



# 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, February 23, 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, 1<sup>st</sup> Alternate

David DeGidio, 2<sup>nd</sup> 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 January 26, 2022, meeting is approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

---

### **RESOLUTIONS -**

**a. Application ZB 21-013**  
**Nicholas & Katelyn Cedrone**  
13 Duchamp Place  
Block: 61, Lot: 11  
Side Yard Setback Left  
Side Yard Setback Right  
Building Coverage

**b.**

**c.**

**d.**

---

### **RETURNING AND NEW APPLICATIONS**

**a. Application ZB 21-006**  
**Stephanie Androski**  
17 Yale Street  
Block: 47, Lot: 7  
Side Yard Setback (Left)  
Side Yard Setback (Right)  
Rear Yard Setback  
Building Coverage  
Floor Area Ratio  
Deck Side Yard Setback

- b. Application ZB 21-015**  
**Daniel & Erin Kissel**  
128 Lafayette Avenue  
Block: 15, Lot: 7  
Minimum Front Yard Setback  
Minimum Side Yard Setback  
Maximum Principal Building Coverage  
Maximum FAR  
Maximum Impervious Lot Coverage
- c. 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
- d. 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
- e. Application ZB 20-012**  
**Chatham Holdings, LLC**  
34 River Road  
Block: 135, Lots: 4, 6 & 7  
Preliminary & Final Site Plan with Variances

**Due to insufficient noticing  
this application will be  
carried to the March 23, 2022  
ZBOA Agenda**

---

**DISCUSSION ITEMS**

---

**PENDING AND NEW BUSINESS**

---

**CLOSED SESSION**

---

**ADJOURNMENT**