

January 24, 2008

Subject: 2007 Annual Report of the Chatham Borough Zoning Board of Adjustment

Board Organization

The annual organizational meeting was held on January 23, 2008. Following is a list of board members:

Patricia D' Ambrosio
Peter Hoffman
Helen Kecskemety
H.H. Montague – Planning Board Representative
Walter Voytus - Vice-Chairman
Frederick Infante
Herbert Ramo - 1st Alternate
Tayfun Selem – 2nd Alternate

The following officers were elected:

Chairperson – Walter Voytus
Vice Chairperson – Peter Hoffman
Board Secretary - Patricia D' Ambrosio *
Board Attorney - Alan Siegel, Esq. * **
Recording Secretary - Ms. Elizabeth Holler*
Administrative Officer - Ms. Maria Maramonte*
* Appointed position
** Temporary Appointment pending further Board action

During the year we had a full board with three announced vacancies for 2008. Two of these vacant position were filled at the January 7, 2008 Borough Council meeting.

Nineteen (19) applications were heard by the Zoning Board of Adjustment in 2007. A synopsis of these applications follows:

- One (1) was commercial (221 Main Street) and transferred to the Planning Board after legal review and the applicant's consent.
- Eighteen (18) were residential
 - . Three (3) were withdrawn (Nowikas, Hull and Iacouzzi) after hearing board concerns
 - . Six (6) were approved as submitted (Johe, Costner, Tortorella, Gorham, Saul, and Christie)
 - . Six (6) were approved with reduction modifications (Grosso, Nall, Depping, Cody, Blydenburgh, and Abrams)
 - . One (1) was Denied (Bischoff – Side yard fence height)
 - . Two (2) are still open (Greenwood and Behrmann)

Of the residential applications Approved, four (4) involved FAR and four (4) involved Building Coverage. One involved deck height and the remainder involved Front, Rear, and Side Yard setbacks.

Activities:

There were twelve (12) regular scheduled meetings. No special meetings were required in 2007 as the board was able to keep pace with the flow of new applications. Several applications were continued for a number of months after applicants heard board concerns at the initial hearing.

A subcommittee of members Voytus, D'Ambrosio, and Boroff finalized the Rules and Regulations of the Zoning Board of Adjustment of Chatham Borough which was adopted on March 28, 2007. For the first time the Board now has an operating set of guidelines that formalize procedures. These Rules and Regulations have been available on the Borough web site for Public viewing since May 2007.

A training session was held for new members by Messrs. Boroff and Voytus in the Spring of 2007. These sessions are recommended for new members as they provide a faster acclimation to some of the Board concerns with Variance applications.

Board members who were not certified in 2006 completed the necessary training and were certified in 2007 bringing our participation to 100%.

New procedures for the delivery of applications were established with the Building office to ensure timeliness to the Board members.

Recommendations and 2008 Plans:

- Parking requirements in the Business District remains a difficult issue for the Board as it is constrained by the LDO. We must require parking spaces where there may be no alternative to their provision. We would like further guidance from the Council on this issue.
- While we have not yet taken advantage of the Borough's recent technology upgrades, 2008 should allow us to incorporate on-line documentation and exhibit review into our proceedings.

Respectively submitted,

Chairman, Zoning Board of Adjustment

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