

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. Borsinger, Mr. Newman. Mr. Weston, Ms. Labadie, Mr. Fitt and Mr. Turco 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. Borsinger stated that the new homes being built in R4 zones are changing the whole character of the neighborhood. Mr. Vivona stated the Planning Board and Town Council need to step in. The whole character of the neighborhood is being changed. Chatham Township needs to keep a diversity of housing in town. In addition, with the new tax changes in effect homeowners may need to relocate. Mr. Shaw suggested if Chatham Township isn't going to do floor area ratio's they need to increase the setbacks on R4's. If the setbacks are changed the number of variances will increase greatly.

Mr. Vivona recommended all new houses be built parallel to the street. Mr. Borsinger questioned if there was a way the BOA could insure builders aren't disturbing steep slopes before variances are approved.

Mr. Shaw reiterated the BOA's belief that the floor area ratio is a proper mechanism and its now been demonstrated it's even more necessary in the R4 with the smaller lots and small setbacks. It'll be our recommendation that the Zoning standards to the R4 be revised to reflect a floor area ratio or consideration be given to increasing the setbacks. We'll indicate an ordinance for a dwelling to be parallel to the street which it fronts on. We can restate again our concern about corner lots and the impact of allowing for selection of frontage. Recommendations will be made for the Township to increase ordinance penalties for steep slope disturbances and to tie those standards to the square footage of what's being disturbed.

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

Jeanne Marie O'Gara, Recording Secretary