

**AGENDA
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AUGUST 20, 2026**

IN ADDITION TO IN-PERSON ATTENDANCE, PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTRONICALLY OR BY TELEPHONE FOR MEMBERS OF THE PUBLIC. 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 call to order – 7:30 P.M.

This is the Board of Adjustment Meeting of August 20, 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: July 16, 2026

Resolutions:

Res.26-024 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. Escrow: E7767156514

Res.26-025 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. Escrow#E7767156556

Hearings:

Calendar BOA-26-003/ Res.26-026 (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. Continuation/Resolution. Site Visit Report, Escrow#E7766970668

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. Site Visit Report Escrow# E7767156522

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. Site Visit Report. Escrow# E7767156605

Adjournment

Completeness Review:

Calendar BOA-26-012 (July 27, 2026) Costello’s Ace Hardwarw, 650 Shunpike Road, Block:135 Lot: 22. Requesting Use and Site plan variance to allow an outdoor storage area in the rear of the existing Ace Hardwarw Store building. Escrow#E7767156712

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 June 26, 2025, Incomplete 1/19/2026,) 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

Calendar BOA-26-010 (June 4, 2026) Vignesh & Eileen Siva, 26 Scenery Hill Drive, Block: 102.04 Lot: 23. Requesting 3 “C” variances, by adding functional and outdoor living space. (Incomplete 7/9/2026) Escrow#E7767156639

Calendar BOA-26-011(June 23, 2026) Sandy & Jessica Lomm, 3 Overlook Rd., Block:123 Lot:10. Proposing to add pool and patio space in the backyard. Requesting 3 “C” variances, Rear yard and Site yard setback for the location of the pool equipment, and Lot Coverage. (Incomplete 7/29/26) Escrow#E7767156655

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**