Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Zoning Board of Adjustment Regular Meeting
Meeting date: Wednesday, November 11, 2026
Meeting Time: 7:30 PM

ZONING BOARD OF ADJUSTMENT MEETING AGENDA

STATEMENT OF ADEQUATE NOTICE

Pursuant to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq., adequate notice of this meeting has been provided and published in the Chatham Courier on February 5, 2026 and posted on the Municipal Bulletin Board on the main floor of the Municipal Building and filed with the Commission Secretary and Borough Clerk on January 6, 2026.

ROLL CALL

Michael A. Cifelli, Chair
Peter Hoffman
Jeane-Eudes Haeringer
Joseph Treloar
Christopher Tarnok
Gregory Xikes
Joseph Barrette
Lena Wang, 1st Alternate
Devish Shukla, 2nd Alternate

Also in attendance:
Patrick J. Dwyer, Board Attorney
Vanessa Nienhouse, Board Secretary
Steve Bolio, Board Engineer
Kendra Lelie, Board Planner

ADOPTION OF MEETING MINUTES

RESOLUTION #ZB 2026-21 RESOLUTION OF THE BOROUGH OF CHATHAM ZONING BOARD OF ADJUSTMENT ADOPTING MEETING MINUTES

BE IT RESOLVED, by the Zoning Board of Adjustment of the Borough of Chatham that the minutes from the October 20, 2026 special meeting is approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTION #ZB 2026-22 RESOLUTION OF THE BOROUGH OF CHATHAM ZONING BOARD OF ADJUSTMENT ADOPTING MEETING MINUTES

BE IT RESOLVED, by the Zoning Board of Adjustment of the Borough of Chatham that the minutes from the October 28, 2026 meeting is approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTIONS

Application No. ZB 25-011
Minisink Club Inc., 1 Princeton St. B43 L1

Application No. ZB 25-009
Claire Miraglia and Brian Alexitch, 29 Minton Avenue, B127 L14 - extension request

approved resolution 29 Minton.pdf
Miraglia Alexitch extension (002).pdf

RETURNING AND NEW APPLICATIONS

Application No. ZB 26-008 (pages 14 - 78) started 9/26 continued to 10/28, continued to 11/11 meeting.
Jag Construction, 205 Hillside Ave. B104 L1
Five C variances: Side Yard setback, Front Yard Setback, Front yard setback (side), Rear Yard Setback, and Maximum Building Coverage and One D variance for Floor Area Ratio

MP 205 Hillside Avenue REVISED DENIAL.pdf
engineer review Jag 205 Hillside 7-22-26.pdf
-071726 Cover Letter-205 Hillside Avenue-JAG.pdf
205Hillside-varianceplan-071326.pdf
205 Hillside Avenue Plans-REVISED 7-7-2026.pdf
205 Hillside - lotgrading-050426.pdf
205 Hillside - survey.pdf
205 Hillside Ave Front-Rear-SMALL.pdf
205 Hillside Ave Lefft-Righ-SMALLt.pdf
Applicant Meeting Notice 205 N. Hillside.docx
260911 205 Hillside.Planner Review.pdf
updated taxes, legal notice and utilities.pdf
205 Hillside Avenue-REVISED 7-7-2026.pdf
205Hillside-varianceplan-071326.pdf
MP 205 Hillside Avenue REVISED DENIAL.pdf
205 Hillside Application for Development-FOR PRESENTATION-FOR WEB.pdf
205 Hillside Letter for Revisions.pdf
updated engineering plans 10.21.26.pdf
205 Hillside Avenue-REVISED 10-15-2026.pdf
Engiineer Review 11.5.26 Jag 205 Hillside.pdf

Application No. ZB 26-005 (pages 79- 114) 9/23 carried to 10/28, carried to 11/11, will be continued to 12/16
Kavish Shukla & Ruttika Joshi, 14 Somerset Avenue, B23 L6
C variance building coverage, C Variance Side yard setback and D variance maximum floor area

Shukla-Joshi 14 Somerset 7-21-26_Engineer_Letter.pdf
260915 14 Somerset Planner Review Memo.pdf
9.16 updated application, 200 ft. list, taxes and utilities.pdf
2026.08.05_VA Set.pdf
00. b. Checklist A - 14 Somerset.pdf
00. c. Checklist C Plan Requirements for All Applications - 14 Somerset.pdf
02. Zoning Application 14 Somerset Chatham.pdf

03. Checklist A - Appendix 1H Permission to Enter Applicant's Property - 14 Somerset.pdf
9.2.26 updated Zoning denial.pdf
9.3 NOTICE SERVED ON OWNERS WITHIN 200 FEET AND NEWSPAPER PUBLICATION.docx
10. PAD Letter - 14 Somerset.pdf
11. Statement of Reason - 14 Somerset Avenue Chatham NJ.pdf

Application No. ZB 26-010 (pages 115- 163)
Vanessa Urie, 69 Coleman Ave., B67 L9, Left Side Yard Setback, Front Yard setback, Building Coverage, and Rear Yard setback

05 - Pronesti_56559a.pdf
06 - Appendix 1C - Proof of Utilities Paid.pdf
07 - Appendix 1D - Proof of Taxes Paid.pdf
08 - Buffer List - Morris County Board of Taxation, NJ, USA.pdf
09 - 2026.06.29 - 69 Coleman - Existing Building Photos.pdf
10 - 69 Coleman Ave - OPRA.pdf
11 - Urie 69 Coleman 8-21-26.pdf
12 - 2026.06.29 - 69 Coleman - Witness List.pdf
13 - 2026.06.29 - 69 Coleman - Appendix 1G Applicant Meeting Notice.pdf
14 - 2026.06.29 - 69 Coleman - Variance Statement.pdf
15 - Lot Grading & Variance Plans for 69 Coleman Ave, Chatham_(2026-07-14).pdf
16 - 2026.10.05 - 69 Coleman - Architectural Drawings.pdf
2026-07-28-Resubmission.pdf
2026.07.14 - 69 Coleman - Response to Completeness Review.pdf
Board Engineer review Urie 69 Coleman 7-6-26.pdf
Lot Grading & Variance Plans for 69 Coleman Ave, Chatham_(2026-07-14).pdf
engineer review Urie 69 Coleman 8-21-26.pdf

Application No. ZB 26-014 (pages 164- 178)
Michele Petruzziello & Joseph Grayovskii, 33 Inwood Circle, B95 L24
Rear yard setback

Chatham_Borough_Board_of_Adjustment_Response_Letter.pdf
Petruzziello 33 Inwod Circle 10-12-26.pdf
33 Inwood Circle, Chatham NJ - Issue for Review - Variance.pdf
33 Inwood Circle, Chatham NJ - Issue for Review - Variance.pdf

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ADJOURNMENT - The next scheduled meeting of the Zoning Board is December 16, 2026.