

TOWNSHIP OF CHATHAM
BOARD OF ADJUSTMENT AGENDA
March 17, 2022

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 849 8593 1117

Please click the link below to join the webinar: <https://us02web.zoom.us/j/84985931117>

Or One tap mobile : 13126266799,,84985931117# or +19294362866,,84985931117#

Or Telephone: Dial US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 849 8593 1117

International numbers available: <https://us02web.zoom.us/j/84985931117>

For Phone Users, to Raise Hand during Public Hearing, press*9

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 March 17, 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. ROLL CALL:

Mr. Vivona, Mr. Weston, Mr. Borsinger, Mr. Fitt, Mr. McHugh, Mr. Eugene Sylva, Mr. Forno, Mr. Bruno Silva, Alt.1, Mr. Sood, Alt.2

4. **MINUTES:** February 17, 2022, March 9, 2022, September 17, 2020

5. **ADJOURNMENT REQUEST TO APRIL 21, 2022 W/O ADDITIONAL NOTICE:**

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. **(Complete 12/6/21) . Escrow 34584**

6. **RESOLUTIONS:**

22-011-AMENDED CALENDAR BOA-21-011 (September 7, 2021) MR. & MRS. JORDE, 16 PINE STREET, BLOCK: 85 LOT: 34. Requesting three (3) variances to install a pool. Pool fall within the 10' setback of the house. The placement of the equipment, and construct a patio. **(Complete 10/19/21) Continuation Escrow: 34518**

22-0017 - CALENDAR BOA 21-013 (September 13, 2021) MR. ALEX BIRDSALL, 12 JAY ROAD, BLOCK: 48.14 Lot: 113.13. Escrow #34534

22-0018 - CALENDAR BOA-21-012 (September 12, 2021) MRS. LAURA DOWNEY, 134 CHATHAM STREET, BLOCK: 93 LOT: 5.02. Escrow: 34526

22-0019 - CALENDAR BOA 21-017 (November 4, 2021) MR. & MRS. FARINA, 12 ROLLING HILL DRIVE, BLOCK: 102.02 LOT: 26. Escrow 34592

7. **HEARINGS:**

CALENDAR BOA 21-014 (October 4, 2021) MR. & MRS. AGNEW, 210 LONGWOOD AVENUE, BLOCK: 78 LOT: 15. Requesting two (2) variances to construct a rear addition on the first floor which will require a building coverage variance and a new second floor will require a front yard setback. **(Incomplete 11/16/21, Revisions 12/2/21. Complete 1/14/22) Continuation. Escrow #34550**

8. **ADJOURNMENT**

9. **APPLICATIONS INCOMPLETE:**

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 sideyard setback - 20', 15.1' provided, not permitted per Ordinance. **(Incomplete 1/10/22) Escrow #34609**

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 **(Incomplete 2/11/22) Escrow# 34659**

CALENDAR BOA 22-001(January 20, 2022) MR.& MRS. COLALUCCI, 170 LAFAYETTE AVENUE. BLOCK: 89 LOT: 21. Requesting principal building coverage- Maximum allowable-1560sf. Proposed 1734 sf. **(Incomplete 2/11/11) Escrow 34633**

10. APPLICATIONS AWAITING COMPLETENESS REVIEW:

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. f., 3,343.84 sq.f. proposed. **Escrow 34675**

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-22-005 (March 9, 2022) MR. & MRS. BOYD, 51 MEADOWBROOKE 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 Imprevius Covg., Max Allow Principal Bldg. Covg., Front Yard Setback, Rear Yard Setback. **Escrow# E7765834708**