

**MINUTES
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF CHATHAM
DECEMBER 18, 2025**

Mr. Vivona called the Work Meeting of the Zoning Board of Adjustment to order at 7:35 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 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

Answering present to the roll call were Mr. Vivona, Mr. Borsinger, Mr. Fitt, Mr. Huke, Mrs. Chang and Mrs. Max.

Mr. Borsinger participated via Zoom.

Mr. Bhatia, Mr. Somaiya, and Mr. Silva were absent.

Also present were Board Attorney Amanda Wolfe, Board Engineer John Ruschke and Board Planner Joanna Slagle in place of Board Planner Frank Banisch.

Approval of Minutes

Mr. Huke moved to approve the minutes of the December 10, 2025 meeting. Mrs. Max seconded the motion which carried unanimously.

Resolutions

Mr. Vivona announced that the resolutions will be carried to the January meeting.

Hearings

Calendar BOA 25-021 (October 17, 2025) Adam Stepan, 868 River Road, Block: 15 Lot: 3

Ms. Wolfe said that she reviewed the notice for this application. The notice was sufficient and the Board has jurisdiction to hear the application.

Steven Azzolini, an attorney representing the applicant, provided an overview of the application. He stated that the intention is to demolish the existing home on the subject property and build a new home. Mr. Azzolini said that there are several variances requested due to the steep slopes, elevation changes, grading limitations and retaining walls. He said that part of the objective is to

create a safe playing area for children. The entrance to the property will be changed to Club Road. Mr. Azzolini said that the site visit will help create context. He further addressed bulk coverage, and the intent will be to build a home that will fit with the neighborhood.

Adam Stepan, the applicant, was sworn in to give testimony. Mr. Stepan said that the house will be a spec house. He gave some background on how he came to want to redevelop this property.

Mr. Vivona said that the Board has seen several applications on Club Road. He noted the potential request for shutters on the River Road side of the house. Mr. Vivona said there may need to be alternate plans to minimize the number of variances.

Mr. Borsinger asked if the Applicant has looked at the size of other homes and properties on Club Road. Mr. Stepan said he has, and said that the proposal is similar to others. Mr. Borsinger said that the subject property is large in comparison to neighboring properties.

Mrs. Chang expressed concern about impervious coverage and how that could affect flooding on River Road. She suggested there be thought about mitigation for the runoff from the proposed driveway.

Mr. Vivona said that the Site Visit will be scheduled for January 10th at 9:30 AM. Mrs. Chang asked that the retaining walls be marked out. Mr. Azzolini asked what would happen if there is inclement weather that day. Mr. Vivona said it would be scheduled for the following Saturday.

Ms. Wolfe announced that the next meeting is on January 22nd.

Other Business

Mr. Vivona noted that this is Mr. Fitt's last meeting, and thanked him for his service.

Mr. Fitt moved to adjourn at 7:58 PM. Mr. Borsinger seconded the motion which carried unanimously.

Gregory J. LaConte
Recording Secretary