

**AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING JUNE 10, 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

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 June 10, 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 21, 2026

Hearings:

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, 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

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, Complete May 20, 2026) Site Visit July 11, 2026, 10:00 a.m. Escrow #E7766970668

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. Site Visit June 6, 2026, 9:00 am (2nd Hearing) Escrow #E7766970634

Adjournment

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 26-009 (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

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

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