

CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT

May 26, 2021

7:30 p.m.

Chairman Michael A. Cifelli called this Regular Meeting of the Zoning Board of Adjustment to order at 7:30 p.m. This was a virtual meeting. Board members and Attorney Dwyer were present by way of Zoom. Mr. Cifelli stated that adequate notices for the Board of Adjustment meeting was given as required by the Open Public Meetings Act.

Names	Present	Absent
Michael A. Cifelli, Chrmn.	X	
Frederick Infante	X	
Douglas Herbert		X
H.H. Montague		X
Jean-Eudes Haeringer	X	
Patrick Tobia	X	
Joseph Treloar	X	
David DeGidio	X	
Peter Hoffman		X
Patrick Dwyer, Esq.	X	

Public Comment

There was none.

Resolution #ZB 2021-01

The minutes of the March 24, 2021 and April 28, 2021 Zoning Board of Adjustment meetings were approved as submitted.

Resolutions

Application #ZB 21-002

James & Elizabeth Clark

33-35 Hillside Avenue

Block: 123 Lot 6

Maximum Principal Building Coverage

Attorney Dwyer summarized this application which proposed a mudroom, full bathroom, laundry area and a bonus room on the first floor of an early 1900s home, formerly a two-family home. The existing detached garage will be demolished. An attached garage will take its place. The existing lot coverage will be reduced with these plans. After hearing the testimony, the Board approved the building coverage variance. A roll call vote was taken to approve the resolution confirming the Board's approval of Application # ZB 21-002.

Mr. Infante	-	yes
Mr. Haeringer	-	yes
Mr. Tobia	-	yes
Chrmn. Cifelli	-	yes

### Returning and New Applications

There were none tonight.

### Discussion Items

Mr. DiGidio brought up the impervious coverage situation in Application #ZB 21-001: Hindelong – 57 Elmwood Avenue. This application was recently before the Board. The applicant had received approval from the Board to install a sports court in his backyard. Mr. DiGidio asked how far could the Zoning Board of Adjustment go in encouraging a change to the Borough Zoning ordinance. Chrmn. Cifelli explained that the Board can only suggest a change to the Zoning regulations to the Mayor and Borough Council. Chrmn. Cifelli noted that there are definitely zoning issues that need to be looked at in the future and hopefully improved upon.

At 7:54 p.m. the meeting adjourned.

The next Chatham Borough Zoning Board of Adjustment meeting will be held on Wednesday, June 23, 2021, 7:30 p.m. This will be a virtual meeting.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary