

MINUTES
ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF CHATHAM
JULY 18, 2024

Mr. Vivona called the Regular 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 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. Sood, Mr. Huke and Mr. O'Brien.

Mr. Fitt was absent.

Also present were Board Planner Frank Banisch, Board Attorney Amanda C. Wolfe, and Engineer Erica Vigliorolo filling in for Board Engineer John Ruschke.

Minutes

Mr. O'Brien moved to approve the minutes of the July 10, 2024 meeting. Mr. Huke seconded the motion which carried unanimously.

Hearings

Calendar BOA 24-003 (April 29, 2024) Donato 34 Maple Street, Block: 48 Lot:65.01

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

Mr. Vivona said that everything listed as a pre-existing nonconforming condition was present when the current owners bought the house, which was confirmed by Mr. Donato. Mr. Vivona said that those conditions will be handled similar to a bulk variance.

Mr. Banisch said that this application is straightforward. Mr. Vivona noted that there have not been any objections from neighbors.

Mr. Borsinger asked about the covering of an additional patio area. Mr. Encin said that there is no increase to impervious coverage, and the additional roof will cover a portion of a deck that is already there. He also said that there will not be any additional roof runoff. Mr. Borsinger said

that the resolution indicates that there would not be any additional roof, and Mr. Banisch said that the additional roof area should be quantified. Mr. Encin said that he can calculate the area.

Ms. Vigliorolo said that a technical review memo was submitted by Mr. Ruschke's office, and there are not any additional engineering comments.

Mr. Encin said that the additional roofing is 67 square feet, and he said that there will be gutters directing the runoff into an existing stormwater management system.

Mr. Vivona opened the floor to the public. Seeing no public comment, the floor was closed.

Mr. Vivona opined that the project will be a benefit to the neighborhood and will make the house flow better.

Ms. Wolfe indicated that the resolution will be amended to indicate that there will be 67 square feet of roofing added over the existing deck.

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

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

Mr. O'Brien moved to adopt Resolution 2024-019. Mr. Sood seconded the motion.

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

Mr. Borsinger moved to adjourn at 8:00 PM. Mr. Vivona seconded the motion which carried unanimously.

Gregory J. LaConte
Recording Secretary