

CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT  
December 16, 2020

7:30 p.m.

Chairman Michael A. Cifelli called this Regular Meeting of the Zoning Board of Adjustment to order at 7:37 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 Zoning Board of Adjustment Meeting was 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.

Returning and New Applications

Chrmn. Cifelli announced that Application ZB #20-016: Auer – 89 Summit Avenue will be carried to January 27, 2021 Zoning Bd. of Adjustment meeting, due to a lack of notice that is required to be made.

At Chrmn. Cifelli’s request, Mr. Montague gave an update on the Planning Bd. activities. The Planning Board has been reviewing residential bulk requirements. .

Mr. Montague also reported that the Planning Board is working on guidelines for residential homes. Mayor Kobylarz asked that the Planning Bd. form a subcommittee to work on these guidelines. A Zoning Board representative would be welcome to join the subcommittee.

Mr. Haeringer strongly agreed that the Zoning Board should give feedback on these guidelines.

Chrmn. Cifelli asked Mr. Montague to inform the Mayor and the Planning Board that one or more members from the Zoning Bd. of Adjustment would be happy to join this exploratory committee.

Mrs. Kass brought up the possibility of an expedited process to deal with de minimus variances which come before the Board.

Chrmn. Cifelli agreed with Mrs. Kass’s suggestion; however, he questioned whether there would be a danger to the Borough’s ordinance by having a blanket acceptance for certain percentages, over what is permitted, without a review done by the Zoning Board.

After further discussion, Chrmn. Cifelli felt it would be okay if the Borough Engineer could review certain applications and recommend those he feels could be expedited for approval.

Mrs. Kass felt the Borough ordinance could be amended to accommodate that action.

Attorney Dwyer disagreed. The Municipal Land Use Law would not allow “fudging” approvals like that. He felt an expediation would not work, since time is needed to fulfill all the items on the Application checklist.

Some Board members felt a stream-line process for applications still could work. Mr. Montague pointed out that many of the applications are not always simple ones like some recent ones the Zoning Board has dealt with.

Mr. Infante asked Mr. Montague to recommend that the subcommittee review the Borough’s Master Plan and the applications that the Zoning Board has recently denied.

Summing up, Chrmn. Cifelli agreed that an expediated process for certain applications would be a good idea. He will review with Attorney Dwyer what would be legally allowed and what would not be. Chrmn. Cifelli pointed out that Because of the Coronavirus and the challenging economy, there were not many applications before the Zoning Board in 2020. That can change as conditions improve in the future.

Mr. Montague stated that he will report back to the Planning Board that the Zoning Board of Adjustment will have a representative to contribute feedback to the subcommittee.

Application #ZB 2020-01

Mr. Montague made a motion to approve the minutes of the November 18, 2020 Zoning Board of Adjustment meeting as submitted. Chrmn. Cifelli seconded the motion. The minutes of the November 18, 2020 were approved as submitted.

Resolutions

Application ZB # 20-013

McLean

24 John Street

Block: 67 Lot 7

Maximum Principal Building Coverage

Attorney Dwyer summarized this application which proposed making improvements at the rear of the first floor of this home. The proposed addition will be largely hidden from view. The Board felt the benefits outweighed the detriments and granted the variance. A roll call vote was taken to approve the resolution confirming the Board’s approval of Application ZB #20-013:

Mrs. Kass	-	yes
Mr. Infante	-	yes
Mr. Montague	-	yes
Mr. Haeringer	-	yes

Chrmn. Cifelli - yes  
Mr. Tobia - yes

Proclamation Honoring and Recognizing Alida Kass

Chrmn. Cifelli noted that tonight is Mrs. Kass's last Zoning Board of Adjustment meeting.

Attorney Dwyer read the following proclamation honoring and recognizing Alida Kass for her years of service on the Chatham Borough Zoning Board of Adjustment:

WHEREAS Alida Kass was first appointed to the Chatham Borough Zoning Board of Adjustment in 2011; and

WHEREAS she continuously served in that capacity, taking an interim to serve as a member of the Chatham Borough Council from 2013 to 2015; and

WHEREAS, she has demonstrated an uncommon measure of commitment to the Borough, and a standard of excellency of service;

NOW THEREFORE, the Chairman and Members of the Zoning Board of Adjustment of Chatham Borough thank Alida Kass for her many years of dedicated service to the Board and her significant contribution to the Borough and extend our best wishes for continued success, and wish her the best in all her future endeavors.

The Board voted unanimously in favor of this Proclamation honoring and recognizing Alida Kass.

Chrmn. Cifelli stated that the Board will miss Mrs. Kass; however, they are happy for her exciting career change. The Board wishes her much success.

Board members individually complimented Mrs. Kass on her service on the Board and wished her well.

The meeting adjourned.

The next Chatham Borough Zoning Board of Adjustment meeting will be the Board's Reorganization Meeting to be held on Wednesday, January 27, 2021, 7:30 p.m. It will be a virtual meeting.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary

