

TOWNSHIP OF CHATHAM
BOARD OF ADJUSTMENT
Work Meeting Minutes

July 7, 2004

The work meeting of the Board of Adjustment of the Township of Chatham, County of Morris, and State of New Jersey commenced at 7:35 p.m., 58 Myersville Road, Chatham Township. Chairperson Lawrence Dalziel called the meeting to order.

The following members were present:

Lawrence Dalziel, Chairperson
James Matthews, Vice-Chairperson
Jesse Benton
Therese Hough
Parker Godwin
Peter Pizzi
Tim Walters

Chairperson Dalziel read the Open Public Meetings Statement.

Chairperson Dalziel inquired as to the members' plans/availability for the upcoming July and August meetings vis-à-vis vacation plans. Mrs. Hough stated she might not be available for the August work meeting; all others in attendance indicated no foreseen conflicts.

BOA members were asked to review the minutes to the following BOA meetings for approval at the July 15 meeting: March 10, March 18, April 7, May 12, May 20, June 17.

APPLICATIONS COMPLETE

CALENDAR BOA 04-120-3 (March 1, 2004) THOMAS NEBUS – 35 Sandy Hill Road. BLOCK 120 LOT 3. (continuation) Escrow # 13005.

The board received amended plans for this application which drove a discussion as to what, if any, variances would be required by the applicant. The revised plans showed a maximum wall height of 6 feet (within requirements) and compliant distances from the property line. This led to a discussion of structural vs. landscaping retaining walls and a reading of appropriate sections of the ordinances. It was determined that, at the least, a variance for "distance from the house" would be needed, the wall being within 20 feet of the dwelling structure. Chairperson Dalziel indicated he would call the applicant about questions that arose from the new plans, specifically the non-indication of the pool drain pipe noted at the site visit and confirmation of the wall height. Also there was some question about slope disturbance close to the property line.

CALENDAR BOA 04-78-19.02 (March 22, 2004) MR. & MRS. TAYLOR – 40 Dellwood Avenue. BLOCK 78 LOT 19.02. (continuation) Escrow #13007

Chairperson Dalziel recused himself from the discussion of this application. Vice Chairperson Matthews said he had asked for an opinion from the board attorney regarding measuring for height variances, in this case whether the measurement should be from the foundation or from the structural support of the screened in, roofed porch. The board was reminded that the applicants would be out of town for the July 15 meeting and would be represented by their architect.

CALENDAR BOA 04-104-1.01(March 31, 2004) Mr. Worden & Mrs. Woodworth – 30 Floral Street. BLOCK 104 LOT 1.01. (first hearing on July 15) Escrow #13009.

CALENDAR BOA 02- 144-22 (January 31, 2002) BETH FULLER, 711 SHUNPIKE ROAD, BLOCK 144 LOT 22. (first hearing on July 15) Escrow #4774

The board received a letter requesting the first hearing for the following complete application not be until the September 23 meeting:

CALENDAR BOA 04-17-81.04 (May 18, 2004) PAUL & DAWN PASKALIDES, 3 KARLIN DRIVE , BLOCK 17 LOT 81.04. Escrow # 13014.

Chairperson Dalziel informed the board that Board Engineer Marshall Frost feels that he must resign from those duties due to a potential perception of conflict of interest; Mr. Frost had not yet offered any suggestions for a possible replacement engineer. Also, Township Administrator Ciccarone has placed an ad for the vacant Recording Secretary position; Ms. Chris LaBua of the Township's Land Use Office will fill in until the position is filled. Chairperson Dalziel stated that he was aware of a resident interested in joining the BOA; the name was forwarded to the Township Committee.

Mr. Pizzi moved to adjourn the meeting. Mr. Waters seconded the motion. All were in favor. The meeting adjourned at 8:15 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'A. Parker Godwin', written in a cursive style.

A. Parker Godwin