

*TOWNSHIP OF CHATHAM ZONING  
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT  
FEBRUARY 8, 2017*

---

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

**Roll Call**

Answering present to the roll call were Mr. Vivona, Mr. Williams, Mr. Stuple, Mr. Borsinger, Mr. Newman and Mr. Hurring. Mr. Weston, Mrs. Romano and Mr. Hyland were absent.

**Board Discussion**

Mr. Shaw explained that the Annual Report is a compilation of the decisions of the Zoning Board throughout the year. Mr. Shaw stated that the Board should address any other issues that they would like to recommend be addressed by the Township Committee or the Planning Board.

Mr. Vivona stated that the Board recommendations must address the fence ordinance. He recommended that the ordinance be changed to specify that physical fence sections be limited to 6 feet with the post height restricted to 4 inch incremental for finial and support. Mr. Vivona stated that the fence must be placed as close to the ground as possible, allowing for topography, and that the fence footings be placed totally on the home owners' property.

The Board would like the Zoning Permit for fence approval to include a recommendation that neighbors be notified of the fence installation.

Mr. Williams stated that restrictions should be placed on property owners requesting a variance when their home was built to the maximum allowable size and coverage.

Mr. Shaw stated that the Board cannot deny a request for a variance but limitations could be specified which could deal with these cases.

Mr. Borsinger reminded the Board of recommendations proposed last year to deal with this situation. He suggested that limitations be placed regarding FAR and ratios for lot width to side yard setbacks.

Mr. Vivona summarized that his overview to the Township Committee would include recommendations for fence ordinance revision, and FAR and/or ratios for lot width t side yard setbacks for limiting the size of properties for redevelopment. Mr. Vivona will also note the progress with Engineering construction sequences for properties with steep slope variances and the Board's attempts to have approved cell towers be as inconspicuous as possible.

With no other business before the Zoning Board of Adjustment, Mr. Borsinger moved to adjourn the meeting, Mr. Newman seconded the motion, and it carried unanimously.

Meg Smith  
Zoning Board Secretary