



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 on Wednesday, March 23, 2022, 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 10, 2022 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 10, 2022.

Please follow the link below to join the webinar:

<https://us02web.zoom.us/j/85715784976>

Or One tap mobile :

US: +19292056099,,85715784976# or +13017158592,,85715784976#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 857 1578 4976

International numbers available: <https://us02web.zoom.us/j/85715784976>

ROLL CALL

Michael A. Cifelli

Curt Dawson

Fredrick Infante

Patrick Tobia

Peter Hoffman

Jean-Eudes Haeringer

Joseph Treloar, 1st Alternate

David DeGidio, 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 2021-01

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 February 23, 2022, meeting is approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

RESOLUTIONS - None

- a.
- b.
- c.
- d.

RETURNING AND NEW APPLICATIONS

- a. **Application ZB 21-006**
Stephanie Androski
17 Yale Street
Block: 47, Lot: 7
Side Yard Setback (Left)
Side Yard Setback (Right)
Rear Yard Setback
Building Coverage
Floor Area Ratio
Deck Side Yard Setback
- b. **Application ZB 21-015**
Daniel & Erin Kissel
128 Lafayette Avenue
Block: 15, Lot: 7
Minimum Front Yard Setback
Minimum Side Yard Setback

Maximum Principal Building Coverage
Maximum FAR
Maximum Impervious Lot Coverage

c. Application ZB 21-016

33 Milton LLC

39 North Summit Avenue

Block: 55, Lot: 45

Minimum Site Area

Minimum Side Yard Setback (Right)

Minimum Front Yard Setback

Maximum Principal Building Coverage

Maximum Impervious Lot Coverage

**This application was
started on February
23, 2022 but not concluded**

d. Application ZB 21-017

Li Lin & Hau Liu

174 North Passaic Avenue

Block: 44, Lot: 5

Minimum Side Yard Set Back (Left)

Minimum Side Yard Setback (Right)

Minimum Rear Yard Setback

Maximum Principal Building Coverage

Maximum FAR

e. Application ZB 20-012

Chatham Holdings, LLC

34 River Road

Block: 135, Lots: 4, 6 & 7

Preliminary & Final Site Plan with Variances

f. Application ZB 22-003

Casey & Carolyn Savage

60 Chandler Road

Block: 11, Lot: 6

Minimum Side Yard Set Back (Left)

Minimum Side Yard Setback (Right)

Maximum Principal Building Coverage

g. Application ZB 21-011

Ran Huo

61 Center Avenue

Block: 63, Lot: 16

Minimum Side Yard Set Back (Left)

Minimum Side Yard Setback (Right)

Minimum Rear Yard Setback

- h. **Application ZB 22-001**
Eric & Kelsey Bicknese
237 Washington Avenue
Block: 5, Lot: 9
Minimum Side Yard Set Back (Corner)
Minimum Rear Yard Setback
Maximum Principal Building Coverage
Maximum Impervious Lot Coverage

DISCUSSION ITEMS –

PENDING AND NEW BUSINESS

CLOSED SESSION

ADJOURNMENT