

**AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING APRIL 9, 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: 895 3517 4479

Please click the link below to join the webinar: <https://us02web.zoom.us/j/89535174479>

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Meeting call to order – 7:30 P.M.

This is the Board of Adjustment Meeting of April 9, 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: Manish Somaiya

Roll Call:

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

Minutes: March 20, 2025

Resolution: BOA-2025-015 - CALENDAR BOA-24-008(August 22, 2024) HERITAGE DEVELOPMENT, LLC, 2 DANIEL STREET, BLOCK:134 LOT:6. Requesting variances to construct an addition to the existing single-family dwelling. **Escrow #E7766646110.**

Hearings:

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, 1/9/25 - Continuation 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. **Complete 2/26/25, Continuation. Site Visit April 5, 2025, 9:30 am. 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. **Complete 2/18/2025 Hearing, Site Visit May 3, 2025, 9:00 am. Escrow E7766323198**

Adjournment

Completeness Review:

CALENDAR BOA-25-002 (March 7, 2025) STEPHEN & MARIAH CASSILO, 9 DANIEL STREET, BLOCK: 133 LOT: 2. Front yard setback and rear yard setback for enlarging the second floor over the existing first floor, to pre-existing nonconforming structure. **Escrow#E7766852775**

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. **Escrow#E7766852783**

CALENDAR: BOA-25-004 (March 11, 2025) BHEE PROPERTIES LLC, 695 FAIRMOUNT AVE. BLOCK: 61 LOT: 10.02. One "D" variance for the height of a proposed house. Two "C" variances for disturbance of steep slopes and one "C" variance for a setback distance for a structural wall. **Escrow#E7766852791**

CALENDAR: BOA-25-005 (March 11, 2025) BHEE PROPERTIES LLC, 697 FAIRMOUNT AVE. BLOCK: 61 LOT: 10.01. One “D” variance for the height of a proposed house. Two “C ”variances for disturbance of steep slopes and one “C” variance for a setback distance for a structural wall. **Escrow #E7766852808**

CALENDAR: BOA-25-006(March 14, 2025) KALPESH SHAH, 616 RIVER ROAD, BLOCK: 62 LOT: 54.03, Steep Slope Disturbance variance, for tree clearing and grading. **Escrow #E7766852816**

CALENDAR: BOA-25-007(March 14, 2025) NITIN SHAH, 614 RIVER ROAD, BLOCK: 62 LOT: 54.04, Steep Slope Disturbance variance, for tree clearing and grading. **Escrow#E7766852824**

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, revisions 3/14/2025) Escrow #7766852717.**

Applications Incomplete:

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**