



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, September 28, 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.

ROLL CALL

Michael A. Cifelli
Curt Dawson
Fredrick Infante
Peter Hoffman
Jean-Eudes Haeringer
Joseph Treloar
David DeGidio
1st Alternate
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 August 22, 2022, and August 24, 2022, meetings are approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

RESOLUTIONS -

- a. **Application ZB 20-012**
Chatham Holdings, LLC
34 River Road
Block: 135, Lots: 4, 6 & 7
Preliminary & Final Site Plan with
Variances

- b. **Application ZB 21-018**
Symbios Animal Health, LLC
588 Main Street
Block: 30, Lot: 2
Preliminary and Final Site Plan with Variances

- c. **Application ZB 22-009**
Joseph & Gina Chiarello
132 Fairmount Avenue
Block: 95, Lot: 3
Maximum Building Coverage
Maximum Impervious Lot Coverage
Maximum Building Height for Accessory Structure
Location of Pool/Terrace
Maximum Number of Garage Bays

RETURNING AND NEW APPLICATIONS

- a. **Application ZB 22-008**
Robert Hume
233 Fairmount Avenue
Block: 98, Lot: 10
Minimum Lot Area
Minimum Front Yard Setback
Disturbance of Steep Slope

b Application ZB 22-010
Thaddeus & Xenia Kobylarz
22 Lum Avenue
Block: 90, Lot: 33
Minimum Side Yard Setback
Minimum Lot Width

c. Application ZB 22-012
Atlantic Lavallette, LLC
18 University Avenue
Block: 49, Lot: 9
Front Yard Setback
Side Yard Setback (1st and 2nd Floor)

d. Application ZB 22-006
Jacob & Emily Bordens
61 North Hillside Avenue
Block: 56, Lot: 40
Minimum Right-Side Setback (Dwelling)
Minimum Right-Side Setback (Deck)
Minimum Left-Side Setback
Building Coverage
Lot Coverage
Floor Area

Due to incorrect noticing this application will be placed on the Oct. 26, 2022 Zoning Board Agenda. New Noticing is Required

e. Application ZB 22-013
Kira Appel & William Boyar
57 Hedges Avenue
Block: 54, Lot: 57
Building Coverage
Maximum Lot Coverage

f.

g.

DISCUSSION ITEMS

PENDING AND NEW BUSINESS

CLOSED SESSION

ADJOURNMENT