

**AGENDA
REORGANIZATION AND REGULAR MEETING
TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
FOR JANUARY 10, 2024**

Meeting called to order – 7:30 P.M

This is the Board of Adjustment Reorganization and Regular Meeting of January 10, 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.

Oath of Office: Bruno Silva, Bradley Huke

ROLL CALL:

Mr. Vivona, Mr. Borsinger, Mr. Fitt, Mr. Silva, Mr. Sood,
Mr. Teotia, Mr. O'Brien, Mr. Huke

Reorganization of the Board:

Selection of Chairman

Nomination(s)

Roll Call(s)

Selection of Vice Chair

Nomination(s)

Roll Call(s)

Resolutions:

1. 2024-001 Board Counsel
2. 2024-002 Consultant Engineer
3. 2024-003 Planning Consultant
4. 2024-004 Board Secretary
5. 2024-005 Designating Newspaper
6. 2024-006 Transcribing Secretary
7. 2004-007 Establishing Meeting Schedule
8. 2004-008 Designating the Township Website as the Official Electronic Medium for the Posting of Notices
9. 2004-009 Adoption of the Bylaws

Minutes: December 13, 2023

Resolutions:

Resolution 2024-009-Calendar BOA 23-008 (May 30, 2023) MR. LECHNER, 6 CRESTWOOD DRIVE, BLOCK 74 LOT 4. Requesting height variance for walls for the planters were constructed without prior approval. **Escrow#E7766323213**

Resolution 2024-010-Calendar BOA23-012(August 3, 2023) HICKORY DONUTS, LLC, 641 SHUNPIKE ROAD, BLOCK: 48,23 LOT: 126.04. Requesting sign variances. **Escrow#E7766323271**

Hearings:

CALENDAR BOA 23-002 (March 30, 2023) NNG REAL PROPERTY I, LLC, 39 Susan Drive, BLOCK: 20 LOT: 16. Request to develop the existing vacant lot by the construction of a new, single- family home with attached garage. (Incomplete, 5/8/23) Revisions June 13, 2023. (Incomplete 7/25/23) Revisions 10/30/2023. **(Complete December 11,2023) First Hearing. Site Visit February 3, 2024, 9:00 am. Escrow#E7766323114.**

CALENDAR BOA 23-013 (November 2, 2023) IMRAN & ZEENAT CHOWDHURY, 93 Sunset Drive, BLOCK: 62.09 LOT: 13. Request variance relief to permit the construction of a single-family dwelling. **(Complete December 14, 2023) First Hearing. Site Visit February 3, 2024, 9:30 am. Escrow#E7766323312**

Calendar BOA 23-010 (June 20,2023) IVAN LEVYTSKY, 32 MOUNTAINVIEW ROAD, BLOCK:51 LOT:4. Requesting Variances for maximum projection of portico into the front yard. **Escrow#E7766323247 (Complete August 2, 2023) Site Visit January 6, 2024, 9:00 am. Continuation**

Adjournment

Completeness Review:

CALENDAR BOA 23-014 (December 12, 2023) MIKHAIL IOFFE, 15 Rockledge Trail, BLOCK: 62.02 LOT: 1. Request front yard set back and building coverage to add front addition, 2nd level dormer and increase driveway to an existing non-conforming. **Escrow#E7766645211**

Applications Incomplete:

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) **Escrow#E7766323198**