Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Zoning Board of Adjustment Regular Meeting
Meeting date: Wednesday, July 22, 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.

ROLL CALL

Michael A. Cifelli, Chair
Peter Hoffman
Jeane-Eudes Haeringer
Joseph Treloar
Christopher Tarnok
Gregory Xikes
Joseph Barrette
VACANCY, 1st Alternate
Lena Wang, 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 2026-16 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 June 24, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTIONS

Application No. ZB 25-024

Melanie & Tom Edwards, 58 North Summit B54 L7

Edwards - 58 No. Summit Ave.docx

Application No. ZB 25-021
54 Ridgeview LLC, 215 Main St., B122 L13
54 Ridgeview Ave - 215 Main St..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 WILL BE CARRIED TO SPECIAL MEETING OF AUGUST 18, 2026**
Minisink Club Inc., 1 Princeton St. B43 L1
requesting the conversion of two Har-Tru tennis Courts into four pickleball courts

updated engineer review Minisink Club 1 Princeton 5-15-26.pdf
26.05.13 Minisink.plannerreview2.pdf
TRANSMITTAL 5.8.26.pdf
MINISINK SIGNED RESPONSE LETTER TO REVIEW COMMENTS 5.8.26.pdf
4892A - Letter Report - MSRC Pickleball, Chatham, NJ 30APR26 SnS.pdf
PR-0307 - Minisink Club Pool, Princeton St, Chatham (05.07.26) SIGNED.pdf
MINISINK SIGNED DRAINAGE REPORT 5.8.26.pdf
Minisink Club, Inc. - Application for Development with Attachments Per Checklist A 031326.pdf
engineer review Minisink Club 1 Princeton 1-20-26.pdf
zoning Denial letter.pdf
Minisink - Topo Survey May 2024.pdf
Minisink Club - Tax and Utility Certifications.pdf
checklist c.pdf

Application No. ZB 26-003 5/27, 6/24, CARRIED TO 7/22 AT THE REQUEST OF THE APPLICANT
Matthew & Kathleen Mitchell, 189 Watchung Ave. B13 L9 (pages 133 - 171)
Left side yard setback, building coverage and Floor Area Ratio

Mitchell Variance Application FOR PRESENTATION.pdf
1403-305-1-Model WITH ADDITION.pdf
1403-305-1-Model.pdf
engineer review Thomas-Mitchell 4-8-26 (002).pdf
Mitchell Presentation Set.pdf
26.05.22 Thomas_Mitchell.Plannerreview.pdf
Mitchell Photo Board.jpg

Application No. ZB 26-004 6/24 CARRIED TO 7/22/26 AT THE REQUEST OF THE APPLICANT
Katherine & Robert Magrane, 30 Coleman Ave. East., B64 L39 (pages 172-224)
Two C variances for Side Yard Setback and Front Yard Setback

Application for Development 2026-03-16_Redacted.pdf
Appendix 1H signed.pdf
Checklist A 2026-03-19.pdf
Checklist C 2026-03-19.pdf
Letter of Denial.pdf
Survey.pdf
Variance Letter Magrane.pdf
Views.pdf
Appendix 1G Applicant Meeting Notice 2026-03-09.pdf

200' list.pdf
2026-05-21 Magrane - Variance Revision full.pdf
engineer review Magrane 5-20-26.pdf
engineer review Magrane 5-5-26.pdf
2026-04-23 Magrane - Variance Revision.pdf
engineer review Magrane 4-14-26.pdf

Application No. ZB 26-00 7/22
Richard & Regina Nelson, 218 Washington Ave. B2 L17 (pages 225 - 267)
building coverage and lot coverage variances

Application -218 Washington Avenue.pdf
PUBLIC NOTICE OF APPLICATION HEARING.pdf
Survey E21-00510_TOPO_REV_2_6.8.26-Model.pdf
Architectural plans -218 Washington Avenue.pdf
Board Resolution 1-26-1994.pdf
Morgan Eng E21-00510 Variance Plan Rev 4.pdf
Check list and waiver requests.pdf
Majewski letter dated 6.10.26.pdf
engineer review Nelson 218 Washington 4-7-26.pdf
engineer review Nelson 218 Washington 5-26-26.pdf
engineer review Nelson 218 Washington 6-19-26.pdf

ADJOURNMENT - The next regularly scheduled meeting will be held on August 26, 2026.