

**TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT AGENDA
SEPTEMBER 17, 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 call to order – 7:30 P.M.

This is the Board of Adjustment Meeting of September 17, 2026

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: August 20, 2026

Resolutions:

Res.-26-027 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

Hearings:

Calendar BOA-26-003/ Res.26-027 (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. 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

Adjournment**Completeness Review:**

Calendar BOA-26-013(August 10, 2026) Sara & Frank Shea, 69 Thornley Drive, Block:48.12 Lot: 12. Requesting Rear yard setback, and Impervious coverage to existing non-conforming lot, to allow to expend the patio and new paver walkway connecting the driveway to the rear patio. Escrow#E7767156720

Calendar BOA-26-014 (August 18, 2026) Mark Ricciardi, 64 Rolling Hill drive, Block:102.06 Lot: 22. Requesting principal building coverage ang impervious coverage to existing non-conforming home, to construct a covered area over a portion of the existing patio at the rear of the home. Escrow#E7767156738

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, revisions 08/24/26) Escrow#E7766852840

Calendar: BOA-26-015(August 26/2016) Andalib Iman, 19 Overlook Road, Block: 124 Lot: 35. “C” variance for lot coverage to existing non-conforming structure to install an in-ground swimming pool and patio. Escrow#E7767267303

Calendar: BOA-26-016 (September 2, 2026) Rex & Michelle Lee, 87 Westminster Road, Block: 48.09 Lot: 19. “C” Variances for lot coverage and building coverage, for approval of the existing patio configuration and the open-sided roof area over a portion of the patio. Escrow#E7767267337

Hearing :October 22, 2026

Calendar BOA-26-012 (July 27, 2026) Costello’s Ace Hardware, 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 Hardware Store building. (Complete September 2,2026) 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-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**