



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, May 24, 2023, 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 9, 2023, 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 9, 2023.

ROLL CALL

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

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.

RESOLUTION #ZB 2023-01

**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 January 25, 2023, and April 26, 2023, meetings are approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

RESOLUTION APPOINTING THE BOARD ATTORNEY AND APPROVING CONTRACT FOR LEGAL SERVICES FOR 2023

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" without competitive bidding; and

WHEREAS, there exists a need for municipal legal services for the Borough of Chatham Zoning Board of Adjustment; and

WHEREAS, the Board has considered the professional services proposal submitted by Patrick J. Dwyer, Esq.

THEREFORE, BE IT RESOLVED, that Patrick J. Dwyer, Esq., 66 Sunset Strip., Suite 205, Succasunna, NJ 07876, is hereby be appointed Legal Counsel for the Borough of Chatham Zoning Board of Adjustment for the year 2023 at rates to be set forth in a contract with the Board; and

BE IT FURTHER RESOLVED, that the Borough of Chatham Zoning Board of Adjustment Chair is authorized to execute the necessary agreement with the appointed attorney on behalf of the Board.

RESOLUTIONS

- a. **Application ZB 22-024**
Matthew & Elizabeth Curtis
14 Dellwood Avenue
Block: 3, Lot: 7
Building Coverage
Side Yard Setback
Floor Area Ratio

b.

c.

RETURNING AND NEW APPLICATIONS

- a. **Application ZB 23-002**
Daniel Handerhan
162 Hillside Avenue
Block: 108, Lot: 8
Side Yard Setback

**This application was started at the
April 26, 2023, Zoning Board
Meeting but not concluded**

b. Application ZB 22-021
Matthew & Shannon Kiraly
29 Highland Avenue
Block: 9, Lot: 3.02
Building Coverage
Lot Coverage
Side Yard Setback

c. Application ZB 22-004
Gordon Redgate
368 Main Street
Block: 79, Lot: 15
Use Variance
Building Height

d. Application ZB 23-001
Dawn & Jack Paruta
39 Woodland Road
Block: 25, Lot: 33
Minimum Rear Yard Setback

e. Application ZB 23-003
Arthur & Katie Owens
8 Harding Street
Block: 52, Lot: 6
Side Yard Setback
Rear Yard Setback
Lot Coverage

f.

DISCUSSION ITEMS

PENDING AND NEW BUSINESS

CLOSED SESSION

ADJOURNMENT