

TOWNSHIP OF CHATHAM
BOARD OF ADJUSTMENT AGENDA FOR
NOVEMBER 9, 2022 MEETING

IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR, AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE HELD VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, THE APPLICANT, THE APPLICANT'S PROFESSIONALS, INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. TO VIRTUALLY ATTEND THIS MEETING, VISIT THE FOLLOWING WEBSITE OR ENTER THE FOLLOWING MEETING: **860 1135 9643**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86011359643>

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Webinar ID: 860 1135 9643

International numbers available: <https://us02web.zoom.us/j/86011359643>

Meeting documents are available during business hours, 9:00 AM – 2:00 PM, by contacting Board Manager Kali Tsimboukis –Ktsimboukis@Chathamtownship.org
Links to ALL the applicants' documents and exhibits to be used during the meeting can be found at <https://chathamtownship-nj.gov/boa>

1. MEETING CALLED TO ORDER – 7:30 P.M

This is the Board of Adjustment Meeting of November 9, 2022

2. 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 2022 and January, 2023 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.

3. OATH OF OFFICE: Mr. Teotia, Mr. O'Brien

4. ROLL CALL:

Mr. Vivona, Mr. Borsinger, Mr. Fitt, Mr. McHugh, Mr. Silva, Mr. Sood,
Mr. Teotia, Mr. O'Brien, Alt. 1

5. **MINUTES:** August 18, September 9, 2022

6. **RESOLUTIONS:**

RESOLUTION # BOA 22-0026: CALENDAR BOA 22-007 (March 31, 2022) MR. & MRS. GUSTAFSON, 2 ABERDEEN ROAD. BLOCK: 117 LOT: 15.

Requesting a front yard setback variance for the proposed front entrance vestibule. **Escrow#E7765834724**

RESOLUTION # BOA 22-0027: CALENDAR BOA-22-003 (February 23, 2022) MR. JAKE VACHAL, 26 SCENERY HILL DRIVE. BLOCK: 102.04 LOT:23.

Exceeding the allowable principal coverage. Maximum allowed 2,922 sq. ft. 3,343.84 sq. ft. proposed. **Escrow E7765834675**

REQUEST TO BE WITHDRAWN: CALENDAR BOA 21-016 (October 26, 2021) MR.& MRS.MENDRZYCKI, 25 GARDEN STREET, BLOCK: 109 LOT: 29. Requesting (4) variances to construct a detached accessory structure. **Escrow E7765834584**

7. **HEARINGS:**

CALENDAR BOA 22-013 (July 20, 2022) REZA SHARIF, 180 SOUTHERN BLVD. BLOCK: 102.11 LOT 23,01. Requesting rear yard setback to construct a swimming pool. (Complete 8/25/22) First Hearing -**Escrow: E7766178478.** **SITE VISIT: December 3rd , 9:00 am**

CALENDAR BOA 22-012 (July 20, 2022) CHRISTOPHER COSTNER, 35 ROSE TERRACE. BLOCK: 93 LOT; 5.01. Retaining wall too close to property line. Seeking a Variance to allow the wall to remain. **Escrow: (Complete 8/31/22) First Hearing E7766178460. SITE VISIT: December 3rd, 9:30 am**

CALENDAR BOA-22-009 (April 20, 2022) MR. ELM EKKI, 36 WOODLAWN DRIVE, BLOCK: 52 LOT: 7. Requesting side yard variance for the addition to an existing non-conforming lot. (Incomplete 6/3/22, Revisions 9/1/22, Complete 10/17/22). First hearing **Escrow# E7765834758.** **SITE VISIT: December 3rd, 10:00 am**

CALENDAR BOA-22-005 (March 9, 2022) MR. & MRS. BOYD, 51 MEADOWBROOK ROAD, BLOCK: 93 LOT: 3. Requesting approval to construct a small family room on the 1st floor and a small dormer to a bedroom on the 2nd floor. Seeking permission for Max Allow Impervious Coverage., Max Allow Principal Bldg. Coverage., Front Yard Setback, Rear Yard Setback. (Incomplete 4/21/22, Revisions 5/6/22, Complete 6/17/22) Continuation. **Escrow# E7765834708**
ADJOURNMENT

APPLICATIONS WAITING FOR COMPLETENESS REVIEW

CALENDAR BOA 22-008 (April 11, 2022) MR. AMIT CHAINANI, 407 RIVER ROAD. BLOCK: 63 LOT: 25. Requesting front and right set back variance to construct a second- floor addition to the existing non-conforming structure. (Incomplete 5/24/22, Revision 9/13/22) **Escrow# E7765834740**

CALENDAR BOA 22-017 (September 26, 2022) MRS. MELISSA JANSSON-RYAN, 11 JAY ROAD. BLOCK:108 LOT: 113.07. Front yard, side yard and building coverage to construct an addition. **Escrow#E7766178543**

CALENDAR BOA 22-011(June 20. 2022) JANICE @ ADAM SMITH, 28 MOUNTAINVIEW ROAD. BLOCK: 51 LOT: 1.03. Requesting rear and side yard-setbacks to construct a retaining wall. (Incomplete 7/26,22, Revisions 9/27/22. **Escrow#E7766178436**

CALENDAR BOA 22-018(October 3, 2022) ANDREW ENGLANDER, 134 CANDACE LANE. BLOCK:39 LOT: 43. Requesting variance for retaining wall height, retaining wall rear yard setback and steep slope disturbance. **Escrow#E7766178551**

APPLICATIONS INCOMPLETE:

CALENDAR BOA 22-015 (August 16, 2022) GINNY & ERIC DORFLINGER, 12 LORI LANE, BLOCK: 48.14 LOT: 7. Request to add one story addition in the rear yard, that requires a rear yard setback variance. (Incomplete 9/29/22) **Escrow#E7766178519**