

TOWNSHIP OF CHATHAM
BOARD OF ADJUSTMENT AGENDA FOR
July 21, 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: 820 5051 3263

Please click the link below to join the webinar: <https://us02web.zoom.us/j/82050513263>

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Webinar ID: 820 5051 3263

International numbers available: <https://us02web.zoom.us/j/82050513263>

Meeting documents are available during business hours, 9:00 AM – 2:00 PM, by contacting Board Manager Kali Tsimbousis – Ktsimbousis@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 July 21, 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. Oaths of Office

4. Roll Call

5. MINUTES: June 16, 2022

6. RESOLUTIONS:

CALENDAR BOA-22-004 (February 25, 2022) MR. MICHAEL GONNELLA, 60 LINDEN LANE, BLOCK: 102.08 LOT: 31. Requesting approval for the detached garage being 8ft away from principal structure. Ordinance 30-96.13. a. 7, an accessory structure shall not be located closer than 10ft from any other structure. **Escrow 34683.**

CALENDAR BOA 22-002 (January 26, 2022) TAYLORED PROPERTIES, 75 ORMONT ROAD. BLOCK: 32 LOT: 14. Requesting a variance from section 30-96.24 "Steep Slope Protection, for exceeding the allowable disturbance in the 20-25% slope category **Escrow# 34659**

CALENDAR BOA 21-018 (December 1, 2021) MR. SEBASTIANO VISENTINI, 7 GLENMERE DRIVE. BLOCK: 48.01 LOT: 11. Requesting two (2) variances to add a swimming pool and additional hardscaping to our backyard. 1)Exceeds maximum allowable impervious coverage per Ordinance 30-78.1 1a 2) Minimum side yard setback -20',15.1' provided, not permitted per Ordinance. **Escrow #34609**

7. HEARINGS:

A. CALENDAR BOA 21-016 (October 26, 2021) MR.& MRS.MENDRZYCKI, 25 GARDEN STREET, BLOCK: 109 LOT: 29. - **WILL BE CARRIED TO AUGUST 18, 2022 Meeting** Requesting (4) variances to construct a detached accessory structure. **(Complete 12/6/21, Continuation) Escrow 34584**

B. CALENDAR BOA-22-005 (March 9, 2022) MR. & MRS. BOYD, 51 MEADOWBROOKE ROAD, BLOCK: 93 LOT: 3. - **WILL BE CARRIED TO AUGUST 18, 2022 Meeting** 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) First Hearing**

C. 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. **(Incomplete 3/29/22, Revisions 5/2/22. Complete 6/16/22) First Hearing-Site Visit: August 6, 2022 – 9:00 a.m.** Escrow 34675

D. CALENDAR BOA 22-007 (March 31, 2022) MR. JOHNSON & MRS. GUSTAFSON, 2 ABERDEEN ROAD. BLOCK: 117 LOT: 15. Requesting a front yard setback variance for the proposed front entrance vestibule. **(Incomplete 5/9/22, Revisions 6/6/22, Complete 6/17/2022) First Hearing-Site Visit: August 6, 2022 – 9:30 a.m** Escrow #E7765834724

8. ADJOURNMENT of Meeting

APPLICATIONS INCOMPLETE:

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) Escrow# E7765834740**

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). Escrow# E7765834758**