

TOWNSHIP OF CHATHAM
ZONING BOARD OF ADJUSTMENT
REORGANIZATION AND REGULAR MEETING
January 19, 2023

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: 875 3193 5015

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87531935015>

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Webinar ID: 875 3193 5015

International numbers available: <https://us02web.zoom.us/j/87531935015>

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>

MEETING CALLED TO ORDER – 7:30 P.M.

This is the Board of Adjustment Meeting of January 19,2023

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 2023, and January, 2024 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:

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

REORGANIZATION OF THE BOARD:

Election of Board officers: Temporary Chairperson, Chair, Vice Chair

RESOLUTIONS:

1. **Board Counsel**
2. **Consultant Engineer**
3. **Planning Consultant**
4. **Board Secretary**
5. **Designating Newspaper**
6. **Board Transcribing Secretary**
7. **Establishing Meeting Schedule**
8. **Designating the Township Website as the Official Electronic Medium for Posting of Notices**

MINUTES: December 7, 2022

RESOLUTIONS:

**RESOLUTION 23-0001 -CALENDAR BOA 22-013, REZA SHARIF, 180 SOUTHERN BLVD. BLOCK: 102.11 LOT 23,01.
Escrow: E7766178478.**

RESOLUTION 23-0002 - CALENDAR BOA 22-012 CHRISTOPHER COSTNER, 35 ROSE TERRACE. BLOCK: 93 LOT; 5.01. Escrow: E7766178460.

HEARINGS:

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. (Complete 11/4/22) **First Hearing – Site Visit 2/4/23 9:00 a.mEscrow#E7766178436**

CALENDAR BOA 22-019 (October 21, 2022) TIMOTHY & TINA ROMANO, 2 OVERLOOK ROAD. BLOCK: 122 LOT: 1. Requesting variances for front yard setback and principal structure, to permit the enlargement of an existing garage storage room into a 3rd car garage bay with additional ½ story living space above. **(Complete 12/1/22) First Hearing - Site Visit 2/4/23 9:30 am Escrow #E7766178577**

CALENDAR BOA 22-008 (April 11, 2022) 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. (Revisions **October 27, 2022 – Complete 12/2/22) First Hearing - Site Visit 2/4/23 10:00 am Escrow# E7765834740**

CALENDAR BOA 22-0021(NOVEMBER14, 2022) 4 ROBERT DRIVE, LLC, 4 ROBERT DRIVE, BLOCK:102.01 LOT:4. Requesting steep slope disturbance for the construction of 2 retaining walls. (Complete 12/ 20/22) **First Hearing Site Visit 2/4/23 10:30 am- Escrow# E7766178634**

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. (Complete November 10th – Completeness Revised Plans 1/11/2023) Continuation - **Escrow#E7766178551**

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, Complete11/4/2022) Continuation - **Escrow#E7766178519**

ADJOURNMENT

APPLICATIONS WAITING FOR COMPLETENESS REVIEW:

CALENDAR BOA- 22-022(December 20, 2022) King Jang, 8 Warwick Road, BLOCK:121 LOT: 4. Maximum allowable impervious coverage, and set back variance to construct a an inground swimming pool and a walkway/patio.(Completeness review) **Escrow#E7766323015**

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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) (Waiting for revised plans) **Escrow# E7765834758**

APPLICATIONS INCOMPLETE:

CALENDAR BOA 22-017 (September 26, 2022) MELISSA JANSSON-RYAN, 11 JAY ROAD. BLOCK:108 LOT: 113.07. Front yard, side yard and building coverage to construct an addition. (Incomplete 11/4/22) **Escrow#E7766178543**

HEARING IN FEBRUARY: Requested by the Applicant

CALENDAR BOA 22-020 (NOVEMBER 9, 2022) UTKAN EMRE, 14 CHESTNUT ROAD, BLOCK: 54 LOT: 14. Requesting rear yard setback to construct a second story composite deck. **(Complete 12/20/22) Escrow #E7766178600**