

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
NOVEMBER 17, 2016*

Mr. Vivona called the 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, Mr. Styple, Mr. Borsinger, Mr. Newman, Mr. Hyland and Mr. Hurring. Mrs. Romano was absent.

Approval of Minutes

Mr. Hyland made a motion to approve the minutes of the October 20, 2016. Mr. Newman seconded the motion. All board members were in favor of the motion.

Memorialization

New Cingular Wireless PCS, LLC (AT&T) & TMobile Northeast, LLC **Calendar BOA 15-95-18.01**
300 Shunpike Road
Block: 95 Lot: 18.01

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

Hermey & Hyland **Calendar BOA 16-48.04-34**
99 Southern Blvd
Block: 48.04 Lot: 34

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

46 Dellwood Builders **Calendar BOA 16-78-19.01**
46 Dellwood Ave
Block: 78 Lot: 19.01

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

Hearings

Green Village Garage **Calendar BOA 16-139-57**
526 Green Village Road
Block: 139, Lot: 57

Vince Kramer, appearing for the applicant, explained that this application is requesting a D-2 variance for expansion of an existing non-conforming use. The Green Village Garage would like to place a canopy over the existing newly replaced fueling stations. This property has several C variances for pre-existing conditions and would also need to request several waivers for lighting and parking.

Jim Henry, Project Engineer for the Applicant, explained that there are new standards for underground fuel tanks requiring double walled fiberglass and an alarm if the 1st wall is breached. Tanks and pumps have already been replaced with permits and only the canopy is being requested in this application. Mr. Henry explained that the lighting on the canopy will match a project just completed in the Borough. Canopy will have asphalt roofing and no signage. Height of canopy will be 14 ½ feet to allow for truck height of 14 feet and a 6 inch clearance.

Mr. Henry explained that the canopy will improve safety by protecting employees and preventing slip and falls. It will also improve customer satisfaction.

Mr. Vivona confirmed that the fire house is across the street from this property.

Mr. Henry stated that the fire house and another residence are across the street from the Green Village Garage and that they would not be affected by the lighting proposed.

Mr. Vivona questioned the hours of operation.

Mr. Henry stated that that the garage will not be open 24 hours. Hours of operation will be Monday through Friday from 7am to 8pm, Saturday from 7am to 6pm, and Sunday from 8am to 4pm. He stated that the canopy will not be lit when the station is closed.

A site visit was scheduled for December 3, 2016 at 9:00am.

Tim & Mary Jane Whyte

4 Plymouth Road

Block: 88, Lot: 28

Calendar BOA 16-88-28

Mr. Tim Whyte, owner, explained that this property is a cape style home on a dead end street. The Whyte family purchased this home in 2004. They have 2 children now aged 10 and 13. Mr. Whyte stated that his family loves the house and the area but they need to make changes to the existing home to make it functional for his family.

Mr. Bruno, architect for the applicant, explained that ceiling height upstairs is very low at 6'9". This application proposes an upstairs addition, an addition for a family room downstairs, a small kitchen addition and a new front porch. The home will remain a cape style home with sloped roofs.

A site visit was scheduled for December 3, 2016 at 9:30am.

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

Meg Smith
Zoning Board Secretary