

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
JUNE 15, 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. Weston, Mr. Stypke, Mr. Borsinger, Mrs. Romano and Mr. Newman. Mr. Hyland and Mr. Williams were absent.

Approval of Minutes

Mr. Borsinger made a motion to approve the minutes from the May 18, 2017 meeting. Mr. Newman seconded the motion. All board members were in favor of the motion.

Memorialization

Stancampiano
77 Meyersville Road
Block: 36 Lot: 15

Calendar BOA 16-36-15

A motion was made by Mr. Borsinger to adopt the Resolution as submitted, seconded by Mr. Williams. Roll Call: Mr. Williams and Mr. Weston. All in favor

Vote for memorialization of TMobile & Verizon Wireless at 300 Shunpike Road (BOA 17-95-18.01) was carried to the July 13, 2017 meeting pending payment of escrow and 2nd quarter tax payments.

Hearings

Hartzell
18 Rockledge Trail
Block: 62.03 Lot: 2

Calendar BOA 17-62.03-2

Christopher Hartzell, applicant, explained that they are proposing a screened in porch in the area of current deck. Mr. Hartzell stated that the existing deck has aged substantially and is in need of repair so they would like to enclose this area with screens.

The deck is currently existing non-conforming and renovation to the deck would require rear yard setback variance.

Mr. Ruschke, Township Engineer, explained that this addition will be at a lower slope due to the topography of the property and may trigger the need for a height variance. Mr. Ruschke requested that the applicant have their professionals calculate height per Township Ordinance.

If this calculation for height requires a height variance the applicant will have to re-notice.

Site visit was scheduled for July 1, 2017 at 9:00am.

Ferreira

463 River Road
Block: 63 Lot: 20

Calendar BOA 16-63-20

Mr. Santore, attorney for the applicant, reviewed concerns previously addressed with this applicaiton.

Mr. Neves, architect for the applicant, confirmed that the garage doors would be revised as suggested by the Board. Revised plans show 2 garage doors, 1 larger for two cars and 1 smaller for one car. The roof height has been lowered 17" to 36'.8".

Mr. Khan, engineer for the applicant, addressed DEP limits of temporary disturbance. He stated that DEP will allow 20' perimeter for temporary disturbance during construction.

Mr. Shaw asked if applicant has a proposed staging plan.

Mr. Santore stated that with the extra 20' temporary disturbance being allowed, that this becomes a normal dig and suggested that a staging plan may not be required.

Mr. Ruschke stated that a concrete monument for a conservation easement was required by the town.

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

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

Meg Smith
Zoning Board Secretary