Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Zoning Board of Adjustment Regular Meeting
Meeting date: Wednesday, August 26, 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 copies of this agenda were posted on the Municipal Bulletin Board on the main floor of the Municipal Building and filed with the Commission Secretary and the Borough Clerk also on January 7, 2026.

SWEARING IN

Lena Wang from Alternate II to Alternate I for a term expiring 12/31/2027

ROLL CALL

Michael A. Cifelli, Chair
Peter Hoffman
Jeane-Eudes Haeringer
Joseph Treloar
Christopher Tarnok
Gregory Xikes
Joseph Barrette
Lena Wang, 1st Alternate
VACANCY, 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 2026-17 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 July 22, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTIONS

Application No. ZB 26-003,
Matthew & Kathleen Mitchell 189 Watchung Ave., B13 L9

Mitchell - 189 Watchung Ave rev.docx

Application No. ZB 26-004
Katherine and Robert Magrane, 30 Coleman Ave. East, B64 L39

Magrane - 30 Coleman Ave.docx

Application No. ZB 26-002
Richard & Regina Nelson, 218 Washington Ave., B2 L17

Nelson - 218 Washington Ave rev.docx

Application No. ZB 25-010 Revised Resolution
Jeff & Melissa Garlick, 16 Sussex Ave., B21 L9

Garlick - 16 Sussex Ave..docx

RETURNING AND NEW APPLICATIONS

Application No. ZB 25-011 4/20/26, 5/19/26 cancelled, carried to 5/27, carried to 6/24, carried to**7/22,** carried to 8/18 SM, continued to 8/26, **carried to 9/23 meeting.**
Minisink Club Inc., 1 Princeton St. B43 L1
requesting the conversion of two Har-Tru tennis Courts into four pickleball courts

Application No. ZB 26-008 Did not notice on time. Application will be moved to 9/23.
Jag Construction, 205 Hillside Ave. B104 L1
Five C variances for 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

Application No. ZB 26-007 (pages 28 - 58)
Patrick Regan 43 North Summit Ave, B55 L47
Variances for maximum building coverage and Maximum lot coverage

Regan Application for Development-FOR PRESENTATION-FOR WEB.pdf
Regan Garage FOR REVIEW-REVISED 7-8-2026.pdf
43NorthSummitAve-lotgrading-080326.pdf
Engineer review Regan 43 N Summit 7-1-26 (002).pdf

Application No. ZB 26-011 (pages 59- 95)
Krista Cowley 25 N. Hillside Ave, B56, L 27
C Variance for left side yard setback

25NHillsideZoningRev.pdf
Application for Development Packet 08.06.2026.pdf
Cowley 25 N Hillside 7-22-26.pdf
Cowley 25 N Hillside 7-23-26.pdf
Cowley 25 N Hillside 7-29-26.pdf
25N.HillsideChecklistC.pdf

DISCUSSION ITEMS

ADJOURNMENT

The next scheduled meeting of the Chatham Borough Zoning Board of Adjustment is September 23, 2026.