RESOLUTION:

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

HEARINGS

CALENDAR BOA-26-002 (January 6, 2026) CHATHAM WINE & LIQUOR LLC, 650 SHUNPIKE ROAD, BLOCK: 135 LOT: 22. Variance relief for an internally lighted sign to replace previously internally lighted sign, and maximum size of a sign is 30 sq. ft. wherein 60 sq. ft. is proposed. (Site Visit April 11, 2026 -9:30 am)- **First Hearing Escrow #E7766970642**

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, Complete 2/17, 2026) **Hearing – (Site Visit April 11, 2026-9:00 am) 2ND Hearing, April 16, 2026**
Escrow #E7766970569

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. Complete 1/12/2026. **Continuation**
(Site Visit Report) **Escrow #E7766970551**

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

Adjournment

Completeness Review: NONE

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**

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, Incomplete 1/19/2026) Escrow #E7766852759**

CALENDAR BOA-26-001 (January 22, 2026) DANIEL LEWIS, 106 VAN HOUTON AVE., BLOCK:62.03 LOT: 21. Slopes disturbance to allow for backyard renovation. Including an in-ground swimming pool, patio area, retaining wall and an outdoor kitchen within the rear yard of the property. **(Incomplete 2/19/2026) Escrow#E7766970634**

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#E77668**