

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
JANUARY 17, 2019*

Mr. Vivona called the Regular Meeting of the Zoning Board of Adjustment to order at 7:30pm with the reading of the Open Public Meetings Act.

Mr. Shaw administrated the Oath of Office to Ms. Labadie - Mr. Fitt - Edward Turco

Roll Call

Answering present to the roll call were Mr. Vivona, Mr. Weston, Mr. Williams, Mr. Borsinger, Ms. Labadie, Mr. Fitt, Mr. Turco, Mr. Hyland (final meeting). Mr. Newman and Mr. Fitt were absent.

Reorganization of the Board

Mr. Shaw requested a nomination for Temporary Chairperson, Chairperson and Vice Chairperson for the reorganization meeting.

Mr. Vivona asked Mr. Weston to be Temporary Chairperson - All in favor.

Mr. Weston asked for a nomination for Chairman of the Board.

Mr. Borsinger nominated Mr. Vivona as Chairman which was seconded by Mr. Williams - All in favor.

Mr. Vivona then asked for a nomination for Vice Chairperson.

Mr. Williams nominated Mr. Weston as Vice Chairman which was seconded by Mr. Borsinger - All in favor.

Resolutions

- | | |
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| • Board Counsel | Stephen Shaw |
| • Consultant Engineer | John Ruschke, Mott McDonald |
| • Planning Consultant | Frank Banish |
| • Cellular Telecommunications Engineers | Bruce Eisenstein |
| • Acoustical Engineers | Norman Dotti |
| • Board Secretary | Kali Tsimboukis |
| • Recording Secretary | Jeanne Marie O’Gara |
| • Establishing Meeting Schedule | |
| • Designated Newspapers | |

A motion was made by Mr. Borsinger seconded by Mr. Weston to approve the above resolution. All board members were in favor of the motion.

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Roll Call

Answering present to the roll call were Mr. Vivona, Mr. Weston, Mr. Williams, Mr. Borsinger, Ms. Labadie, Mr. Fitt, Mr. Turco. Mr. Newman and Mr. Fitt were absent.

Approval of Minutes - 12/20/18 New Cingular Wireless Transcript

Ms. Labadie made a motion to approve the minutes and transcript from the December 20, 2018 meeting; seconded by Mr. Borsinger. All board members were in favor of the motion.

Hearings

Calendar BOA 18-33-34

Jennifer Voelksen

75 Susan Drive
Block: 33 Lot: 34

The site visit was read into the record from January 5, 2019 by Mr. Williams. The applicant is requesting a variance for maximum allowable principal building coverage, maximum height and steep slope. The two-room addition would be to accommodate the applicant's elderly parents moving in with them from Short Hills. The proposed 1-story addition in the rear of the house would block the Wislocky's at 3 Jodi Lane's kitchen from light. The Wislocky's stated the addition will affect their quality of life, cause an erosion issue and decrease their property value. The location of the bath and bedroom are on one floor due to the mother eventually needing to use a wheelchair. The BOA members present at the site visit confirmed the addition would block the neighbor's sunlight.

Jonathan Babula of Babula Architecture presented the 1-story steep slope addition. Mr. Vivona asked whether alternative designs were considered. Mr. Vivona requested a redesign to keep both sides happy as the current design would result in a massive wall. The BOA wants new plans designed due to the addition affecting the one neighbor. Mr. Shaw stated this isn't a hardship case. The homeowners would need professional testimony for a C1 variance. Redesigns were discussed by the BOA for a design that isn't so impacting to bring down the mass.

Mr. Vivona stated they need to work on a redesign, lower the roof pitch and resubmit new drawings. It was also suggested they may want to work with a planner. Mr. Shaw stated the Board would carry the application to the next meeting on February 21, 2019. The new plans need to be submitted ten days before the next meeting.

Mr. Vivona made a motion to adjourn the evening's meeting; seconded by Mr. Williams.

Jeanne Marie O'Gara, Recording Secretary