

*TOWNSHIP OF CHATHAM ZONING  
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT  
OCTOBER 11, 2017*

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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. Williams, Mr. Borsinger, Mr. Newman and Mr. Hyland. Mrs. Romano arrived a few minutes late at 7:35pm. Mr. Weston and Mr. Styple were absent.

**Oath of Office**

Mr. Shaw administered the oath of office to new Zoning Board member Ms. Paige Labadie (Alt 1).

**Memorialization**

**Anthony Marone**

12 Spring Street  
Block: 106 Lot: 11

**Calendar BOA 17-106-11**

A motion was made by Mr. Williams to adopt the Resolution as submitted, seconded by Mr. Newman.

Roll Call: Mr. Vivona, Mr. Williams, Mr. Borsinger and Mr. Newman. All in favor

**Ken Malian, 6 Glenmere Drive, LLC**

6 Glenmere Drive  
Block: 48.04 Lot: 39

**Calendar BOA 17-48.04-39**

A motion was made by Mr. Williams to adopt the Resolution as submitted, seconded by Mr. Newman.

Roll Call: Mr. Vivona, Mr. Williams, Mr. Borsinger and Mr. Newman. All in favor

**Hearings**

**Brittany & Eric Brodsky**

6 Whitman Drive  
Block: 74 Lot: 31

**Calendar BOA 17-74-31**

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

Mr. Lyons, architect for the applicant, stated that this property is a non-conforming undersized lot. This application is proposing an addition on the right side and rear of the property and a cantilever on the left side of the property. A side yard variance would be needed for 9 feet proposed vs. the 15 feet required. The height of the house would be raised by within the allowable limit.

Mr. Lyons stated that a dormer above the garage with a window would be added for storage and it would be accessible through the master bedroom.

Mr. Lyons also stated that the existing fence near the property line would remain but the overgrown bushes would be removed and replaced.

Mr. Vivona questioned the height change.

Mr. Lyons stated that the existing height is 25.3 feet and the proposed height would be 32.7 feet.

Mr. Vivona questioned the existing height of the garage and Mr. Lyons stated that it was 10.8 feet.

Mr. Vivona stated that this is a nice street and many houses on this street have been knocked down and rebuilt. He stated that he was glad to see this renovation with an addition vs. a knock down.

Mr. Vivona stated that the neighbor on the side of the property which would be affected by this variance just completed a similar addition and needed the same variance just a few years ago.

Mr. Nollstadt, representing the Township Engineer, stated that this project may require a dry well.

Mr. Lyons stated that a lot grading plan was being prepared.

Mrs. Romano confirmed that there was only one variance being requested for side yard setback.

Mrs. Romano questioned the need for a larger garage and Mr. Lyons stated that the applicants did need a larger garage. Mr. Lyons also stated that the neighbor had no concerns with the garage or the renovations.

A motion was made by Mr. Williams to approve the variances requested, seconded by Mr. Newman.

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

**TMobile**

River Road

Block: 63 Lot: 21.01

**Calendar BOA 17-63-21.01**

The site visit was read into the record by Mr. Vivona.

Mr. Green, attorney for the TMobile, explained that this hearing was for a determination of completeness. TMobile is requesting permission to co-locate on a JCP & L tower currently holding Verizon Wireless antennas.

Mr. Shaw, Board attorney, explained that the Board does not usually hear applications for completeness. He explained that since this is a co-location application that different rules for timing of the review apply. Mr. Shaw explained that there were questions regarding Wetlands delineation during the Engineering review for completeness.

Mr. Shaw stated that the applicant had just recently provided an EIS update and a NJDEP Wetlands permit application. Mr. Shaw stated that he believes this additional information could deem this application complete.

Mr. Nollstadt, representing the Township Engineer, concurred that the applicant had provided the necessary information for completeness.

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A motion was made by Mr. Hyland to approve the application for completeness, seconded by Mr. Newman.

Roll Call: Mr. Vivona, Mr. Williams, Mrs. Romano, Mr. Borsinger, Mr. Hyland and Mr. Newman and Ms. Labadie. All in favor.

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

Meg Smith  
Zoning Board Secretary