

**Zoning Board of Adjustment
Regular Meeting**

**Township of Chatham
July 17, 2014**

Mr. Vivona called the Regular Meeting of July 17, 2014 to Order at 7:30 P.M with the reading of the Open Public Meetings Act

Roll Call:

Mr. Tony Vivona Mrs. Kathryn Surmay Kenny
Mr. Jon Weston Mr. Richard Williams Thomas Polise, Alt#1
Mr. William Styple, Alt. #2 Mrs. Tina Romano

Absent: Mr. Glen Nelson

Professionals Present: Steven Shaw, Attorney
Robert O'Brien, Engineer
Robert Michaels, Planner
Dr. Bruce Einstein

Minutes: June 19, 2014 - motion made by Mr. Williams, seconded by Mr. Weston to approve minutes as submitted. All in favor

Hearings:

**Golden River Homes, Llc,
11 Sunset Drive
Block: 61 Lot: 16.**

Calendar Boa 14-61-16

Mr. Gentile, Applicant
Mr. DeAngelo, Attorney
Mr. Murphy, Engineer

Mr. DeAngelo noted that this is a vacant lot on Sunset Drive, R3 residential zone located on a sloping lot. Mr. Murphy will describe the application.

Mr. Vivona outlined the board's procedures. First meeting is an outline of what is proposed and scheduling of site visit (August 2nd 9 a.m.) The board would ask that the site be staked out for what is proposed.

Mr. DeAngelo noted that the property was thickly wooded so he suggested boots might be needed.

Mr. Murphy, sworn. – Presented Exhibit A1 a colorized rendering of the site. He had marked out some of the variances needed. The property has steep slopes that require drainage in the westerly direction. Setback requirements are required due to the steep slopes around the house. There is no way of avoiding the steep slopes because of the position of the house. The blue area marked is where we are requesting a variance for fill within the 15 ft. property setback. In this case it is probably around 5 ft. It is only a small part of the wall that exceeds the 4 ft.

requirement. There are two ways we can do it - 1) shift everything and making a back out from the garage or 2) move the wall closer to the building. The orange markings are (as per Mr. Ruschke's letter) re: retaining walls/structural walls that are less than 20 ft. away from the building which is a variance situation. There are several walls around the house/building that you need to construct the house. To construct the house with a garage under you would need a wall next to the garage. There is a patio in the back and on the other side so the walls are needed. As far as construction of the house footings would be extended. All the other variances are for disturbance of slopes. When you see the property you will see that there isn't any way to avoid these steep slopes. The driveway area goes into the drywell system in the rear of the property behind the house. The drainage calculations have been submitted.

Mr. Shaw asked if the architectural' would be explained at the next hearing. He was advised that they would be.

Mr. Murphy said he would stake out the house and the locations of the walls. The house is 40 ft. above grade. He explained how the measurements were calculated.

Mrs. Kenny asked if this lot was always vacant.

Mr. DeAngelo said as far as they knew the applicant is purchasing this property from the prior owners estate. We think that they (the owner) lived on Fairmount and this property backed up to theirs. Maybe they got a subdivision. As far as we know it's always been vacant.

Mr. Vivona asked if there were any other questions. None heard. He then reminded the applicant that the site visit would be on August 2nd at 9 a.m.

Mr. Shaw said this application would be carried to the next meeting (August 21st) without further notice. As there were interested parties in the audience Mr. Shaw explained that the next meeting will have more expert testimony. The audience is, if they wish, may ask questions, make statements, present evidence, etc. There would also be plans submitted which would outline/show all the trees (sz. etc.) to stay/be removed.

Mrs. Kenny – since it was addressed asked if applicant could go over the trees.

Mr. Murphy said all the trees are shown. The trees next to the building area will come down. He would tally them for the next meeting. What size tree do you want shown – 14 inch. Discussion on size ensued.

Mrs. Kenny asked about a landscaping plan.

Mr. Gentile, applicant, said replacement would be done in accordance with the ordinance.

**Cingular Wireless Pcs, Llc (AT&T) & T-Mobile -
300 Shunpike Road
Block: 95 Lot: 18.01.**

Calendar Boa 12-95-18.01

Transcripts submitted by applicant

**New Cingular Wireless Pcs Llc (AT&T)
63 Buxton Road,
Block: 62 Lot: 105.**

Calendar Boa 13-62-105

Transcripts submitted by applicant

Adjournment

Respectfully submitted
Mary Ann Fasano

Transcribing Secretary