Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Zoning Board of Adjustment Regular Meeting
Meeting date: Wednesday, October 28, 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.

OATH OF OFFICE

Devesh Shukla, Alternate II

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 2026-20 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 September 23, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTIONS

Application No. ZB 26-006
Jen & Richard White, 179 Center Avenue, B34 L69

White - 179 center Avenue.docx

Application No. ZB 26-012
Jayme & Sean Montgomery, 2 Sussex Ave., B21 L2

Montgomery - 2 Sussex Ave..docx

RETURNING AND NEW APPLICATIONS

Application No. ZB 26-008 (pages x - x) started 9/26 continued to 10/28, carried 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

205 Hillside Application for Development-FOR PRESENTATION-FOR WEB.pdf
MP 205 Hillside Avenue REVISED DENIAL.pdf
engineer review Jag 205 Hillside 7-22-26.pdf
Cover Letter-205 Hillside Avenue-JAG-071726.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

Application No. ZB 26-005 (pages x- x) 9/23 carried to 10/28
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

ADJOURNMENT

The next scheduled meeting of the Zoning Board of Adjustment will be November 11, 2026.