

AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING JULY 17, 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: 88564724424

Please click the link below to join the webinar: <https://us02web.zoom.us/j/88564724424>

Or One tap mobile: +13017158592,,88564724424# or 13052241968,,88564724424#

Or Telephone, Dial: +1 301 715 8592 or 1 305 224 1968 or 1 309 205 3325

+1 312 626 6799 or +1 646 931 3860 or +1 929 436 2866 or +1 253 205 0468 or

+1 253 215 8782 or +1 346 248 7799 or + 1 360 209 5623 or +1 386 347 5053 or

+ 1 507 473 4847 or+ 1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or

+1 689 278 1000 or+1 719 359 4580

Webinar ID: 885 6472 4424

International numbers available: <https://us02web.zoom.us/j/88564724424>

Meeting call to order – 7:30 P.M.

This is the Board of Adjustment Meeting of July 17, 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.

Roll Call:

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

Minutes: July 9, 2025, 2025

Resolution:

CALENDAR BOA 23-007 (May 16, 2023) REVIVED RESIDENCES, LLC, 1 Lake Road, BLOCK: 130 LOT: 13. 01. Escrow E7766323198

Hearings:

THE HEARING WILL BE CARRIED TO THE SEPTEMBER 18 MEETING. CALENDAR: BOA 25-013 (May 13, 2025) ADAM STEPAN, 85 MEYERSVILLE ROAD, BLOCK: 36 LOT: 13. Maximum # of Accessory buildings. (Complete 6/25/2025) Hearing Site Visit September 6, 2025, 9:30 am Continuation September 18, 2025 - Escrow#E7766852882

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 for approval 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, Incomplete, 4/28/25, Revisions May 9, 2025, Revisions June 10, 2025, Complete June 16, 2025) Hearing, Site Visit, September 6, 2025, 9:00 am. Continuation September 18, 2025 Escrow #7766852717

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. (Incomplete 4/11/2025, Revisions May, 12, 2025, Complete June 20, 2025) Continuation. Site Visit: July 12, 2025, 10:00 am. Escrow#E7766852775

CALENDAR: BOA-25-011(April 15, 2025) CHINTAN CHOKSHI, 82 SUNSET DRIVE, BLOCK:62 LOT: 49. Rear yard variances for a retaining wall, and steep slopes, relates to backyard renovation and expansion. (Complete May 20, 2025) Continuation. Site Visit July 12, 25-9:00 am. Escrow#E7766852858

Adjournment

Hearings on September 18, 2025

CALENDAR: BOA 25-013 (May 13, 2025) ADAM STEPAN, 85 MEYERSVILLE ROAD, BLOCK: 36 LOT: 13. Maximum # of Accessory buildings. (Complete 6/25/2025) Hearing -Site Visit, October 4, 2025, 9:30 am - Escrow#E7766852882

CALENDAR BOA-25-016 (June 17, 2025) ADRIAN & NICKI BATU, 17 LENAPE TRAIL, BLOCK: 85 LOT: 20. The applicant requesting a "Height variance for a pre-existing non-conforming ridge height. Escrow#E7766970733

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. (Incomplete 4/14/25, Revisions 5/30/2025, Complete July 14, 2025) Hearing- Site Visit October 4, 2025, 9:00 A.M. Escrow#E7766852783

CALENDAR: BOA-25-009 March 11, 2025) BHEE PROPERTIES, LLC, 695 FAIRMOUNT AVENUE, BLOCK: 61 LOT: 10.02. Requesting variance approval to construct one (1) new single family house, fronted on Sunset drive One (1) "D" variance for house height, One (1) :C" variance for steep slope protection and One (10 "C" variance for a change in grade within fifteen (15) feet of the property line, and One (1) "C"

variance from the location of structural retaining wall requirements. (Complete April 25,2025)

Continuation. Site Visit Report Escrow #E7766852791.

CALENDAR: BOA-25-010 (March 11, 2025) BHEE PROPERTIES, LLC, 697 FAIRMOUNT AVENUE, BLOCK: 61 LOT: 10.01. Requesting variance approval to construct one (1) new single-family house, fronted on Sunset Drive. One (1) "D" variance for house height, Two (2): "C" variance for steep slope protection ordinance, One (1) "C" variance for a change in grade within fifteen (15) feet of the property line, one (1) "C" variance for a proposed setback distance for structural retaining wall (Complete April 25,2025)

Continuation. Site Visit Report Escrow# E7766852808

Completeness Review:

CALENDAR BOA-25-015 (June 10, 2025) LISA CARBONE, 50 ROSE TERRACE DRIVE, BLOCK: 95 LOT: 3. Requesting impervious coverage to replace a deck and a side yard variance for the pool patio. **Escrow#E7766970717**

CALENDAR BOA-25-017 (July 10, 2025) DAMIR VALJEVAC, 131 CANDACE LANE, BLOCK: 38 LOT: 11. Steep slope variance & the location of structural retaining wall. **Escrow#E7766970741**

HEARINGS TO BE DETERMINRD

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. (Complete April 15, 2025). Site Visit report. **Continuation. 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. (Complete April 15, 2025) **Site Visit Report. Continuation Escrow#E7766852824**

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**

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 25-012 (May 16, 2025) PB REAL ESTATE INVESTORS, LLC, 765 FAIRMOUNT AVE., BLOCK: 62.08 LOT: 20. D(1) Use Variance, Minor Subdivision D(3) Conditional use Variance, Installation of a public utility bldg. To be located within 100' of a residence district boundary line. C(1) or C(2) Bulk Variance, for principal building coverage and for impervious coverage. **(Incomplete 6/30/2025 Escrow# E7766852866**

Pending as per Engineer:

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