

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
APRIL 20, 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, Mrs. Romano, Mr. Borsinger, Mr. Newman, Mr. Hyland and Mr. Hurring, Jr. Mr. Weston and Mr. Styple were absent.

Approval of Minutes

Mr. Williams made a motion to approve the minutes and transcript from the March 16, 2017 meeting. Mr. Hurring, Jr. seconded the motion. All board members were in favor of the motion.

Memorialization

KJB Builders / Covello

7 Loantaka Lane North
Block: 140 Lot: 2.02

Calendar BOA 16-140-2.02

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. Newman and Mr. Hurring, Jr. All in favor

Hearings

Stancampiano

77 Meyersville Road
Block: 36 Lot: 15

Calendar BOA 16-36-15

Mr. Meola, Engineer and Planner for the applicant, stated that 3 variances were needed for steep slope disturbance. Mr. Meola explained that this disturbance was caused because the location of the seepage pit had to be changed, and because a poor contractor disturbed grading within 5 feet of the property line.

Mr. Vivona questioned whether all corrections were approved by our Township Engineer, and whether the seepage pit was functioning well.

Mr. Meola stated that the corrections were approved by the Township Engineer and the seepage pit was functioning well.

Mr. Borsinger noted that there was additional steep slope in the rear.

Mr. Meola stated that the contractor did not follow the plan or direction.

Mr. Vivona noted that we have had a lot of rain and the property seems stable.

Mr. Meola confirmed that the property is stable and all work has been finished.

A site visit was scheduled for May 6th at 9:00am.

Ferreira

463 River Road
Block: 63 Lot: 20

Calendar BOA 16-63-20

Mr. Santore, attorney for the applicant explained that this application proposes a new single family dwelling. Proposed construction is limited by wetlands and flood plain. Variances needed include front yard setback, side yard setback, building height, driveway turn around and retaining wall proximity to dwelling. Other pre-existing conditions exist.

Mr. Santore stated that this property is located on the river side of River Road and the current style of the existing home is a raised ranch. Proposed home would be a center hall colonial style home.

Mr. Khan, Engineer for the applicant, stated that the location of home toward one side of the property was based on DEP restrictions. Only approximately 6,000 square foot area is allowed to be disturbed. Three (3) DEP permits were required to build this proposed house and the applicant has received approval for all 3 DEP permits.

Mr. O'Brien, Board Engineer, questioned whether the gravel driveway would remain. Applicant stated that the gravel driveway was used for servicing of septic system but could be changed to grass if the Board requested. Applicant would need to confirm with the DEP, which is restricting limits of disturbance.

Applicant is proposing to live in the existing home during construction of the new home. Original home would be demolished after construction of the new home is finished.

A site visit was scheduled for May 6th at 9:30am.

Daingerfield

31 Gates Avenue
Block: 115 Lot: 8

Calendar BOA 16-115-8

The site visit report was read into the record by Mr. Hyland.

Mr. Vivona stated that the front portico and the rear deck are existing non-conforming.

Mr. Keller, for the applicant, stated that the applicant will be removing the existing patio to reduce coverage.

Ms. Napurano, architect for the applicant, stated that the lot is oversized, 10,000 square feet is required and 13,000 square feet is existing. Ms. Napurano explained that the applicant is looking to widen the kitchen and include an eat-in area and to improve the flow and communication in the home. Ms. Napurano stated that this one story rear addition would match and complement the existing home and would not be visible from the street.

Mr. Keller, Planner for the applicant, stated that the property is wide and shallow. This lot shape causes the need for variances. Mr. Keller stated that the rear yard variances were due to hardship because of

the shape of this lot. Mr. Keller stated that positive criteria for C-2 variance for building coverage would be the benefit of keeping a long term family and allowing them to contemporize. Mr. Keller stated that there would be an aesthetic improvement to the current rear of the home by removing the large existing chimney. Mr. Keller stated that there is no detriment to the public good by the granting of this proposed addition.

Mr. O'Brien noted that a Lot Grading Plan would need to be provided to detail the DEP transition area. Mr. Keller requested that he provide something other than a lot grading plan with the DEP transition area.

A motion was offered by Mr. Williams to approve the variances requested and it was seconded by Mr. Hurring, Jr. Mr. Vivona, Mr. Williams, Mrs. Romano, Mr. Borsinger, Mr. Newman and Mr. Hurring, Jr. voted in favor of the motion.

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

Meg Smith
Zoning Board Secretary