

Borough of Chatham

Annual Report

2009

Zoning Board of Adjustment

January 29, 2010

Subject: 2009 Annual Report of the Chatham Borough Zoning Board of Adjustment

### **Board Organization**

The annual organizational meeting was held on January 28, 2009. Following is a list of the board members at the meeting:

Pat D'Ambrosio, Secretary  
Peter Hoffman, Vice Chairperson  
Frederick Infante  
Helen Kecskemety  
H.H. Montague, Planning Board Representative  
Tayfun Selem  
Walter Voytus, Chairperson  
Herbert Ramo, 2<sup>nd</sup> Alternate  
Michael Cifelli, 1st Alternate

The following officers were elected:

Chairperson – Walter Voytus  
Vice Chairperson – Peter Hoffman  
Board Secretary – Pat D'Ambrosio\*  
Board Attorney - Alan Siegel, Esq. \*  
Recording Secretary - Ms. Elizabeth Holler\*  
Administrative Officer - Ms. Maria Maramonte\*  
\* Appointed position

During the year the Board had a full complement of members (7) and alternates (2). Effective December 31, 2009, Ms. Patricia D'Ambrosio, the Board Secretary, elected to resign after nineteen (19) years of service to the Board, and was duly commended for her service. In January 2010, Mr. Michael Cifelli, currently First Alternate was named to complete her term. Mr. Herb Ramo was appointed First Alternate and Ms. Helen Kecskemety and Mr. H.H. Montague were re-appointed as full members. Mr. Douglas Herbert was appointed to the Board as Second Alternate.

Two applications continued to 2009 from the 2008 Board caseload were heard and approved. Seventeen (17) new applications for variances were presented to the Building office in 2009. Three (3) have been continued to 2010. Of the remaining fourteen (14) 2009 applications two withdrew, one prior to hearing and one based on feedback from the board. Twelve (12) resulted in a resolution (eleven (11) approvals, one (1) denial). One (1) application has continued to 2010 after a presentation to the Board. Two applications were voluntarily continued to 2010 without a hearing. A synopsis of the applications that reached resolution in 2009 follows:

All of the applications which were approved (including those continued into the year) were residential and most involved multiple variances:

Six (6) involved FAR;  
Nine (9) involved Building Coverage;  
Three (3) involved lot coverage;  
Eight (8) involved side yard setbacks;  
One (1) involved a rear yard setback;  
One (1) involved a front yard setback.

One case (Sirota) was heard twice. The second hearing was required due to an adjustment in plans which changed slightly the amount of the variance previously approved. All were approved. The one (1) denial involved a request to remove a detached garage with no plan to replace the functionality.

The total number of cases (16 resolutions, 3 continuations) was consistent with the caseload of the past several years.

#### **Activities:**

There were twelve (12) regular scheduled meetings No special sessions were required this year. During the year the Board was informed that the 2008 denial of the expansion of Little Angel's School house from approved residential use (5 children or less) to commercial use (10-12 children) was being appealed in the Morris County Court. A trial brief on behalf of the Zoning Board, Borough of Chatham was submitted to the Superior Court of New Jersey on January 14, 2010 by the Board Attorney. Resolution is expected during the year.

#### **Recommendations and 2010 Plans:**

- The Board continues to have an interest in the activities of the Planning Board as evidenced by the effect of the side yard setback rule changes and looks forward to seeing the effect of the anticipated changes in the FAR regulations. The Board thanks H. H (Monte) Montague for his continued diligent work as the Planning Board liaison.
- The Chairman will recommend and approve continuing education/training opportunities for Board members to continue to upgrade overall board awareness of zoning issues. Mr . Douglas Herbert, the new member to the Board will be required to partake in mandatory State training.

Respectively submitted,

Walter A. Voytus  
Chairman, Zoning Board of Adjustment

Copies: 20