

CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT
November 18, 2020

7:30 p.m.

Chairman Michael A. Cifelli called this Regular Meeting of the Chatham Borough Zoning Board of Adjustment to order at 7:30 p.m. Chrmn. Cifelli, the Board Members, and Attorney Patrick Dwyer were present by Zoom, as a virtual meeting. Chrmn. Cifelli stated that adequate notices for this Board of Adjustment meeting were given as required by the Open Public Meetings Act.

Names	Present	Absent
Michael A. Cifelli, Esq.	X	
Frederick Infante	X	
Douglas Herbert	X	
H.H. Montague	X	
Jean-Eudes Haeringer	X	
Patrick Tobia	X	
Alida Kass	X	
Peter Hoffman	X	
Patrick Dwyer, Esq.	X	

Public Comment

There was none.

Resolution #ZB 2020-01

Mr. Montague made a motion to approve the minutes of the October 28, 2020 Zoning Bd. of Adjustment meeting as amended. Chrmn. Cifelli seconded the motion. The minutes of the October 28, 2020 were unanimously approved as amended.

Resolutions

Application ZB # 20-002

Kneebone

187 Washington Avenue

Block 7, Lot 1

Exterior Right-Side Yard Setback

(Fairview Ave. Side)

Attorney Dwyer summarized this application which proposed a second story addition over an existing side yard porch. After hearing testimony, the Board felt there would be no detriments from this addition and granted the variance. A roll call vote was taken to approve the resolution confirming the Board's approval of Application ZB # 20-002:

Mr. Tobia	-	yes
Chrmn. Cifelli	-	yes
Mr. Haeringer	-	yes
Mr. Montague	-	yes
Mr. Infante	-	yes
Mr. Herbert	-	yes

Mrs. Kass - yes

The resolution was approved.

Application ZB #20-013

Christopher & Joanna McLean

24 John Street

Block: 67 Lot 7

Maximum Principal Building Coverage

The following were sworn in to testify:

Christopher & Joanna McLean, the applicants

Thomas Chauvette, the architect for the applicants

Mr. Chauvette gave his professional credentials to the Board. The Board accepted them.

Mr. McLean testified that the application proposes to reorganize the space in his home to accommodate a family of five. The previous owner had not done too much to the property. He and his wife are proposing a kitchen aisle and a more spacious mudroom. They would also like to create space for an office. Mr. McLean explained that the proposed extension will include a kitchen banquette, which will make the kitchen flow better. He testified that the proposals will honor the original 1940s architecture of the home. The extension will measure 120 sq. ft. It will be nestled between two wings of the home and will not be seen from the street or by the neighbors on either side of his home. Mr. McLean testified that the roofline of the extension will tie in very well with the roofline of the existing garage wing.

Chrmn. Cifelli confirmed with Mr. Chauvette that the building coverage variance is seeking about 200 feet over what is allowable.

Mr. Haeringer noted that there are no existing floor plans. It seems the Board only has the proposed floor plans tonight.

Mr. Chauvette held up to the screen a copy of the present floor plans.

Using these floor plans, Mr. Chauvette pointed out the location of the proposed banquette. He pointed out where the location of the new laundry room and mudroom. Nothing will be done to the existing garage. Mr. Chauvette showed the shed extension.

Mr. Chauvette submitted these floor plans as Exhibit A-1. He will send a copy to the Board to put in the application's file.

Mr. Haeringer confirmed with Mr. Chauvette that currently the kitchen is the traffic road for a family member to reach the garage. Also, a family member has to travel through the kitchen to reach the existing laundry room.

Mr. Haeringer asked when the previous extension had been constructed.

Mr. McLean answered that he did not know; however, there is an existing spiral staircase within the extension. Spiral staircases were popular in the late 1970s.

Mr. Haeringer asked if a variance had been sought for this previous extension on the home.

Mr. McLean answered that he was not aware of one.

Chrmn. Cifelli felt the overage on building coverage could have been a previous existing non-conformity.

Chrmn. Cifelli asked where the proposed bulk will be located on the home, and what will it look like from the street. Will it impact light, air, and open space?

Mr. Chauvette testified that the addition will be at the rear of the house and will not be viewed from the street. The addition will not project out further than the garage, and it will be well behind the wing of the family room. The way in which the rooflines will tie in, will make the proposed addition look like it is part of the original house.

Answering a question from Mr. Herbert, Mr. Chauvette explained that the addition will provide more usable space in the kitchen, the existing mudroom will become larger, and a current, cramped powder room will become more functional. Mr. Chauvette stressed that the addition will only be for the first floor.

Chrmn. Cifelli noted that the proposed plans are within the allowable lot coverage and FAR regulations.

The public had no questions for Mr. Chauvette or the applicants.

The Board had no further questions for Mr. Chauvette or the applicants.

Mr. Chauvette submitted the application to the Board for a vote.

The public had no comments on the application.

Chrmn. Cifelli asked for comments from the Board. Mr. Infante and Mr. Herbert felt there would be sufficient distance in the rear yard for the addition. There will be no impact on the light, air, and open space. They will support the application. Mrs. Kass will support it. Mr. Haeringer and Mr. Tobia felt the variance was de minimis. They will support it. Mr. Hoffman agreed with all the points that were made. He was glad that the existing powder room will have safer conditions. Chrmn. Cifelli felt the proposed addition was tastefully designed.

Chrmn. Cifelli made a motion to approve Application ZB # 20-013: McLean – 24 John Street with the applicant to follow any recommendations the Borough Engineer may given concerning stormwater run-off. Mrs. Kass seconded the motion. A roll call vote was taken:

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

Application ZB # 20-013 was approved.

The next Chatham Borough Zoning Board of Adjustment meeting will be Wednesday, December 16, 2020, 7:30 p.m. It will be a virtual meeting.

Respectfully submitted:

Elizabeth Holler
Recording Secretary