



# **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, December 21, 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.

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### **ROLL CALL**

Michael A. Cifelli  
Curt Dawson  
Fredrick Infante  
Peter Hoffman  
Jean-Eudes Haeringer  
Joseph Treloar  
David DeGidio  
Christopher Tarnok, 1<sup>st</sup> Alternate  
Joseph Barrette, 2<sup>nd</sup> Alternate  
Patrick J. Dwyer, Board Attorney  
Liz Holler, Recording Secretary

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### **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.

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### **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 November 16, 2022, meeting is approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

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**RESOLUTIONS -**

**a. Application ZB 22-017**  
**RMI Properties, LLC**  
87 Watchung Avenue  
Block: 109, Lot: 5  
Minimum Side Yard Setback

**b.**

**c.**

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**RETURNING AND NEW APPLICATIONS**

**a Application ZB 22-018**  
**Megan & Patrick Deaton**  
11 Inwood Circle  
Block: 95, Lot: 29  
Minimum Rear Yard Setback  
Maximum Lot Coverage  
Maximum Building Coverage

**b. 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 was started at a  
Special Meeting held on November 7  
2022 but not completed**

**c. Application ZB 22-016**  
**Alexandra & Michael Stienstra**  
**49 Van Doren Avenue**  
**Block: 75, Lots: 7 & 8**  
Minimum Rear Yard Setback  
Minimum Side Yard Setback  
Maximum Building Coverage  
Minimum Rear yard Setback for Garage

**d. Application ZB 22-019**  
**350 Main Chatham, LLC**  
**350 Main Street**  
**Block: 79, Lot: 12**  
Side Yard Setback  
Floor Area Ratio  
Building Height  
Off Street Loading  
Off Street Parking

**e. Application ZB 22-022**  
**K. J. Singh**  
**86 Orchard Road**  
**Block: 17, Lot: 1**  
Maximum Building Coverage  
Rear Yard Setback

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**DISCUSSION ITEMS**

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**PENDING AND NEW BUSINESS**

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**CLOSED SESSION**

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**ADJOURNMENT**