

CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT

May 23, 2018

7:30 p.m.

In Chairman Cifelli's absence, Vice Chairman Douglas Herbert called this Regular Meeting of the Zoning Board of Adjustment to order at 7:30 p.m. in the Council Chambers, Chatham Borough Hall. He stated that adequate notice of this Zoning Board of Adjustment meeting was given as required by the Open Public Meetings Act.

Names	Present	Absent
Michael A. Cifelli, Chrmn.	X – arrived at 9:03 p.m.	
Helen Kecskemety	X	
Frederick Infante	X	
Douglas Herbert	X	
H.H. Montague	X	
Jean-Eudes Haeringer	X	
Patrick Tobia	X	
Alida Kass		X
William DeRosa	X	
Patrick Dwyer, Esq.		X

Keith Loughlin, Esq., served as Board Attorney at this meeting, in Attorney Dwyer's absence.

Public Comment

There was none,

Resolution #ZB 2018-12

The Board reviewed the minutes of the April 19, 2018 and April 25, 2018 meetings. A voice vote was taken. Both sets of meeting minutes were unanimously approved.

Resolutions

Application ZB #18-02

Daley & Cline

22 Jackson Avenue

Block 34, Lot 24

Attorney Loughlin summarized this application which was seeking "C" variance relief for a rear yard setback and building coverage variances. A roll call vote was taken to memorialize the Board's approval of this application:

Mr. Haeringer	-	yes
Mr. Herbert	-	yes
Mr. Infante	-	yes
Mrs. Kecskemety	-	yes
Mr. Montague	-	yes
Mr. Tobia	-	yes

The resolution memorializing the Board's approval of Application ZB #18-02 passed.

Returning and New Applications

Vice Chrmn. Herbert announced the status of the following applications:

Application ZB #16-006: 8 Watchung Avenue, LLC will continue to a June meeting or a Special Meeting

Application ZB #14-29: 4 Watchung Avenue, LLC was completed on May 17, 2018.

Application ZB #17-30: Main Street Development Group, LLC will continue to a Special Meeting in June or to the Regular Meeting in June

Application ZB #17-32: Zhang – 2 Martin Place will be heard tonight

Application ZB #18-03: Tolleson – 37 Roosevelt Ave. will be postponed to June 27, 2018

Vice Chrmn. Herbert stated that the following applications will also be heard tonight, time-permitting:

Application ZB #18-06: Perry – 120 Washington Ave. will be heard tonight

Application ZB #18-10: Derkowski – 10 Elm Place will be heard tonight

Application ZB #18-09: Alden – 74 Fairview Ave.

Application ZB #18-07: Billings – 9 North Summit Ave.

Application ZB #18-08: Gopalakrinnan & Krishnamurthi – 67 Hedges Ave.

Application ZB #17-32

Tao Zhang

2 Martin Place

Block 81, Lot 8

Rear Yard Setback

This is continued from the April 25, 2018 meeting.

The following were present and remained under oath from the previous hearing:

Tao Zhang, the applicant

Hainfeng Wu, the owner of 2 Martin Place

Qiong Wu, the architect for the applicant

Vice Chrmn. Herbert recalled from the last hearing, the issue of the proposed third floor was discussed. He confirmed with Mr. Wu that the revised plans had now been submitted to the Borough Zoning Officer. Vice Chrmn. Herbert asked that the applicant review these new third floor plans with the Board.

Ms. Wu testified that the plans have been revised since the last meeting. A rear yard setback variance is being proposed. Also, a side yard setback on the Dunbar Street side of the property, is being proposed. Regarding the rear yard setback, Ms. Wu stated that the originally proposed

two car garage will now be a one car garage. The original proposals for the side yard setback will remain the same.

Ms. Wu reviewed the attic level plan. Mr. Zhang testified that these attic plans had been submitted to Mr. DeNave, the Zoning Officer. Mr. DeNave gave them no denial or comments for this attic design. Mr. Zhang testified that the average height of the attic will be 5 feet. Vice Chrmn. Herbert and Mr. Infante concluded that the proposed attic will not be counted as a third story.

Vice Chrmn. Herbert confirmed with Ms. Wu that changes had been made to the proposed windows on the side and to the dormer.

Ms. Wu submitted Exhibit A-4: Revised elevations

Using Exhibit A-4, Ms. Wu pointed out the newly proposed attic-level windows, which will be placed 6 feet above the stair landing. At Vice Chrmn. Herbert's request, Ms. Wu showed where the windows were previously proposed. The window on the stairwell has now been made smaller. This had been an issue with one of the neighbors.

Vice Chrmn. Herbert asked if Board members had any further questions for the applicant's architect or engineer. There was none.

Carolyn Chasalow, 4 Martin Place, came forward. Ms. Chasalow had been the neighbor who had earlier expressed concerns about the side window placement. Using Exhibit A-4, Ms. Wu showed Ms. Chasalow the new, proposed window placement to ensure Ms. Chasalow's privacy. The window in question, the stairwell window will now be placed 6 feet high.

Ms. Chasalow still had concerns about her sunlight being blocked. Reviewing the pertinent measurements, Vice Chrmn. Herbert noted that there will be about 24 feet between her house and the applicant.

Holly Pizzonia, 19 Dunbar Street a/k/a 29 Vincent Street, came forward. She remained under oath from the previous hearing. Mrs. Pizzonia noted that this home is "a flip". The owner had renters living in the house. Since the renters have left, the property has deteriorated. The grass is not being mowed on the applicant's property, and his trees have fallen on her property. Mrs. Pizzonia stated a lack of trust has developed between her and the applicant. She believed the proposals will not fit in with the neighborhood.

Vice Chrmn. Herbert asked Mrs. Pizzonia if she supported the application.

Mrs. Pizzonia answered that she had severe concerns about the application and would not support it.

Mrs. Pizzonia discussed her concerns about the applicant's proposed higher roof blocking the sunlight for her backyard. She also was concerned about the construction impacting the drainage on her property.

Vice Chrmn. Herbert noted that every application that comes before the Zoning Board has to meet the requirements on water run-off from the Borough Engineer.

Matthew Pizzonia, 19 Dunbar St., was sworn in. Mr. Pizzonia stated that if the condition of the applicant's property was deplorable right now, what will happen when construction takes place on it? He felt his backyard will be looking at the wall of a house. He reviewed his maintenance concerns about the house and the property. Mr. Pizzonia did not support the application.

William Tackaberry, 21 Vincent St., came forward. He stated that he also owned 16 Dunbar Street. Mr. Tackaberry was sworn in.

Mr. Tackaberry noted that a change has been made to third floor. It has now increased in size. Is this change in number a result of corrected calculations, or has something been done to the third-floor plans to add an additional 167 sq. ft.?

Using Exhibit A-2, Mr. Wu explained that the clearance of the proposed landing had been too low, so the two proposed dormers had been raised, causing an increase of the attic's square footage.

Mr. Zhang came forward. He apologized for the uncut lawn. Mr. Zhang said he had injured his finger, and also took an overseas trip, so the grass was not maintained. He stated that he had just signed a contract with a landscaper to clean the yard and cut the grass. The contractor will be arriving tomorrow.

Mr. Haeringer confirmed with Mr. Zhang that the existing garage will be removed. Grass will grow in its place.

Vice Chrmn. Herbert confirmed with the applicant that he is now submitting his plans with the revisions shown in Exhibit A-3 and Exhibit A-4, and as discussed in tonight's hearing.

Vice Chrmn. Herbert asked for comments from the Board. Mr. Tobia stated he was sensitive to the comments made by the neighbors; however, the proposals will upgrade the applicant's home. He supported the application. Mrs. Kecskemety noted all the changes made to local homes these days. She felt the proposals were an improvement to the home. She will support the application. Mr. Montague felt that the applicant had addressed all of the issues raised in the previous hearings. Mr. Infante stated he understood the concerns by the neighbors; however, he felt the applicant had acted in good faith when he revised his window placement. Mr. Haeringer felt the proposals are needed for the house. Vice Chrmn. Herbert pointed out that the applicant will be removing building on the rear yard and adding grass, which is a positive move. The resulting home will not be too large for the lot. Vice Chrmn. Herbert asked the applicant to be mindful of the neighbors by keeping the landscaping in good condition. He will support the application.

Mr. Montague made a motion to approve Application ZB # 17-32: Zhang – 2 Martin Place, with the applicant to follow any requirements for stormwater made by the Borough Engineer. Mrs. Kecskemety seconded the motion. A roll call vote was taken:

Mr. Tobia	-	yes
Mr. Haeringer	-	yes
Mr. Montague	-	yes
Mr. Infante	-	yes
Mr. Herbert	-	yes
Mrs. Kecskemety	-	yes
Vice Chrmn. Herbert	-	yes

Application ZB # 18-06

John & Maria Perry

120 Washington Avenue

Block 13 Lot 21

Front Yard Setback/Rear Yard Setback

The following were sworn in to testify:

John Perry, the applicant

Brian Siegel, the architect for the applicant

Mr. Siegel submitted his professional credentials to the Board. The Board accepted them.

Mr. Perry gave an introductory statement. The house was built in the 1860s. Mr. Perry explained the lack of space in his existing home. The current lay-out of the house doesn't meet today's standards. Right now the house only provides 42 sq. ft. of closet space for four people. The original basement is partially dirt. Mr. Perry felt that Mr. Siegel would help expand/modernize the home and still maintain the charm and history of the house.

Mr. Siegel testified that the front yard variance is for the side of the house facing Washington Ave. A rear yard variance is also being sought. Mr. Siegel stated that the influencing factor is the existing front door that faces Watchung Avenue. The applicant is proposing to rotate the door so that it faces Washington Avenue. Because of this shifting of the door, mathematically a pre-existing front yard setback that would measure 3.75 feet. An intensification results since the door is rotated 90 degrees. Consequently, the rear yard becomes intensified because it would be 16.6 feet proposed, whereas 16.4 feet exists.

Mr. Siegel submitted Exhibit A-1: Photo-board of the existing neighboring homes within the 200-ft. radius of the applicant's home

Mr. Siegel showed the Board an over-layer of the existing house and a rendering of the house with the proposals. He explained that the new front door is on part of the addition that is parallel to the back of the house.

Mr. Siegel referred the Board to Exhibit A-1. He pointed out the existing front door to the house. Mr. Siegel testified that there is currently a two-story addition at the back of house. It's basically a box with a flat roof on top which was added in the 1920s. This 1920s addition has a

poor foundation and doesn't meet the character of the existing house. The proposal is to demolish this addition and re-build.

Mr. Siegel testified that the front door will be re-located to the mid-point of the house, as shown on Sheet A-6. Since the front door is changing from one plane to another plane, the front, side and rear yards will then change. Mr. Siegel noted that no one ever uses the current front door. They all use the back door at the side of the property. The new entrance would move foot traffic away from a busy intersection. The new front door would face Washington Avenue.

Mr. Siegel testified that the existing corner of the house is 4 feet off the property line. Since the property line is slightly curved, as a push-back is done for another 12 or 13 ft., the non-conformity increases to 3.75 feet. Vice Chairman Herbert confirmed with Mr. Siegel that the property line has an unusual shape to it.

Mr. Siegel referred the Board to Sheet A-2 which showed the stone rubble floor existing in the basement. The basement's ceiling height is barely 6 feet. The 1920s addition will be eliminated. Mr. Siegel described the existing floor plan of the first floor. The existing staircase going upstairs is very dated and winding. It's not safe and does not meet the current building code.

Mr. Siegel pointed out the Washington Ave. right-of-way that impacts the neighbor's property.

Mr. Siegel testified that the existing second story has 3 bedrooms. A new staircase will be constructed according to code. A new master bedroom suite will be constructed over the back side of the house. A one-car garage will be attached on the first floor. The existing detached garage will be demolished.

Using Sheet A-11, Mr. Siegel testified to the narrowness of the existing house. Looking from the back, the new proposed garage and the new master suite will appear as an attached carriage house barn attached to the original structure. This addition will create a sense of privacy between Washington Ave. and the street. When the family now gathers in the backyard, they will not be on display to all the neighbors and people driving up and down the street.

Mr. Siegel described the westerly side of the house with the addition. The house will increase in length size. The vintage trim, brackets, etc. that already exists on the house will be emulated and will be brought around the structure to maintain the 1860s look. The new front door will be farther up Washington Avenue. Mr. Siegel testified that the applicant's lot is very narrow, measuring only 41 feet in the back and 49.9 feet in front. Mr. Siegel pointed out the existing hedgerow of trees between the applicant's home and the neighbor's home to the west. The hedgerow runs most of the westerly property line, provides screening, and will remain untouched.

Mr. Siegel submitted Exhibit A-2: An aerial photo of the applicant's property. The proposals for the applicant's home were outlined in purple. Mr. Siegel testified that the driveway will be curved in, so the door of the new garage door will not be seen from the street. 100 feet exists between the applicant's house and the house across the street.

Mr. Infante asked what would be the official street address of the house if these proposals were done.

Mr. Siegel answered that the address would remain as 120 Washington Avenue.

Mr. Montague and Mr. Siegel discussed the setback measurements from the proposed stoop to the wall. Mr. Siegel testified that he had reviewed this situation with Mr. DeNave.

Mr. Siegel summed up the application. He testified that the proposals will not make the applicant's house out of scale with the neighborhood. The application has been challenged by the placement of the front door and the definitions of corner lots are determined relative to the placement of doors. The home is a historic structure and there was no desire to demolish it and built a new home. Mr. Siegel testified that he and the applicant have submitted a reasonable application to update the home; however, respecting its heritage and history.

The Board had no further questions for Mr. Siegel or Mr. Perry. The public had no comments or questions. Mr. Siegel and Mr. Perry then closed their application and submitted it for the Board's consideration.

Board discussion began. Vice Chrmn. Herbert noted that it's an unusual lot. The lot is enhanced by the Borough property in front of it. Vice Chrmn. Herbert liked the proposal of moving the front door to Washington Ave. The proposals for the front and side yards are minimal. Mr. Infante pointed out that the environment was very different when the house was constructed at this particular location in the 1860s. Bringing the staircase up to code is very important for safety reasons. Eliminating the old garage will free up some light and air, benefitting the community. Mr. Infante supported the application. Mr. Haeringer approved that the house is not being demolished, but is being brought up to code. He will support the application. Mr. Montague had concerns the front yard setback. Mrs. Kecskemety felt the proposals were a wonderful idea. Mr. Tobia supported the application.

Mrs. Kecskemety made a motion to approve Application ZB #18-06: Perry – 120 Washington Avenue, with the resident to follow any stormwater recommendations made by the Borough Engineer. Mr. Tobia seconded the motion. A roll call vote was taken:

Mr. Tobia	-	yes
Mr. Haeringer	-	yes
Mr. Montague	-	no
Mr. Infante	-	yes
Mrs. Kecskemety	-	yes
Vice Chrmn. Herbert	-	yes

The application passed.

At 8:55 p.m. a break was taken in the meeting.

At 9:03 p.m. the meeting resumed.

Chrmn. Cifelli arrived at the meeting at this point; however, he indicated that Vice Chrmn. Herbert will continue to run tonight's meeting. Chrmn. Cifelli had temporary voice problems.

Application ZB #18-10

Daryl & Jana Derkowski

10 Elm Place

Block 62 Lot 3

Building Coverage/Lot Coverage

The following were sworn in to testify:

Daryl Derkowski, the applicant

Alan Andreas, the architect for the applicant

Mr. Andreas submitted his professional credentials to the Board. The Board accepted them.

Mr. Derkowski gave an introductory statement for his application. He stated that there are conditions in the current house that needed extensive upgrading and replacing. Therefore, the existing home will be demolished. The proposed new home will be in keeping with the charm and the character of the neighborhood.

Mr. Andreas submitted Exhibit A-1: Artist's rendering of the proposed home, dated 02/15/2018.

Mr. Andreas reiterated that the existing home will be torn down. However, the existing two car garage will remain. It will be re-sided and will have new windows and new garage doors installed. The new home will have 4 bedrooms and 2 ½ bathrooms. A lot coverage variance is being sought for 168 sq. ft. over what is allowed by Borough regulations. Also, a building coverage variance is needed, proposing 407 sq. ft. over what is allowable.

Mr. Andreas testified that the proposed home is a modest size. There will be no entry hall. The proposed front porch will add approximately 114 sq. ft. to the coverage number. By keeping the existing garage, an additional 228 sq. ft. will be included in the building coverage variance. The new home will be centered on the property, thus removing one pre-existing non-conforming variance. Also, more space, 2 feet, will be created between the house and the garage.

Mr. Andreas testified that this new home will be appropriate for the neighborhood. He pointed out that detached garages are encouraged by the Master Plan. A new drywell will be installed to collect the runoff from the entire home. Vice Chrmn. Herbert suggested Mr. Andreas first give information on the Site Plan.

Referring Figure One, Mr. Andreas pointed out the proposed driveway, the walk up to the porch, the main body of the proposed home. He testified that the width of the applicant's lot is 75 feet. The depth is 120 feet. No setback variances are being sought. Mr. Andreas stated that the proposed FAR calculations were kept low.



Mr. Andreas described the proposed first floor. There will be a porch measuring 24 ft. by 6 ft. that would lead into small entry hall. The first floor will have a powder room, living room, dining room, kitchen, a family room, a mudroom and laundry room. On the second floor, there will be a main bathroom which will serve all the bedrooms except for the master suite. A staircase will lead up to the attic, which will be used for storage.

Vice Chrmn. Herbert asked, other than the proposed garage, where is the additional space coming from.

Mr. Andreas explained that the lot coverage comes from the proposed driveway and detached garage. He clarified that the driveway will keep the original footprint.

Mr. Montague asked why the front door was not centered. Mr. Andreas explained that the door was centered in the archway, leading up to the porch, to give the house a sense of entry.

Mr. Montague asked about the proposed egress window in the basement. Will there be living space in the basement?

Mr. Derkowski answered that it's possible that one of his elderly parents may want to live at his home, in the basement, for an interval. Mr. Andreas noted that the egress window will allow more natural light into the basement.

Mr. Haeringer asked what triggered the variance for these proposed plans?

Mr. Andreas answered that one factor is the proposed front porch. The need to have a living room and a family room also triggered the variance. Mr. Andreas reviewed the measurements of the proposed room, which he felt were small for newly constructed homes.

Vice Chrmn. Herbert said he sensed the Board was struggling with these proposals. The proposed home is designed beyond the calculations allowed by Borough regulations. Four hundred square feet is a large variance to seek. Vice Chrmn. Herbert believed there could be ways to reduce these proposed plans. Also, he suggested Mr. Andreas and Mr. Derkowski organize a neighborhood analysis to show the size of the neighboring homes in relationship to their lots. Chrmn. Cifelli pointed out that a neighborhood analysis may ease concerns the Board members have that the proposed house would fit in well with the neighborhood.

Vice Chrmn. Herbert informed Mr. Derkowski that he could either ask the Board to vote on the application tonight, or he and Mr. Andreas could ask to carry the application, giving them time to consider making revisions and/or return with a neighborhood analysis to present to the Board.

After conferring with Mr. Derkowski, Mr. Andreas asked that the application be carried to the next meeting. They will return with a neighborhood analysis and possibly revised plans.

Application ZB #18-10 – Derkowski, 10 Elm Place will continue to the June 27, 2018 Zoning Board meeting.

Application ZB #18-09  
Timothy & Maria Alden  
74 Fairview Avenue  
Block 4, Lot 2  
Building Coverage

The following were sworn in to testify:  
Timothy & Maria Alden, the applicants  
Daniel Ward, the architect for the applicant

Mr. Ward submitted his professional credentials to the Board. The Board accepted them.

Ciamour Chaudhri, Esq., the attorney for the applicant, gave an introductory statement. He noted that the applicant is seeking a building coverage variance and a front yard setback in order to construct a front porch.

Mr. Alden testified that he and his wife bought the lot at 74 Fairview Avenue last summer from a contractor. They contracted to construct a house. The original plan for the house was re-designed to meet code. He and his wife would like a current farmhouse look to their home. The house is currently framed-out. Mr. Alden stated that his wife would like a front porch. The proposed porch would be 300 sq. ft.

Mrs. Alden submitted Exhibit A-1: photos of the applicant's house in its current condition and the neighboring homes on either side. A penciled drawing was included of the front of the house with the proposed porch.

Mr. Montague confirmed with Mr. Alden that the house to the left is in Chatham Township.

Mr. Montague asked what are the setbacks on the Borough side.

Mr. Montague asked what would be the front setbacks for the homes within the 200-ft. radius. He was interested in seeing a streetscape of the applicant's neighborhood to see if the porch would fit in.

Mr. Alden stated that visually all of the houses line up on his side of the street. However, his proposed porch would come out a couple of feet.

Mrs. Kecskemety pointed out that none of the houses on either side of the applicant's home, nor across the street, have porches.

Vice Chrmn. Herbert reiterated Mr. Montague's recommendation to the applicant that a neighborhood streetscape be created so the Board can compare the proposals to what exists in the neighborhood. He also suggested the applicant google and print out an aerial map of his home and neighborhood to show how far the porch would extend in relationship with the neighborhood.

Chrmn. Cifelli pointed out that the Master Plan encourages porches. However, he explained to the applicant the reason that setback requirements are in place.

Mr. Montague and Mr. Ward discussed the grade of the proposed porch. Mr. Ward testified that the elevation of the porch is about 18 inches above the adjacent grade.

Looking at these calculations, Chrmn. Cifelli noted that the height of the porch will have a minimum visual impact. He felt the porch would appear “going down” in grade.

Vice Chrmn. Herbert invited a member of the public to ask her question. He reminded her that the application is still in its early stages.

Suzanne Lewis, 77 Chandler Rd., was sworn in to testify. She stated her property was right behind the applicant’s property.

Ms. Lewis noted that the Borough Engineer has been at her home and property a number of times because of water issues. She questioned why this home (at 74 Fairview Ave.) hadn’t been built with an architect, planner, etc. with the drainage situation in mind. Ms. Lewis testified that huge amounts of water comes down the street, into the curbing, flowing down Fairview Ave., into Chandler R huge. She stated that she and her neighbors have spent thousands of dollars to address this water problem. Ms. Lewis was concerned about the additional coverage that this porch would need.

Vice Chrmn. Herbert informed Ms. Lewis that if the Board approved this variance for the front porch, there is a requirement that the Borough Engineer will stipulate any drainage requirements that would be needed for the porch.

Mr. Alden stated that he had met with Mr. DeNave, the Borough Engineer, about the drainage. Mr. DeNave had told him what drainage would be needed for the house. Mr. Alden told Mr. DeNave that he would do whatever is needed for the drainage conditions. Mr. Alden did not want water problems for his neighbors.

Mr. Infante told Ms. Lewis that her comments and concerns are well taken by the Board.

Brian Callahan, 78 Fairview Ave., was sworn in to testify. He stated that his home is immediately to the right of the applicant’s property. Mr. Callahan stated that the proposed porch would be a wonderful addition to the neighborhood.

Mr. Alden asked that his application be carried to the next meeting. He confirmed with the Board the information that still needs to be presented.

Application ZB #18-09: Alden – 74 Fairview Ave. will carry to the June 27, 2018 Zoning Board of Adjustment meeting.

Application ZB #18-07

Michael Billings  
9 North Summit Avenue  
Block 55, Lot 31  
Side Yard

The following were sworn in to testify:

Michael Billings, the applicant

Mr. Lucciola submitted his professional credentials to the Board. The Board accepted them.

Matthew Lucciola, architectural designer for the applicant, was sworn in to testify

Mr. Billings gave an introductory statement. His house was built in the early 1900s. One full bathroom currently exists on the second floor. He is proposing a master bathroom. Mr. Billings is proposing to construct the master bathroom in a “notch” cut-out that exists on the second floor, over the kitchen. The bathroom will be roughly 80 sq. ft. He and Mr. Lucciola have tried to keep the outside appearance acceptable. This addition will not be visible from the street.

Mr. Lucciola testified that there are four existing non-conforming conditions on the property – the front yard setback, the side yard setback, the building coverage, and the lot coverage. The only impact will be on the side yard setback on the right. This is an existing condition. The proposal is to construct this addition to the second floor, keeping within the existing first floor footprint.

Mr. Lucciola testified that the existing bathtub on the second floor will be removed. This bathtub is over the kitchen. That part of the house will be extended out 6 ½ feet towards the rear yard.

Vice Chrmn. Herbert asked what was behind the applicant’s property.

Mr. Lucciola answered that there was a home on North Hillside Ave. This proposed addition would probably be seen by this home. There is quite a distance between the applicant’s home and this neighbor’s home behind him.

Mr. Lucciola reviewed the window arrangements for the proposed bathroom. He reiterated that only 80 sq. ft. is being proposed for this new bathroom.

Mr. Montague asked what would be the overall height of the proposed addition, including the dormer.

Mr. Lucciola answered about 20 feet.

There were no further questions for Mr. Lucciola.

Mr. Billings and Mr. Lucciola closed their application and submitted it to the Board for their consideration.

Vice Chrmn. Herbert asked for comments from the Board. Chrmn. Cifelli noted that the proposal is a much needed improvement for the house. It's only 80 sq. ft. The proposal and its location are respectful to the neighbors. Mrs. Kecskemety, Mr. Montague approved of the proposal. Mr. Montague believed the small addition will not impact the neighbors. Mr. Tobia and Mr. Haeringer felt the proposed bathroom is very much needed.

Chrmn. Cifelli made a motion to approve Application ZB #18-07: Billings – 9 North Summit Avenue. Mrs. Kecskemety seconded the motion. A roll call vote was taken:

Chrmn. Cifelli	-	yes
Mrs. Kecskemety	-	yes
Mr. Infante	-	yes
Mr. Montague	-	yes
Mr. Haeringer	-	yes
Mr. Tobia	-	yes
Vice Chrmn. Herbert	-	yes

The application was approved.

Vice Chrmn. Herbert announced that Application ZB #18-08: Gopalakrishnan & Krishnamurthi – 67 Hedges Avenue will carry to the June 27, 2018 Zoning Bd. of Adjustment meeting.

At 10:21 p.m. the meeting adjourned.

The next Board of Adjustment meeting will be held on Wednesday, June 27, 2018, 7:30 p.m., Council Chambers, Chatham Borough Hall.

Respectfully submitted:

Elizabeth Holler  
Minutes Secretary