

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
AUGUST 9, 2017*

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

Approval of Minutes

Mr. Borsinger made a motion to approve the minutes from the July 13, 2017 meeting. Ms. Romano seconded the motion. All board members were in favor of the motion.

Request for Time Extension for Variances Previously Granted

43 Susan Drive

Calendar BOA 14-20-15

Block: 20 Lot:15

Mr. Quinn, attorney for the applicant, explained that the applicant needs an extension for the variances granted to build a new single family home due to timing required to secure necessary financing. Applicant will be building the house that was previously approved by the Zoning Board.

Mr. Vivona stated that this is a difficult lot and other houses built in the area have had trouble complying with approvals granted. Mr. Vivona stated that it was imperative for the applicant / builder to follow the protocol of the Township Engineer. Any problems will result in the stoppage of work and possible fines. Mr. Vivona requested requirement of approval for the excavator to meet with the Township Engineer for pre-construction meeting to coordinate phasing of project.

A motion was made by Mr. Hyland to extend the variances previously granted, seconded by Mrs. Romano.

Roll Call: Mr. Vivona, Mr. Weston, Mrs. Romano, Mr. Borsinger, and Mr. Hyland. All in favor

Mr. Shaw reviewed a draft Resolution that he had prepared to extend the variances previously granted.

A motion was made by Mrs. Romano to adopt the Resolution as submitted, seconded by Mr. Weston.

Roll Call: Mr. Vivona, Mr. Weston, Mrs. Romano, Mr. Borsinger, and Mr. Hyland. All in favor

Hearings

Anthony Marone

Calendar BOA 17-106-11

12 Spring Street
Block: 106 Lot: 11

Mr. Marone, applicant and owner of new construction at 12 Spring Street explained that 2 variances are being requested:

- 1) Changing grade within 5 feet of the property line
- 2) Minimum setback of retaining wall to side lot line

Mr. Marone stated that the elevation changes on the right side of the property by the driveway. A retaining wall was extended about 30 feet to adjust the slope of the driveway. The height of this retaining wall is 1 to 2 feet.

Mr. Weston questioned if a fence was going to be placed on top of this retaining wall. He stated that if a 6 foot fence was added to the 2 foot retaining wall that the height would be 8 feet. He questioned whether this would be allowable by Township standards.

Site Visit was scheduled for Saturday, September 9, 2017 at 9:00am.

Ken Malian for 6 Glenmere Drive LLC

Calendar BOA 17-48.04-39

6 Glenmere Drive
Block: 48.04 Lot: 39

Mr. Sheehan, attorney for the applicant, explained that this property is located at the corner of Glenmere Road and Southern Boulevard. He stated that it is currently an existing non-conforming for front and side yard setbacks. Mr. Sheehan stated that this is a difficult lot but believes that the proposed plan is creative and complimentary to the lot and the surrounding area.

Mr. Vivona questioned if the tree by the house was staying.

Mr. Sheehan stated that this is one of two trees being proposed to be removed.

Mr. Vivona questioned the current style of the house.

Mr. Sheehan stated that it could best be described as ideosyncratic style. It has a peaked roof on one side and a flat roof on the other side. Mr. Sheehan described the current style as unusual.

Mr. Sheehan stated that there would only be 1,000 feet of steep slope disturbance.

Mr. O'Brien, Township Engineer, stated that any disturbance over 1,000 square feet would require more plans and more details.

Mr. Vivona stated that if the applicant disturbs more than proposed and allowed, that a stop work order will be issued and the applicant will be sent back to the Board for further review and approval.

Site Visit was scheduled for Saturday, September 9, 2017 at 9:30am.

Caufield

Calendar BOA 17-106-14

312 Lafayette Avenue
Block: 106 Lot: 14

Site visit report was read into the record by Mr. Borsinger.

Mr. Newmark, attorney for the applicant, requested that a walkway remain as constructed and also requested that pool equipment remain in current location.

Mr. Jason McBride, representative of Anthony Sylvan Pools, stated that measurements for the location of the pool and accessories were taken from the existing fence and were not taken from mark outs. The rules have been changed at the pool company to require mark outs and/or a survey when the pool design is within 3 feet of a setback.

Mr. Vivona stated that these variances were caused by a contractor mistake. He believes it will be very inconvenient to applicant and their neighbors to dig up the sidewalk and the pool equipment. Mr. Vivona stated that the pool company has taken measures to prevent this situation from happening again. Mr. Vivona also stated that there is no neighbor concern with this request.

Mr. O'Brien, Township Engineer, stated that there was additional impervious coverage than originally approved. Documentation must be provided by applicant's engineer that drainage to the dry wells is sufficient.

A motion was made by Mr. Hyland to extend the variances previously granted, seconded by Mr. Borsinger.

Roll Call: Mr. Vivona, Mr. Weston, Mrs. Romano, Mr. Borsinger, and Mr. Hyland. All in favor

With no matters before the Zoning Board for August 24, 2017 the scheduled regular meeting should be cancelled.

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

Meg Smith
Zoning Board Secretary