

## CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT

January 27, 2016

7:30 p.m.

Board Member Michael A. Cifelli called this Reorganization Meeting of the Zoning Board of Adjustment to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. He stated that adequate notices for this Zoning Board of Adjustment meeting were given as required by the Open Public Meetings Act.

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

### Public Comment

There was none.

### Oaths of Office

The following Board members were sworn in by Board Attorney Dwyer:

Michael A. Cifelli	-	Regular Member
Frederick Infante	-	Regular Member
Patrick Tobia	-	First Alternate Member

### Reorganization Resolutions

#### Resolution #2016-1

#### Election of Chairperson

Michael A. Cifelli was unanimously elected as Chairman of the Zoning Board of Adjustment for 2016.

#### Election of Vice Chairperson

Douglas Herbert was unanimously elected as Vice Chairman of the Zoning Board of Adjustment for 2016.

#### Appointment of Board Secretary

Mrs. Kecskemety graciously agreed to serve as Board Secretary for 2016.

#### Annual Resolutions

The following resolutions were read aloud and unanimously approved by the Zoning Board members present tonight:

- Resolution #2016-2 - 2016 Board Meeting Schedule
- Resolution #2016-3 - Appointment of Board Attorney (Patrick Dwyer, Esq.)
- Resolution #2016-4 - Designation of Official Board Newspapers
- Resolution #2016-5 - Fixed Charges for Advertising

#### Resolution #ZB 2016-16

The meeting minutes for December 16, 2015 were approved as submitted.

#### Old/New Business

Mr. Montague reported that the Planning Board has filed a package to the Judge for the Borough's Housing Element & Fair Share Plan. He distributed copies for the Board members to study. The Borough Attorney will keep the Borough Council and Planning Board informed on whatever develops. Mr. Montague also reported that a Master Plan Workshop will be held Thursday evening, 7 pm to 9 pm, February 18<sup>th</sup> at the Library of the Chathams, in the lower level large meeting room. The Planning Board is looking for feedback from residents for this Master Plan Update. Zoning Board of Adjustment members would be especially welcome to attend and offer comments.

Also regarding the Planning Board, Mr. Montague also reported on a minor subdivision being proposed for 64 Hedges Avenue. Another hearing on this application will be held at the Planning Board's February 3<sup>rd</sup> meeting.

#### Resolutions

##### Application ZB #15-23

##### Istvan Nyilas

##### 37 Garden Avenue

##### Side Yard/Building Coverage

### Block 31, Lot 10

Attorney Dwyer summarized this application which was seeking to demolish an existing home and construct a new home with a two car garage which intruded into the left, side yard setback. The lot was very narrow. Testimony was given that the type of intrusion, as the one being proposed, was not uncommon in the immediate area. The Board approved the C-2 variance. A roll call vote was taken confirming the Board's approval of this application:

Mr. Tobia	-	yes
Mr. Montague	-	yes
Mr. Infante	-	yes
Mrs. Kecskemety	-	yes
Chrmn. Cifelli	-	yes

### Application ZB #15-24

Robert F. & Anne H. Desmarais

72 Fairview Avenue

Building Coverage/FAR/Lot Coverage

### Block 4, Lot 3

Attorney Dwyer summarized this application which was seeking an expansion of an existing T-shaped house. Neighbors had testified that they did not oppose this expansion provided the stormwater management would be kept under control. The Board felt there were sufficient reasons to grant the variances. A roll call vote was taken confirming the Board's approval of this application:

Mr. Infante	-	yes
Mr. Herbert	-	yes
Chrmn. Cifelli	-	yes

### New and Returned Applications

Attorney Dwyer reported that he had received a letter from the attorney representing the Minisink Club Application. This attorney had been concerned about language stated in an old Condition of Approval for Minisink. Attorney Dwyer will be sending Board members a copy of his response letter to Minisink's attorney, along with a copy of the older, prior resolution. Board members are asked to please review these documents prior to the hearing of the application next month.

Application ZB #15-17: Minisink Club, Inc., 1 Princeton St., will be carried to the February 24, 2016 Zoning Board of Adjustment meeting.

Mr. Cifelli announced that two more applications will carry to the February 24, 2016 meeting:

Application ZB #15-21: New York SMSA Limited Partnership d/b/a Verizon Wireless – 97 Main Street

Application ZB #15-26: Michele & Edward Fisher, 17 Roosevelt Ave.

Mr. Cifelli pointed out that both the Minisink application and the Verizon application will probably be lengthy ones. Perhaps the Board should hold a special meeting for either Minisink or Verizon, to free up more time for the residential applications to be heard.

After further discussion, the Board decided that the Fischer application be heard first at the February 24<sup>th</sup> meeting. Verizon will be the second application to be heard on February 24<sup>th</sup>.

The next meeting of the Zoning Board of Adjustment will be held on February 24, 2016, 7:30 p.m., Council Chambers, Chatham Municipal Building.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary