

**AGENDA  
TOWNSHIP OF CHATHAM  
ZONING BOARD OF ADJUSTMENT  
WORK MEETING MAY 13, 2026**

**IN ADDITION TO IN-PERSON ATTENDANCE, PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTRONICALLY OR BY 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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**Webinar ID:** 895 3517 4479

**International numbers available:** <https://us02web.zoom.us/j/89535174479>

**Meeting call to order – 7:30 P.M.**

This is the Board of Adjustment Meeting of May 13, 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:** April 23, 2026

**RESOLUTIONS:**

**Resolution: 2026-016 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. Escrow #E7766970551**

**Resolution: 2026-017 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. **Escrow #E7766970642**

**Resolution: 2026-018 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 **Escrow #E7766970569**

#### **Hearings:**

**Calendar BOA-26-007-Resolution 2026-019, Chinyan Chokshi, 82 Sunset Drive, Block: 62 Lot: 49.** Requesting an extension of time, pursuant to condition 16 of the resolution established a November 1, 2025, completion deadline. **Escrow#E7767156580**

**Calendar BOA-26-008- Resolution 2026-020, 494 Southern Blvd., LLC, 494 Southern Blvd., Block: 128 Lot 6.** Requesting an extension of time, pursuant to condition 23 of the resolution established that the variances would expire unless construction is commenced within 12 months of the adoption of the resolution. **Escrow #E7767156598**

**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, Revisions 3/9/26, Complete 4/13/2026) **Site Visit June 6, 2026, 9:00 am** (Continuation June 10, 2026) **Escrow#E7766970634**

**Discussion: 2025 Annual Report**

#### **Adjournment**

#### **Completeness Review:**

**CALENDAR BOA-26-005 (March 18, 2026) PELLEGRINO MARICONDA, 15 LINDEN LANE, BLOCK: 96 LOT: 1.** Requesting a “C” variance from maximum building coverage requirements to add a portico over the front entrance of the home. **Escrow: E7767156522**

**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- Revisions 3/20/2026) **Escrow#E7766852840**

**HEARINGS ON JUNE 10, 2026**

**CALENDAR BOA-26-004 (March 11, 2026) JAMES & MELODY COOKE, 739 FAIRMOUNT AVE. BLOCK: 61 LOT: 4.** Requesting “C” variances for lot coverage and steep slope disturbance, in order to construct to the rear of the structure, Patio, Retaining Walls, Walkway.(Complete 4/20/26) Site Visit July 11, 2026, 9:00 a.m. Continuation July 16, 2026. **Escrow: E7767156514**

**CALENDAR BOA-26-006 (March 20, 2026) KEVIN VEE, 21 PEPPERMILL ROAD, BLOCK:48.06 LOT:19.** Requesting a “C” variance for an expansion to existing non-conforming structure. (Complete April 27, 2026) Site Visit July 11, 2026, 9:30 a.m. Continuation July 16, 2026. **Escrow#E7767156556**

**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. Revisions 10/3/2025, Revisions 12/10/25, Incomplete 1/19/2026, Revisions 3/20/2026) **Escrow #E7766852759**

**CALENDAR BOA-26-003 (March 5, 2026) TERRENCE & MEGAN ROBINSON, 36 ROLLING HILL DRIVE, BLOCK: 102.04 LOT: 72.** Requesting “C” variances, rear yard lot coverage to construct a pool and a variance to install over the limit a 17” X 17” pavilion. (Incomplete 4/13/26) **Escrow#E7766970668**

**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**