

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
NOVEMBER 16, 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, Mr. Williams, Mrs. Romano, Mr. Style, Ms. Labadie and Mr. Hyland. Mr. Borsinger and Mr. Newman were absent.

Approval of Minutes

Mr. Williams made a motion to approve the minutes from the October 19, 2017 meeting. Mrs. Romano seconded the motion. All board members were in favor of the motion.

Mr. Williams made a motion to approve the TMobile and New Cingular Wireless Transcripts from the October 19, 2017 meeting. Mr. Weston seconded the motion. All board members were in favor of the motion.

Request for Time Extension for Variances Previously Granted

New Cingular Wireless -300 Shunpike Road

Calendar BOA 12-95-18.01

Block: 95 Lot: 18.01

Ms. Fairweather, attorney for the applicant, explained that the applicant needs an extension for the variances granted to keep cellular services at this temporary location. Shutdown is scheduled for 1/8/18 to allow for new cellular installation. Mr. Shaw, Board attorney, suggested a six month extension to cover any timing issues.

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

Roll Call: Mr. Vivona, Mr. Weston, Mrs. Romano, Mr. Style, Ms. Labadie and Mr. Hyland. Mr. Williams had recused himself from hearing this application. All other board members were in favor of the motion.

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. Hyland.

Roll Call: Mr. Vivona, Mr. Weston, Mrs. Romano, Mr. Style, Ms. Labadie and Mr. Hyland. Mr. Williams had recused himself from this application. All other board members were in favor of the motion.

Hearings

Joseph Artiglere

Calendar BOA 17-95.01-11

384 Shunpike Road
Block: 95.01 Lot:11

Mrs. Romano has asked to be recused from this application.

Rosemary Stone- Dougherty, attorney for the applicant, stated that this property is currently being used for medical use and is proposing the use be changed to include office/ professional use. Ms. Stone-Dougherty stated that no exterior changes are proposed except for lighting improvements.

Mr. Page, engineer and planner for the applicant, stated that all variances requested are pre-existing conditions. Mr. Page explained that low level shielded lighting is being proposed which will automatically shut-off at 10:00pm. Mr. Page stated that this property will have standard hours of operation.

Mr. Shaw asked if there was a resolution for approval or site plan approval for allowing the medical use.

Ms. Stone-Dougherty stated that the property was purchased for medical use and site plan approval was only found for the parking.

Mr. Weston questioned if there is a prospective buyer for this property.

Ms. Stone-Dougherty stated that the property is not for sale right now. It was for sale previously and all interest in the building was for professional / office use.

Mr. Weston stated a concern for traffic on Noe Avenue.

Site visit was scheduled for December 2nd at 9:00am.

Application was carried to the December 21, 2017 meeting without further notice.

Charles & Joanna Mulford

20 Buxton Road
Block: 62.01 Lot: 56

Calendar BOA 17-62.01-56

Joanna Mulford, owner and applicant, stated that she has been a Chatham Township resident for 16 years and 11 years at Buxton Road. Ms. Mulford is proposing to remove the existing deck and replace with a covered porch with fireplace and a small deck. Applicant stated that the proposed covered porch would be more functional and more private.

Dana Napurano, applicant's architect from Hofmann Design, stated that a rear yard setback variance will be needed for the porch and deck. The existing deck is non-conforming. The application proposes to change the shape from the existing triangular shape of the current deck to a squared off covered porch. The new deck is proposed on the left side of the home off of the kitchen.

Mr. Vivona questioned if there were any neighbor concerns.

Applicant stated that a neighbor in the rear of the property has stated a concern regarding privacy. Applicant stated that they have planted many trees to ensure privacy.

Site visit was scheduled for December 2nd at 9:30am.

Application was carried to the December 21, 2017 meeting without further notice.

New Cingular Wireless

Fairmount Avenue

Block: 62.09 Lot: 2

Calendar BOA 17-62.09-2

Application to be carried to the December 21, 2017 Zoning Board meeting.

TMobile

River Road

Block: 63 Lot: 21.01

Calendar BOA 17-63-21.01

Transcript to be provided by the applicant.

A motion was made by Mr. Williams to grant the variances requested, seconded by Mr. Styple.

Roll Call: Mr. Vivona, Mr. Weston, Mr. Williams, Mrs. Romano, Mr. Styple, Ms. Labadie and Mr. Hyland.

All in favor of the motion.

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

Meg Smith

Zoning Board Secretary