

**AGENDA  
TOWNSHIP OF CHATHAM  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING DECEMBER 19, 2024**

**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>**

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**Meeting call to order – 7:30 P.M.**

This is the Board of Adjustment Meeting of December 19, 2024

**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 2024, and January, 2025 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. Sood, Mr. Huke, Mr. O'Brien, Mr. Bhatia

**Minutes:** October 10, 2024(Revised) & November 13, 2024

**Resolution: BOA 24-022**

**CALENDAR BOA 24-006 (July 17, 2024) GINA & BRIAN FOX, 731 Fairmount Avenue, BLOCK:61 LOT:4.01. Requesting variances to create a patio, outdoor kitchen and retaining walls. (Complete August30, 2024) First Hearing. Site Visit 11/2/24 9:00 am. Continuation) Escrow#7766645964**

**Hearings:**

**CALENDAR BOA 24-010 (OCTOBER 8, 2024) VASYL DMYTRYSHYN, 5 MOUNTAINVIEW ROAD, BLOCK:54 LOT: 16. Requesting to build a new single-family dwelling and allow two dwellings on the property for a limited time, until the new construction of the new dwelling will be complete. (Complete 11/14/24 - Site Visit 1/4/25 9:00 a.m.) Escrow#E7766646194**

**CALENDAR BOA 24-009 (OCTOBER 4, 2024) TIMOTHY & ALEXIS MALONEY, 10 ROLLING HILL DRIVE, BLOCK: 102.02 LOT: 27. Requesting a lot coverage variance to construct a screened porch to the back of the house. (Complete 11/14/24 – Site Visit 1/4/25, 9:30 a.m.) Escrow#E7766646152**

**CALENDAR BOA 24-001 (March 8, 2024) SAVERIO ALLOCCA, 498 Southern Blvd., Block:128 Lot: 5. Requesting various variances to an existing non-conforming structure to create two-family home. (Incomplete4/22/2024.Revisions 7/16/24.Complete7/25/24 Continuation) Escrow#E7766645295**

**Discussion: Meeting Dates 2025-2026  
Adjournment**

**Completeness Review:**

**CALENDAR BOA-24-008(August 22, 2024) HERITAGE DEVELOPMENT, LLC, 2 DANIELS STREET, BLOCK:134 LOT:6. Requesting variances to construct an addition to the existing single-family dwelling. (Incomplete 10/2/2024-Revisions 11/4/2024) Escrow: E7766646110.**

**CALENDAR BOA-24-011(NOVEMBER 5, 2024) JESSICA YANKELUNAS & JORDAN MCINTYRE, 103 LONG VIEW AVENUE, BLOCK: 33 LOT: 14. Requesting variances for impervious coverage, side yard, steep slope disturbance, to construct a pool, patio and sports court. Escrow:E7766646235**

**Applications Incomplete:**

**CALENDAR BOA 24-007 (July 26, 2024) 494 SOUTHERN BLVD., LLC, 494 Southern Blvd. Block: 128 Lot: 6. Requesting variances to an undersized lot, to construct a covered porch, wooden deck and framed shed. (Incomplete September 9, 2024) Escrow: E7766645998**

**CALENDAR BOA 23-007 (May 16, 2023) REVIVED RESIDENCES, LLC, 1 Lake Road, BLOCK: 130 LOT: 13.01. Requesting front yard setback, left side yard setback, right side yard setback, rear yard setback, # of stories. (Incomplete June 28, 2023, Revisions August 22, 2024, Incomplete 10/3/2024) Escrow#E7766323198**