



# **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**

**Regular Meeting on Wednesday, March 28, 2018 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 5, 2018 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 5, 2018.

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### **ROLL CALL**

Michael A. Cifelli  
H.H. Montague  
Douglas Herbert  
Fredrick Infante  
Helen Kecskemety  
Alida Kass  
Jean-Eudes Haeringer  
Patrick Tobia, 1<sup>st</sup> Alternate  
William DeRosa, Jr., 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 2018-08**

### **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 February 28, 2018 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

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**RESOLUTION #ZB-2018-09****RESOLUTION APPOINTING PLANNER AND APPROVING CONTRACT FOR PLANNING SERVICES FOR 2018**

**WHEREAS**, the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* requires that a resolution be adopted and publicly advertised to authorize the award of contracts for “Professional Services”;

**WHEREAS**, the Board has determined that the services of a professional planner are necessary for the Board;

**WHEREAS**, the Board Attorney will review and revise the contract for services as necessary;

**NOW THEREFORE, BE IT RESOLVED**, as follows:

1. Clarke Caton Hintz, is hereby appointed as Planner to the Borough of Chatham Zoning Board effective from March 28, 2018 through December 31, 2018;

2. Clarke Caton Hintz shall render services based upon an hourly rate and a rate fixed for public meeting attendance;

3. The Board Attorney is directed to provide a professional services contract in accordance with this Resolution to Clarke Caton Hintz for signature;

4. Upon recommendation of the final contract by the Board Attorney, the Zoning Board Chairman is authorized to execute the contract on behalf of the Board, and the Chairman’s signature shall be duly witnessed by the Secretary to the Board;

5. Clarke Caton Hintz is directed to comply with all appropriate document requests of the Borough Clerk with respect to this contract, including financial disclosures and Pay-to-Play requirements.

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**RESOLUTIONS**

- a. **Application ZB #17-22 (Corrected)**  
**Main Street Development Group, LLC**  
**34 Orchard Road**  
Front Yard/Rear Yard  
Block 93, Lot 2

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**RETURNING AND NEW APPLICATIONS**

- a. **Application ZB # 16-006**  
**8 Watchung Avenue, LLC**  
**8 Watchung Avenue**  
Block 134, Lot 2  
Site Plan Application

**Postponed to April 19, 2018**

- b. **Application ZB 17-32** **New Business**  
**Tao Zhang**  
**2 Martin Place**  
Block: 81, Lot: 8  
Side Yard Setback/Building Coverage/Floor Area Ratio
- c. **Application ZB # 17-033** **New Business**  
**Seth Horowitz & Mary Elizabeth Fay**  
**61 Minton Avenue**  
Block: 127, Lot: 1  
Lot Frontage/Side Yard Setback/Building Coverage/Floor Area Ratio
- d. **Application ZB # 17-35** **New Business**  
**Margaret Goeckel**  
**35 Maple Street**  
Block: 104, Lot: 10  
Front Yard Setback/Rear Yard Setback
- e. **Application ZB # 17-034** **New Business**  
**Jim & Kristen Cullen**  
**26 Chandler Road**  
Block: 97, Lot: 4  
Rear Yard Setback/Lot Coverage
- f. **Application ZB # 17-36** **New Business**  
**Kavita & Mammen Mathew**  
**52 North Summit Avenue**  
Block: 54, Lot: 10  
Side Yard Setback/Building Coverage/Floor Area Ratio
- g. **Application ZB # 17-37** **New Business**  
**Elia & John Sheldon**  
**8 Girard Avenue**  
Block: 107, Lot: 26  
Building Coverage
- h. **Application ZB # 18-02** **New Business**  
**Chris Daley & Lisa Cline**  
**22 Jackson Avenue**  
Block: 34, Lot: 24  
Rear Yard Setback/Building Coverage
- i. **Application ZB # 18-03** **Postponed to April 25, 2018**  
**Joseph & Christine Tolleson**  
**37 Roosevelt Avenue**  
Block: 53, Lot: 48  
Side Yard Setback/Building Coverage/Floor Area Ratio

j. **Application ZB # 18-06**  
**John & Maria Perry**  
**120 Washington Avenue**  
Block: 13, Lot: 21  
Front Yard Setback/Rear Yard Setback

**Postponed to April 25, 2018**

k. **Application ZB # 18-05**  
**Michael Amend/Tracey Tango**  
**1 Meadowbrook Road**  
Block 19, Lot 19  
Rear Yard Setback

**New Business**

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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**