

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF CHATHAM  
MARCH 12, 2025**

Mr. Vivona called the Regular Meeting of the Zoning Board of Adjustment to order at 7:33 PM.

**Adequate Notice** of the March 12, 2025 meeting of the Zoning Board of Adjustment was given as required by the Open Public Meetings Act as follows: Notice was given to both the Chatham Courier and the Morris County Daily Record on March 6, 2025; notice was posted on the bulletin board in the main hallway of the Municipal Building on March 6, 2025; and notice was filed with the Township Clerk on March 6, 2025.

**Oath of Office**

Emily Chang was sworn in as a member of the Board of Adjustment. The oath of office was administered by Board Attorney Amanda Wolfe.

**Roll Call**

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

Mr. Bhatia and Mr. Silva were absent.

Also present were Board Attorney Amanda Wolfe and Board Planner Frank Banisch.

**Discussion**

**Annual Report**

Mr. Vivona said that the recommendations this year are largely the same as last year's recommendations. He asked if any Board members had any new recommendations. Mr. Hunke noted that there was discussion about the size of accessory structures. Mr. Vivona said that most people do not want huge accessory structures, and the main concern is about turning accessory structures into living space. Mr. Vivona commented on signage applications, and said that there would not be as many applications if the code language were a little looser. He also said that the applications that were received in recent years were well managed.

Mr. Vivona commented on the massing problems. Mr. Borsinger said the Planning Board should be concerned about that matter too. Ms. Wolfe said that the Zoning Board can make recommendations to the Planning Board or the Governing Body. Mr. Banisch noted that the Planning Board will be discussing accessory structures.

Side setbacks were also discussed.

Mr. Fitt moved to amend the Annual Report. Mr. Borsinger seconded the motion.

**Roll Call:** Mr. Vivona, Aye; Mr. Borsinger, Aye; Mr. Fitt, Aye; Mr. Silva, Absent; Mr. Huke, Aye; Mr. Bhatia, Absent; Mrs. Chang, Aye.

### Bylaws

Mr. Borsinger asked about including electronic meetings in the bylaws. Ms. Wolfe said that there are provisions in the MLUL.

Mr. Huke moved to approve the bylaws. Mr. Fitt seconded the motion.

**Roll Call:** Mr. Vivona, Aye; Mr. Borsinger, Aye; Mr. Fitt, Aye; Mr. Silva, Absent; Mr. Huke, Aye; Mr. Bhatia, Absent; Mrs. Chang, Aye.

Mr. Vivona asked members to make more of an effort to attend site visits.

Mr. Borsinger moved to adjourn at 7:55 PM. Mr. Vivona seconded the motion which carried unanimously.

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Gregory J. LaConte  
Recording Secretary