

*TOWNSHIP OF CHATHAM ZONING
REGULAR MEETING MINUTES*

*BOARD OF ADJUSTMENT
AUGUST 25, 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, Ms. Romano, Mr. Styple, Mr. Borsinger, and Mr. Hurring. Mr. Newman and Mr. Hyland were absent.

Approval of Minutes

Mr. Williams made a motion to approve the minutes of the July 28, 2016. Mr. Borsinger seconded the motion. All board members were in favor of the motion.

Memorialization Resolution of Denial

New York SMSA d/b/a Verizon Wireless

Calendar BOA 16-83-3

Pine Street
Block: 83 Lot: 3

A motion was made by Mr. Borsinger to adopt the Resolution of Denial as submitted, seconded by Mr. Weston.

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

Hearings

Van Vliet

Calendar BOA 16-102.08-10

51 Dale Drive
Block: 102.08 Lot: 10 Requesting C variances to construct a pool and pool house.

Request to be carried to the September 29, 2016 meeting.

Calusa Partners

Calendar BOA-16-96-1.03

1 Linden Lane
Block: 96 Lot: 1.03 Requesting front yard setback, rear yard setback, building coverage and building width to construct new single family home.

Michael Miller, attorney for the applicant, stated that the applicant wants to demolish the existing single family home and build a new single family home. Variances would be needed for front yard setback, rear yard setback, maximum coverage and building width.

Ed Triano, managing member and builder for Calusa Partners, stated that the existing home is a one story ranch sitting catty corner on the property. The proposed home would be a colonial style which they propose to pivot and to straighten on the property. Mr. Triano stated that no trees would be removed and that the design of the proposed home would match the character of the neighborhood. Applicant stated that currently the driveway opens on Noe Avenue but the Linden Lane Association has given permission to change the driveway to Linden Lane. All variances being requested are existing non-conforming variances.

Marjorie Roller, Architect and Planner for the applicant, addressed the Board and explained that this property is in the R-3 Zone. It is currently a ranch but is proposed as a 2 story colonial which would need 4 variances. Another existing non-conforming variance for the garage would be eliminated. Ms. Roller explained that this is an undersized corner lot and any home built which adhered to all zoning requirements would be limited to a structure which would only be about 30 feet wide. Ms. Roller also stated that moving the driveway would improve a safety issue of backing a car onto Noe Avenue.

Mr. Ruschke stated that he understands the need for variances for lot depth but he would like more testimony to explain the need for variances for building width and building coverage.

Christian Kastrud, Engineer for the applicant, reviewed the proposed details of the new home and stated that the lot is relatively flat and that there is currently no system in place to control the runoff. The plans for a new home would include two (2) drywells to control runoff.

A site visit was scheduled for September 10, 2016 at 9:00 am and the application will be carried to the next Zoning Board of Adjustment meeting scheduled for Thursday, September 29, 2016.

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

Meg Smith
Zoning Board Secretary