



Borough of Chatham

**BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928**

**Zoning Board of Adjustment Regular Meeting
Meeting date: Wednesday, September 23, 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
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 2026-18 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 August 18, 2026 special meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTION #ZB 2026-19 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

August 26, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTIONS

Application No. ZB 26-007

Patrick Regan 43 North Summit Ave, B55 L47

Application No. ZB 26-011

Krista Cowley 25 N. Hillside Ave, B56, L 27

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 Special Meeting on 10/20**

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](#)

[MINISINK SIGNED RESPONSE LETTER TO REVIEW COMMENTS 5.8.26.pdf](#)

[TRANSMITTAL 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 26-008

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

[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-REVISED 7-7-2026.pdf](#)

[205 Hillside - lotgrading-050426.pdf](#)

[205 Hillside - survey.pdf](#)

[205 Hillside Ave Front-Rear-SMALL.pdf](#)

[205 Hillside Ave Leftt-Righ-SMALLt.pdf](#)

[Applicant Meeting Notice 205 N. Hillside.docx](#)

Application No. ZB 26-006

Jen & Richard White, 179 Center Avenue, B34 L69

C variance for maximum building coverage

[Application.pdf](#)

[BOA-11_25064.pdf](#)

engineer review White 179 Center 7-29-26 (002).pdf
engineer review White 179 Center 6-2-26.pdf
Applicant Meeting Notice for 200 Foot List (1).docx

Application No. ZB 26-012

Jayme & Sean Montgomery, 2 Sussex Ave., B21 L2

Front Yard setback, Left side yard setback, and D variance for Maximum Floor Area

2 Sussex Ave - Development Packet.pdf
2 Sussex Ave TestimonyChatham.docx
2 Sussex Ave Visual (1).pptx
260618_2 Sussex Ave, Chatham (PB Set).pdf
8.14 revised drawings_2 Sussex Ave, Chatham.pdf
Engineer review 2 Sussex Ave 8-20-26.pdf
Montgomery 1A.pdf
Montgomery 1C.pdf
Montgomery 1D.pdf
2 Sussex Ave - Front
2 Sussex Ave - North Side
2 Sussex Ave - Southside
2 Sussex Ave - Back

Application No. ZB 26-005

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
2026.08.05_VA Set.pdf
00. a. Land Development Checklist - 14 Somerset.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
04. a. p. 23 - 6 tax certificaion 14 Somerset Chatham.pdf
04. b. p. 23 - 6 Utilities Certificate - 14 Somerset.pdf
07. Appendix 1F Affidavit of Service - 14 Somerset.pdf
09. 200 Ft List - 14 Somerset Avenue Chatham NJ.pdf
9.2.26 updated Zoning denial.pdf
9.3 NOTICE SERVED ON OWNERS WITHIN 200 FEET AND NEWSPAPER PUBLICATION.docx
08. 200 Ft Letter - 14 Somerset Avenue Chatham NJ.pdf
10. PAD Letter - 14 Somerset.pdf
11. Statement of Reason - 14 Somerset Avenue Chatham NJ.pdf
NOTICE SERVED ON OWNERS WITHIN 200 FEET AND NEWSPAPER PUBLICATION.docx
260915 14 Somerset Planner Review Memo.pdf

ADJOURNMENT

The next scheduled meeting of the Zoning Board of Adjustment is October 28, 2026.