



# **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**

**Wednesday, August 23, 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.

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### **ROLL CALL**

Michael A. Cifelli  
Curt Dawson  
Fredrick Infante  
Peter Hoffman  
Jean-Eudes Haeringer  
Joseph Treloar  
David DeGidio  
Christopher Tarnok, 1<sup>st</sup> Alternate  
Joseph Barrette, 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 2023-02**

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

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## **RESOLUTIONS**

### **a. Application ZB 23-005**

Amy & Matt Theriault, 9 Duchamp Place, Block 61 Lot 13  
Side Yard Setback

## **NEW APPLICATIONS**

### **a. Application No. ZB 23-010 Carried to the September 27, 2023 meeting prior HPC review needed**

Danny Realty LLC, 185 Main St. (NJSH Rte. 124) & Hillside Ave. Block 122 Lot 2  
Preliminary & Final Major Site Plan

### **b. Application No. ZB 23-012**

Michael & Sarah Camaleri, 103 Weston Ave./ 81 Coleman Ave. Block 68 Lot 10  
Building Coverage  
Carried from July meeting pending utility notification

### **c. Application No. ZB 23-009**

Camelot Garden Place LLC, 10 Garden Place Block 35 Lot 4  
Side& rear yard setback, maximum building coverage, Floor area ratio, driveway width

### **d. Application No. ZB 23-013**

GTL 35 LLC, 74 Chatham St. Block 88 Lot 9  
Use Variance: excessive floor area ration, Bulk Variances: Side yard and rear yard setback,  
building coverage

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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**

**The next meeting of the Chatham Borough Zoning Board is scheduled for September 27, 2023.**