

**AGENDA
REGULAR MEETING
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
MAY 21, 2026**

IN ADDITION TO IN-PERSON ATTENDANCE, PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTRONICALLY OR BY TELEPHONE FOR MEMBERS OF THE PUBLIC. 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

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Meeting called to order – 7:30 P.M.

This is the Board of Adjustment Regular Meeting of May 21, 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: May 13, 2026

Resolutions:

Res BOA-2026-020 – Calendar BOA-26-007- Chinyan Chokshi, 82 Sunset Drive, Block: 62 Lot: 49. Requesting an extension of time. Escrow #E7767156580

Res. BOA-2026-021- Withdrawn Without Prejudice - Calendar: BOA-25-006 (March 14, 2025)
Kalpesh Shah, 616 River Road, Block: 62 Lot: 54.03 Escrow #E7766852816

Res. BOA-022- Withdrawn Without Prejudice - Calendar: BoA-25-007(March 14, 2025) Nitin Shah,
614 River Road, Block: 62 Lot: 54.04, Steep Escrow#E7766852824

Res. BOA-023- 2025 Annual Report

Hearings: None

Adjournment

HEARINGS 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 April 20, 2026) **Site Visit July 11, 2026 at 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

HEARINGS JULY 16, 2026

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. (complete 4/29/26) Site Visit August 1, 2026, 9:00 am) Escrow: E7767156522

Completeness Review:

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, Revisions 4/27/202)** Escrow#E7766970668

CALENDAR BOA 26-009 (April 28, 2026) TOM & SUSAN FULLER, 769 SHUNPIKE ROAD, BLOCK: 144 LOT: 20. Requesting a use variance to permit the addition of a dwelling unit over an existing barn. Escrow# E7767156605

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-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, Incomplete 4/30/26)** Escrow#E7766852840

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# E7766852874

