

MINUTES
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF CHATHAM
NOVEMBER 13, 2024

Mr. Vivona called the Regular Meeting of the Zoning Board of Adjustment to order at 7:36 PM.

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

Answering present to the roll call were Mr. Vivona, Mr. Borsinger, Mr. Silva, Mr. Huke, Mr. O'Brien and Mr. Bhatia.

Mr. Fitt and Mr. Sood were absent.

Also present were Board Attorney Amanda C. Wolfe and Board Engineer John Ruschke.

Minutes

Corrections were made to the October 17, 2024 meeting minutes. The revised minutes will be adopted at the next meeting.

Resolution:

2024-021-Calendar BOA 24-004 David & Stephanie Kelly, 37 Rose Terrace, Block: 92 Lot:8

Ms. Wolfe provided an overview of the application. She also noted the conditions of approval.

Mr. Borsinger asked if the speakers were addressed in the resolution. Ms. Wolfe said that there is a condition of approval pertaining to the speakers and lighting.

Mr. O'Brien moved to adopt the resolution. Mr. Huke seconded the motion.

Roll Call: Mr. Vivona, Aye; Mr. Borsinger, Aye; Mr. Fitt, Absent; Mr. Silva, Aye; Mr. Sood, Absent; Mr. Huke, Aye; Mr. O'Brien, Aye; Mr. Bhatia, Aye.

Hearings

Calendar BOA 24-006 Gina & Brian Fox, 731 Fairmount Avenue, Block: 61 Lot: 4.01

Mr. Borsinger read the Site Visit Report into the record.

Mr. Banisch and Mr. Klesse were sworn in to give testimony.

Mr. Fox provided an overview of the application. He said they decided to renovate to have more room. He discussed the yard issues that remained following the home renovations, and noted that they have been working with their professionals to resolve the pending issues.

Mr. Klesse presented a photo-board of the site. He noted that the property line is skewed, and the adjacent neighbor's fence was not installed correctly. Mr. Klesse further described the site conditions.

The drainage on the property was discussed.

Mr. Vivona noted that the patio was permitted, and the builder made a mistake causing a zoning violation. He also noted that there is not anyone in the audience to object to the application.

Mr. Vivona moved to approve the application. Mr. O'Brien seconded the motion.

Roll Call: Mr. Vivona, Aye; Mr. Borsinger, Aye; Mr. Fitt, Absent; Mr. Silva, Aye; Mr. Sood, Absent, Mr. Huke, Aye; Mr. O'Brien, Aye; Mr. Bhatia, Aye.

Mr. Vivona said that there will be a resolution at the December meeting.

Calendar BOA 24-001 Saverio Allocca, 498 Southern Blvd., Block: 128 Lot: 5

Ms. Wolfe said that the applicant requested to be carried to December 19th without further notice.

Mr. O'Brien moved to adjourn at 8:13 PM. Mr. Vivona seconded the motion which carried unanimously.

Gregory J. LaConte
Recording Secretary