

*TOWNSHIP OF CHATHAM ZONING  
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT  
MARCH 16, 2017*

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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. Weston, Mrs. Romano, Mr. Styple, Mr. Newman and Mr. Hurring, Jr. Mr. Williams, Mr. Borsinger and Mr. Hyland were absent.

**Approval of Minutes**

Mr. Newman made a motion to approve the minutes of the February 8, 2017. Mrs. Romano seconded the motion. All board members were in favor of the motion.

Mr. Newman made a motion to approve the minutes of the February 16, 2017. Mr. Styple seconded the motion. All board members were in favor of the motion.

**Memorialization**

**Bushell / Solfaro**

River Road  
Block: 15 Lot: 7

**Calendar BOA 16-15-7**

A motion was made by Mr. Newman to adopt the Resolution as submitted, seconded by Mrs. Romano.  
Roll Call: Mr. Vivona, Mrs. Romano, Mr. Styple, Mr. Newman and Mr. Hurring, Jr. All in favor

**Lin**

798 River Road  
Block: 23 Lot: 18

**Calendar BOA 16-23-18**

A motion was made by Mrs. Romano to adopt the Resolution as submitted, seconded by Mr. Hurring, Jr.  
Roll Call: Mr. Vivona, Mrs. Romano, Mr. Styple, Mr. Newman and Mr. Hurring, Jr. All in favor

**Hearings**

**T-Mobile & Verizon Wireless**

300 Shunpike Road  
Block: 95 Lot: 18.01

**Calendar BOA 17-95-18.01**

Minutes / Transcript provided by the applicant.  
Site visit was scheduled for April 1<sup>st</sup> at 9:00am.

**Hofman Design Build / Daingerfield**

30 Gates Avenue  
Block: 115 Lot: 8

**Calendar BOA 16-115-8**

Richard & Peggy Daingerfield, applicants, explained their request for variances for an addition to the rear of their property. Two variances would be needed for rear yard setback and maximum building

coverage. The variance for maximum impervious coverage has been removed.

Mr. Vivona confirmed that there are already existing non-conforming variances at the property.

Site visit was scheduled for April 1 at 9:30am.

**KJB Builders**  
7 Loantaka Lane North  
Block: 140 Lot: 2.02

**Calendar BOA 16-140-2.02**

Terry Covello, applicant, stated that the cabana proposed was necessary for shade and storage. A smaller shed had been located in this same location but has been removed. The proposed cabana will have three open sides and will only be closed in the rear storage area. The sides of the structure will have wing walls to hide the pool equipment located beside it.

Mr. Brill, contractor for the applicant, explained that the cabana was pushed back 10 feet from the pool to eliminate a variance.

Mr. Vivona questioned whether there was lighting or a fan proposed with this cabana.

Ms. Covello stated that there will be a ceiling fan with lights inside the cabana and lighting in the ground by the steps.

The meeting was opened to the public and Mr. Saunders, neighbor to the rear of the property, requested to speak to the Board and the applicant. Mr. Saunders explained that his property is elevated and looks directly down on the pool and pool area in question. A large white oak tree previously provided a buffer but died and had to be removed. Mr. Saunders would like other trees planted to provide privacy and a buffer between the properties.

A five minute break was suggested by Mr. Shaw, attorney to the Board, for the applicant and Mr. Saunders to discuss and agree, if possible, about the planting of trees in this area.

Following the short break Ms. Covello and Mr. Saunders agreed that 3 trees will be planted to provide privacy and buffer the rear of the property.

A motion was offered by Mr. Hurring, Jr. to approve the variances requested and it was seconded by Mr. Newman. All board members voted in favor of the motion.

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

Meg Smith  
Zoning Board Secretary