



Borough of Chatham

**MUNICIPAL BUILDING
54 FAIRMOUNT AVENUE
CHATHAM, NEW JERSEY 07928
Tel: 973-635-0674**

BOROUGH OF CHATHAM ZONING BOARD OF ADJUSTMENT

Regular Meeting on Wednesday, June 22, 2022, at 7:30 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq., adequate notice of this meeting has been provided and published in the Chatham Courier on February 10, 2022 and posted on the Municipal Bulletin Board on the main floor of the Municipal Building and filed with the Commission Secretary and the Borough Clerk also on February 10, 2022.

Please follow the link below to join the webinar:

<https://us02web.zoom.us/j/85715784976>

Or One tap mobile :

US: +19292056099,,85715784976# or +13017158592,,85715784976#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 857 1578 4976

International numbers available: <https://us02web.zoom.us/j/85715784976>

ROLL CALL

Michael A. Cifelli

Curt Dawson

Fredrick Infante

Patrick Tobia

Peter Hoffman

Jean-Eudes Haeringer

Joseph Treloar, 1st Alternate

David DeGidio, 2nd Alternate

Patrick J. Dwyer, Board Attorney

Liz Holler, Recording Secretary

PUBLIC COMMENT

NOTICE OF PUBLIC COMMENT TIME LIMIT

Hearing of citizens during the Public Comment section of the agenda, is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

RESOLUTION #ZB 2021-01

RESOLUTION OF THE BOROUGH OF CHATHAM ZONING BOARD OF ADJUSTMENT ADOPTING MEETING MINUTES

BE IT RESOLVED by the Zoning Board of the Borough of Chatham that the minutes from the April 27, 2022, and May 25, 2022, meeting is approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

RESOLUTIONS -

a. Application ZB 21-016

33 Milton LLC

39 North Summit Avenue

Block: 55, Lot: 45

Minimum Site Area

Minimum Side Yard Setback (Right)

Minimum Front Yard Setback

Maximum Principal Building Coverage

Maximum Impervious Lot Coverage

b. Application ZB 21-017

Li Lin & Hau Liu

174 North Passaic Avenue

Block: 44, Lot: 5

Minimum Side Yard Set Back (Left)

Minimum Side Yard Setback (Right)

Minimum Rear Yard Setback

Maximum Principal Building Coverage

Maximum FAR

c. Application ZB 22-003

Casey & Caroline Savage

60 Chandler Road

Block: 11, Lot: 6

Side Yard Setback (Left)

Minimum Side Yard Setback (Right)

Maximum Principal Building Coverage

d. Application ZB 21-011

Ran Huo

61 Center Avenue

Block: 63, Lot: 16

Minimum Side Yard Set Back (Left)

Minimum Side Yard Setback (Right)

Minimum Rear Yard Setback

RETURNING AND NEW APPLICATIONS

a. Application ZB 22-001

Eric & Kelsey Bicknese

237 Washington Avenue

Block: 5, Lot: 9

Minimum Side Yard Set Back (Corner)

Minimum Rear Yard Setback

Maximum Principal Building Coverage

Maximum Impervious Lot Coverage

b. Application ZB 22-002

Courtney & Ben Lampert

48 Fairmount Avenue

Block: 91, Lot: 4

Minimum Right Side Set Back

Maximum Principal Building Coverage

Maximum Impervious Lot Coverage

Maximum FAR

c. Application ZB-22-0005

Gitamaya & Archana Padhi

7 Harding Street

Block: 51, Lot: 2

Maximum Principal Building Coverage

d. Application ZB 22-007

Susan & Thomas Kelleher

143 Washington Avenue

Block: 95, Lot: 18

Maximum Principal Building Coverage

Maximum Impervious Lot Coverage

e. Application ZB 21-018

Symbios Animal Health, LLC

588 Main Street

Block: 30, Lot: 2

Preliminary and Final Site Plan with Variances

THIS APPLICATION WILL BE CARRIED TO THE JULY 27, 2022, ZBOA MEETING

f. Application ZB 22-009

Joseph & Gina Chiarello

132 Fairmount Avenue

Block: 95, Lot: 3

Maximum Building Coverage

Maximum Impervious Lot Coverage

Maximum Building Height for Accessory Structure

Location of Pool/Terrace

Maximum Number of Garage Bays

THIS APPLICATION WILL BE CARRIED TO THE JULY 27, 2022, ZBOA MEETING

g. Application ZB 18-022

246 Main Street, LLC

246 Main Street

Block: 57, Lots: 17 & 19

One Year Extension of Approval

h. Application ZB 22-008

Robert Hume

233 Fairmount Avenue

Block: 98, Lot: 10

Minimum Lot Area

Minimum Front Yard Setback

Disturbance of Steep Slope

THIS APPLICATION WILL BE CARRIED TO THE JULY 27, 2022, ZBOA MEETING

i. Application ZB 22-011

Larry & Tenison Nassif

128 Chatham Street

Block: 19, Lot: 36

Maximum Building Coverage

Maximum Impervious Lot Coverage

DUE TO INSUFFICIENT NOTICING THIS APPLICATION WILL BE CARRIED TO THE JULY 27, 2022, ZBOA MEETING

j. Application ZB 22-010
Thaddeus & Xenia Kobylarz
22 Lum Avenue
Block: 90, Lot: 33
Minimum Side Yard Setback
Minimum Lot Width

THIS APPLICATION WILL BE CARRIED TO THE JULY 27, 2022, ZBOA MEETING

k.

l.

m.

DISCUSSION ITEMS – Hearing Date

Application ZB 20-012
Chatham Holdings, LLC
34 River Road
Block: 135, Lots: 4, 6 & 7
Preliminary & Final Site Plan with Variances

PENDING AND NEW BUSINESS

CLOSED SESSION

ADJOURNMENT