

TOWNSHIP OF CHATHAM BOARD OF ADJUSTMENT
AGENDA FOR JULY 16, 2020 REGULAR MEETING

IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR, AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE HELD VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, THE APPLICANT, THE APPLICANT'S PROFESSIONALS, INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. TO VIRTUALLY ATTEND THIS MEETING, VISIT THE FOLLOWING WEBSITE OR ENTER THE FOLLOWING MEETING ID:

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87059493032>

Or iPhone one-tap :

US: +13017158592, 87059493032# or +13126266799, 87059493032#

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Webinar ID: 870 5949 3032

International numbers available: <https://us02web.zoom.us/j/kcPDzw6ni>

For phone users - to raise hand during public hearing, press *9

Meeting documents are available during business hours by contacting:

Board Manager Kathleen Nagy-DeRosa – kderosa@chathamtownship.org

Links to ALL the applicants' documents and exhibits to be used during the meeting can be found here:

<https://www.chathamtownship-nj.gov/boa-june-18-2020-documents>

<https://www.chathamtownship-nj.gov/boa-july-16-2020-documents>

1. MEETING CALLED TO ORDER – 7:30 P.M

This is the Board of Adjustment Regular Meeting of July 16, 2020

2. OPEN PUBLIC MEETINGS ACT STATEMENT

Adequate notice of the meetings of the Zoning Board of Adjustment of the Township of Chatham was given as required by the Open Public Meetings Act as follows: Notice in the form of a resolution setting forth the schedule of meetings for the year 2020 and January, 2021 was published in the Chatham Courier and the Morris County Daily Record, a copy filed with the Municipal Clerk and a copy placed on the bulletin board in the main hallway of the Municipal Building.

3. **ROLL CALL**

Mr. Vivona, Mr. Weston, Mr. Williams, Mr. Borsinger, Mr. Newman, Ms. Labadie, Mr. Fitt, Ms. McHugh (Alt 1), Mr. Kahn (Alt 2)

4. **RESOLUTION(S)**

APPROVAL of BOA 19-20-17 Happiness Diru, 35 Susan Drive
APPROVAL of ZBA-20-002 Janice & Adam Smith, 28 Mountainview Road
APPROVAL of ZBA-20-003 PSE&G, 7 Meyersville Road

5. **HEARING(S)**

Links to ALL the following applicants' documents and exhibits to be used during the meeting can be found here:

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<https://www.chathamtownship-nj.gov/boa-july-16-2020-documents>

CALENDAR ZBA 20-005 (March 3, 2020) KELLY & RINO MARICONDA, 1 ABERDEEN ROAD, BLOCK 121 LOT 6 Requesting rear and side yard setback for the principal building and front and side yard for the accessory structure. **(Complete 4/17/2020) Escrow# 72736**

CALENDAR ZBA-20-006 (March 26, 2020) JOHN & CINDI GALIHER, 9 SYCAMORE DRIVE, BLOCK 38 LOT 42.04 Requesting rear yard setback for a pool patio that was already constructed into the setback **(Complete 6/18/2020) Escrow# 72702**

CALENDAR ZBA-20-004 (January 24, 2020) ANTHONY PENIZOTTO, 317 GREEN VILLAGE ROAD, BLOCK 48.17 LOT 129.01 Requesting lot coverage and rear and side yard setbacks for the construction of a 25' X 25' detached garage **Revised 5/12/2020 (Complete 6/5/2020) Escrow# 72702**

CALENDAR BOA 19-117-25 (May 22, 2019) Peter Scalera (for Joe Matina), 7 OAK HILL ROAD, BLOCK: 117 LOT: 25 Requesting steep slope & lot coverage variances to expand driveway and landscape yard **(Incomplete on 6/27/2019) Revised 9/25/2019. (Complete on 11/11/19) Revised 4/23/2020 (Complete on 6/19/2020) New Escrow #72819**

CALENDAR ZBA-20-008 (June 2, 2020) ARKAD RESIDENTIAL HOLDINGS IV, LLC (Daniel Rivera), 9 JAY ROAD, BLOCK: 108 LOT: 113.06 Requesting relief from the Township's lot grading requirements 30-96.20.g.7(j) **(Complete on 6/30/2020) Escrow #72827**

6. **ADJOURNMENT**

APPLICATIONS PENDING ENGINEERING COMPLETENESS REVIEW:

CALENDAR BOA 19-26-12 (October 11, 2019) MICHELLE ZHU & CHASE WU, 18 DEER RUN CIRCLE BLOCK: 26 LOT: 12 Requesting steep slope variance for proposed construction of a 2-story addition in rear of dwelling **(Incomplete 11/19/2019) Revised 6/22/2020 Escrow #72546**

CALENDAR ZBA-20-009 (June 15, 2020) MICHAEL GONNELLA, 60 LINDEN LANE, BLOCK: 102.08 LOT: 31 Requesting variance for exceeding allowable lot coverage to construct a new single family dwelling and in-ground swimming pool, patios, and pool house **Escrow #72869**

APPLICATIONS INCOMPLETE:

CALENDAR BOA 18-115-27 (December 21, 2018) FRANK & TARA PETRUCCI, 29 JAY ROAD, BLOCK: 115 LOT: 27 Requesting variance for site and rear yard setbacks to add an all season porch, den and a one-car garage **(Incomplete on 1/23/2019) Escrow #72265**

CALENDAR BOA 19-62.03-11 (February 5, 2019) HARPAL SINGH/SUKHMANI DHANOA, 543 FAIRMOUNT AVE, BLOCK: 62.03 Lot: 11 Steep slope variance to construct an addition, a patio and walkway at the rear of the house **(Incomplete on 3/6/2019) Escrow #72281**

CALENDAR ZBA-20-001 (January 10, 2020) BRYAN HARPER, 11 HILLTOP TERRACE, BLOCK: 69 LOT: 2 Requesting rear yard setback for the construction of a deck **(Incomplete 2/4/2020) Escrow #72661**

CALENDAR ZBA-20-007 (May 4, 2020) BRIAN & AMANDA CAIN, 20 CRESTWOOD DRIVE, BLOCK: 74 LOT: 11 Requesting front yard & side yard setback variances to add a second story addition & reconfigure a 1-car garage to a 2-car garage with a small rear bump out **(Incomplete 6/17/2020) Revised 7/7/2020 Escrow #72794**