



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

[Regan - 43 North Summit Ave.pdf](#)

Application No. ZB 26-011

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

[Cowley - 25 N. Hillside Ave_.pdf](#)

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 (pages 133 - 182)

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 Leftt-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 26-006 (pages 182- 242)

Jen & Richard White, 179 Center Avenue, B34 L69

C variance for maximum building coverage

[engineer review White 179 Center 7-29-26 \(002\).pdf](#)

[9.14 updated application with new 200' and utilites and taxes.pdf](#)

[8.3 Application.pdf](#)

[BOA-11_25064.pdf](#)

[engineer review White 179 Center 6-2-26.pdf](#)

Application No. ZB 26-012 (pages 243- 308)

Jayne & 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 Planner Visual \(1\).pptx](#)

[Initial drawings 260618_2 Sussex Ave, Chatham .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](#)

[2 Sussex - Hearing Letter.docx](#)

[Engineer review Montgomery 2 Sussex Ave 8-13-26.pdf](#)

[Montgomery 1H.pdf](#)

[9.1.26 updated 200' list, utilities and taxes.pdf](#)

Application No. ZB 26-005 (pages 309- 344)

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 is October 28, 2026.