

**MINUTES  
ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF CHATHAM  
JULY 21, 2022**

Mr. Borsinger called the Regular Meeting of the Zoning Board of Adjustment to order at 7:32 PM.

**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.

**Oaths of Office**

Mr. Silva and Mr. Sood were sworn in as regular members of the Board of Adjustment. The Oaths were administered by Mr. LaConte.

**Roll Call**

Answering present to the roll call were Mr. Borsinger, Mr. McHugh, Mr. Silva and Mr. Sood.

Mr. Vivona and Mr. Fitt were absent.

Also present were Board Engineer John Ruschke, Township Planner Frank Banisch and Board Attorney Amanda Wolfe.

**Approval of Minutes**

Mr. McHugh moved to approve the minutes of the June 16, 2022 meetings. Mr. Fitt seconded the motion which carried unanimously.

**Resolutions**

Calendar BOA-22-004 Mr. Michael Gonnella, 60 Linden Lane, Block: 102.08 Lot: 31

Mr. McHugh moved to adopt Resolution 22-0022. Mr. Sood seconded the motion.

**Roll Call:** Mr. Vivona, Absent; Mr. Borsinger, Aye; Mr. Fitt, Absent; Mr. McHugh, Aye; Mr. Silva, Aye; Mr. Sood, Aye.

Calendar BOA 22-002 Taylored Properties, 75 Ormont Road. Block: 32 Lot: 14

Mr. Silva moved to adopt Resolution 22-0023. Mr. Sood seconded the motion.

Mr. McHugh noted that he is recused on this application.

**Roll Call:** Mr. Vivona, Absent; Mr. Borsinger, Aye; Mr. Fitt, Absent; Mr. McHugh, Recused; Mr. Silva, Aye; Mr. Sood, Aye.

Calendar BOA 21-018 Mr. Sebastiano Visentini, 7 Glenmere Drive. Block: 48.01 Lot: 11

Mr. Silva moved to adopt Resolution 22-0024. Mr. McHugh seconded the motion.

**Roll Call:** Mr. Vivona, Absent; Mr. Borsinger, Aye; Mr. Fitt, Absent; Mr. McHugh, Aye; Mr. Silva, Aye; Mr. Sood, Aye.

### **Hearings**

Calendar BOA 21-016 Mr. & Mrs. Mendrzycki 25 Garden Street Block 109 Lot 29

Ms. Wolfe announced that this hearing will be carried to the August 18, 2022 meeting which will be held via Zoom at 7:30 PM.

Calendar BOA-22-005 Mr. & Mrs. Boyd 51 Meadowbrook Road Block 93 Lot 3

Ms. Wolfe announced that this hearing will be carried to the August 18, 2022 meeting which will be held via Zoom at 7:30 PM.

Calendar BOA-22-003 Mr. Jake Vachal 26 Scenery Hill Drive Block 102.04 Lot 23

Ms. Wolfe noted that she reviewed the notice provided for the application, and the Board has jurisdiction to hold the hearing.

Mr. Borsinger gave an overview of the Board of Adjustment's hearing process. He announced that the Site Visit will be held on August 6, 2022 at 9:00 AM. At the following hearing, testimony will be anticipated regarding proofs, positive and negative criteria, and any alternate designs that may have been considered.

Christy Vachal was sworn in to give testimony. She gave an overview of the application.

Mr. Borsinger noted that a C Variance is being requested. He also asked if there had been any comments from neighbors. Mrs. Vachal said that she has not received any comments.

Mr. Sood asked about the maximum allowable coverage. Mrs. Vachal said that the revised plans have the correct numbers.

Mr. Borsinger asked about a comment in the applicant's letter about a hardship. Ms. Wolfe addressed the definition of a hardship. Mr. Borsinger noted that hardship relates to the property conditions.

Mr. Banisch asked that there be markouts for the Site Visit.

Mr. Borsinger opened the floor to the public for questions.

1. Keith Jandora, 56 Rolling Hill Drive, was sworn in to give comment. Mr. Jandora commented on runoff to Rolling Hill Drive. He also commented on the memorandum from Mott MacDonald about drainage calculations being pending. Mr. Jandora said that water tends to drain from Scenery Hill Drive to Rolling Hill Drive. He asked that existing storm drains be viewed at the Site Visit.

Mr. Borsinger asked how additional impervious coverage is handled. Mr. Ruschke explained that the applicant is requesting waivers, and said that the waivers can be revisited during the testimony process. He said that lot grading is required to be provided. Mrs. Vachal said that she will work with her professionals to get additional information. Mr. Jandora said that the drainage is a neighborhood problem rather than an issue with the subject property. Mrs. Vachal noted that her property has drainage issues as well. Mr. Ruschke said that the Board can only consider the application, and the Township Committee would be the forum for an issue affecting the whole neighborhood.

Seeing no further comment, the floor was closed to the public.

Calendar BOA-22-007 Mr. Johnson & Mrs. Gustafson 2 Aberdeen Road Block 117 Lot 15

Ms. Wolfe noted that she reviewed the notice provided for the application, and the Board has jurisdiction to hold the hearing.

Mr. Borsinger provided an overview of the hearing process. He noted that the Site Visit will be held on August 6, 2022 at 9:30 AM. Mr. Borsinger also asked that mark outs be prepared for the Site Visit.

Craig Stires, an engineer representing the applicant, was sworn in to give testimony. He provided his qualifications and was accepted as an expert.

Mr. Stires provided an overview of the application. He said that there is a current construction project at the site which has been permitted. The application before the Board is to add a portico off the front door along with a covered porch. A variance for the front yard setback is required.

Mr. Stires said he does not know why the applicant wants to construct the portico. He shared the drawings on the screen.

Mr. Borsinger said the Board will want to see how the proposal will fit in with the neighborhood.

The floor was opened for the public to ask questions.  
Seeing no public comment, the floor was closed.

It was noted that the next hearing will be on August 18<sup>th</sup>.

Mr. Silva moved to adjourn at 8:06 PM. Mr. McHugh seconded the motion, and the motion carried unanimously.

---

Gregory J. LaConte  
Recording Secretary