

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
JUNE 21, 2018*

Mr. Vivona called the Regular 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. Borsinger, Mr. Newman and Ms. Labadie. Mr. Williams, Mr. Styple, Mr. Hyland and Mr. Fitt were absent.

Approval of Minutes

Mr. Borsinger made a motion to approve the transcript for Verizon Wireless at Spring street from the April 19, 2018 meeting and the minutes from the May 17, 2018 meeting. Mr. Weston seconded the motion. All board members were in favor of the motion.

Memorialization

Todd Decker

44 Woodlawn Drive
Block: 52 Lot: 2

Calendar BOA 17-52-2

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

Golden River Homes

11 Sunset Drive
Block: 61 Lot: 16

Calendar BOA 17-61-16

A motion was made by Ms. Labadie to adopt the Resolution as submitted, seconded by Mr. Newman. Roll Call: Mr. Vivona, Mr. Borsinger, Mr. Newman and Ms. Labadie. Voted in favor. Mr. Weston was recused from this application.

Hearings

Patrice Penda

44 Meyersville Road
Block: 55 Lot: 5

Calendar BOA 18-55-5

Mr. Penda, owner and applicant, explained that that this existing home is a 2 ½ story Cape Cod style on a non-conforming lot. He is requesting a rear deck and a one story addition. Mr. Penda stated that the footprint of the existing home will remain the same.

Mr. Ekshian, architect for the applicant, stated that this will be a knock down to the foundation and the existing foundation will be re-used.

Mr. Vivona questioned the height of the new structure.

Mr. Ekshian stated that it would be 34.79 feet high.

Mr. Borsinger questioned the new setback variances.

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Mr. Ekshian stated that both the new rear deck and the new story addition require variances.

Mr. Vivona questioned how much taller the new structure will be compared to the current structure peak to peak.

Mr. Ekshian stated that the current home is 23 feet and the proposed structure is 34.79 feet. The proposed structure is approximately 12 feet higher.

The meeting was opened to the public for concerns to address concerns from neighbors.

Mr. Asghar, owner of 42 Meyersville Road, stated concerns with the height of the proposed home. Mr. Asghar stated that this proposed home would block any view from his house on that side.

Ms. Layton, owner 46 Meyersville Road, questioned if the proposed changes would be any closer to her home.

Mr. Ekshian stated that it would be 2 feet closer by the garage.

Ms. Connors, owner of 48 Meyersville Road, questioned what trees would be removed.

Mr. Penda stated that one tree on the right side would have to be removed.

Mr. Asghar stated that he believed that 2 or 3 trees would need to be removed.

A site visit was scheduled for Saturday, July 7, 2018 at 9:00am.

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

Meg Smith
Zoning Board Secretary