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 certificaiton 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.

Item Cover Page

ZONING BOARD OF ADJUSTMENT AGENDA ITEM REPORT

DATE:	September 23, 2026
SUBMITTED BY:	Vanessa Nienhouse,Borough Clerk
ITEM TYPE:	Discussion Item
AGENDA SECTION:	**RESOLUTIONS**
SUBJECT:	**Application No. ZB 26-007** Patrick Regan 43 North Summit Ave, B55 L47
SUGGESTED ACTION:	

ATTACHMENTS:

Item Cover Page

ZONING BOARD OF ADJUSTMENT AGENDA ITEM REPORT

DATE:	September 23, 2026
SUBMITTED BY:	Vanessa Nienhouse,Borough Clerk
ITEM TYPE:	Resolution
AGENDA SECTION:	**RESOLUTIONS**
SUBJECT:	**Application No. ZB 26-011** Krista Cowley 25 N. Hillside Ave, B56, L 27
SUGGESTED ACTION:	

ATTACHMENTS:

Item Cover Page

ZONING BOARD OF ADJUSTMENT AGENDA ITEM REPORT

DATE:	September 23, 2026
SUBMITTED BY:	Vanessa Nienhouse,Borough Clerk
ITEM TYPE:	Discussion Item
AGENDA SECTION:	RETURNING AND NEW APPLICATIONS
SUBJECT:	**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
SUGGESTED ACTION:	

ATTACHMENTS:

updated engineer review Minisink Club 1 Princeton 5-15-26.pdf
26.05.13 Minisink.plannerreview2.pdf
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Minisink - Topo Survey May 2024.pdf
Minisink Club - Tax and Utility Certifications.pdf
checklist c.pdf

BOSWELL

Western New Jersey
180 Main Street P.O. Box 571
Chester, NJ 07930

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boswellengineering.com

May 15, 2026

email only

Chatham Borough Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Re: Minisink Club, Inc.
Site Plan and Variance Application
Block 43, Lot 1
Application No. ZB25-11
Our Project No. 25CHZ-111

Dear Mr. Cifelli and Members of the Board:

This office is in receipt of the following information submitted in connection with the above referenced project:

- Site Plan drawings prepared by Grotto Engineering Associates, LLC consisting of six (6) sheets dated September 9, 2024 and last revised May 7, 2026.
- Drainage Report prepared by Grotto Engineering Associates, LLC dated May 7, 2026.
- Traffic and Parking Study prepared by Dolan & Dean Consulting Engineers, LLC dated February 8, 2025 and revised October 2, 2025.
- Acoustical Analysis prepared by Ostergaard Acoustical Associates dated April 30, 2026.
- Application package with Checklists A and C.

This application proposes the conversion of two (2) Har-Tru tennis courts into four (4) pickleball courts and a grass amenity area. The latest site plan drawings have revised the proposed location of the pickleball courts and amenity area from the two (2) southerly most tennis courts to the two (2) courts to the north of the southerly courts. The revision generally moves the proposed pickleball courts approximately 120 feet to the north, away from Wilson Street.

We have the following comments and or recommendations, which are subsequent to and supersede our letters of June 17, 2025 and December 3, 2025:

A. General

1. The property in question is located in the R-1 Residential District and contains approximately 514,010 square feet or 11.8 acres based on the provided survey. The property is presently developed with the existing swim club, which includes the in-ground pool; drive tank; infant pool; four (4) platform tennis courts; eight (8) tennis courts; access drive and parking areas; and associated buildings, patios and walkways.
2. The property was most recently the subject of an application before the Board under ZBA Application No. 15-17, where approval was granted to expand the previously approved nonconforming use (2015 Application). The 2015 application included a fourth platform tennis

Re: Minisink Club, Inc.
Site Plan and Variance Application
Block 43, Lot 1
Application No. ZB25-11
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court; new lighting for the platform tennis courts; new platform tennis court decking and; a new platform tennis court warming hut. The application included proposed lighting for the existing tennis courts, which was denied by the Board.

3. The resolution of approval for the 2015 project required under Condition 9 that the Applicant shall not resurface or otherwise change the tennis court to make them less pervious than they presently are as Har-Tru courts. The application to create asphalt pickleball courts will require modification to this condition of approval since an asphalt surface will be less pervious.
4. Based on the various additional submittal documents provided by the Applicant, it is the recommendation of this office that the application be deemed complete.

B. Plan Review

1. We note the following non-conformities and variances required for approval of the application:
   a. The Applicant's private recreational club is not permitted in the R-1 Zone. The proposal increases the number of racket courts, where eight (8) tennis courts were approved previously and the proposal to convert two (2) tennis courts to four (4) pickleball courts increases the total number of racket courts to ten (10), which appears to require a use variance.
   b. The existing property is nonconforming with regard to lot coverage where, based on a lot area of 514,010 square feet, which is shown on the survey, 67,074 square feet is permitted and approximately 154,717 square feet is existing, noting that 154,678 square feet was approved by variance under Application No. 15-17. (The two figures are essentially the same.)
   a. The table of zoning requirements on sheet 1 of the variance plans should be revised to correct the required side yard setback, where based on a lot width of 514 feet, the required side yard setback figure should be 77 feet; 15% of the lot width.
2. The following comments pertain to the proposed improvement plan on sheet 3 of the variance plans:
   a. The revised plans have relocated the 48-foot by 120-foot grass amenity area to the easterly side of the proposed pickleball courts. The plan indicates that the area will be utilized as a lawn area for seating, tables, chairs and umbrellas. While the note indicating "various amenities" has been removed, testimony should be provided to specifically confirm the use of the grass area.
   b. We continue to recommend that the noise-reducing fence be extended to the east to meet the easterly fence line of the tennis court, which would also provide sound transmission loss from the amenity area. (See Figure D of the acoustical report.)
3. The following comments pertain to the grading and utility plan on sheet 3 of the variance plans:

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Application No. ZB25-11
Our Project No. 25CHZ-111

a. The plan does not provide any information to confirm whether any of the indicated spot grades are existing grades or proposed grades. Are the 178.6 spot grades along the north and west side of the court area existing grades being meet?

b. The slopes proposed for the pickleball courts are flat along the southerly edge and from the 178.6 spot grade to the 178.18 spot grade. Surface flows across the courts could also be impeded if fencing separating the pickleball courts (expected by this office due to constant interruption of play without the fence) is installed. Areas of surface water ponding should be expected.

c. The 1.0% slope shown for the proposed grass space toward the proposed outlet control structure does not match the slope calculated between the tennis court 178.6 spot grade and the structure rim elevation of 178.00. It also appears that the mid-point of the grass area will be higher than the pickleball court mid-point spot grade. It appears that the grate elevation of the outlet control structure would need to be lowered to an elevation of 177.5 to achieve the minimum grass slope of 1.0%.

d. Currently as designed, there is not adequate cover over the proposed 12-inch perforated storm drain at the outlet structure. Assuming the outlet invert of 176.60 is maintained and the pipe is installed level as indicated, the top of the proposed pipe will be less than 5-inches below the grate elevation of the outlet structure.

e. Considering the need to lower the proposed storm drain to maintain adequate cover over the pipe, it appears that the 12-inch outlet pipe will need to be extended. Additional contour information should be provided to demonstrate that there is an adequate outlet point.

f. As currently designed, all of the surface flow from the pickleball courts is proposed to be directed to the outlet control structure grate, possibly short-circuiting the system. It appears that the 12-inch perforate pipe and infiltration trench should be moved to be adjacent to the easterly edge of the pickleball courts. With the inclusion of decorative surface stone, surface flows from the court could be effectively directed to the system, which would be at a higher elevation, minimizing the downstream disturbance. A short section of sidewalk could be provided to connect the courts to the grass area.

4. The improvement plan on sheet 3 indicates a portion of the existing tennis court fence will be fitted with a 10-foot noise reducing material. As mentioned above, the acoustical fence should be extended easterly to meet the existing tennis court fence. As mentioned in prior reports, the notes on the plans indicate two different sound transmission class ratings (STC). Since the acoustical analysis does not indicate which model was analyzed, the plans should specify STC 30 and remove the mention of SCT 27.

5. We defer to the Board's Planner with regard to the landscaping plan.

6. The following comments pertain to the soil erosion and sediment control plan, sheet 4:

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Block 43, Lot 1
Application No. ZB25-11
Our Project No. 25CHZ-111

a. The plans indicates that there will be a construction access from Wilson Street to the proposed pickleball courts. The construction access terminates at the railroad tie wall. How will construction vehicles access the courts to remove the existing court surface and pave the pickleball courts?

b. The limit of disturbance line should be labeled. The limit of disturbance does not appear to be shown around the proposed outflow pipe.

c. The plan does not indicate the location of silt fence, which should include the proposed outflow location.

d. The plan does not provide any conduit outlet protection.

7. Typical details should be added to the plans for the proposed perforated pipe trench. The detail should include the width and depth of the stone surrounding the pipe, filter fabric and decorative stone or similar method to ensure that surface flows can reach the storage pipe.

8. The existing tennis courts are shown to be within the limits of the Flood Hazard Area. The flood hazard area should be shown on the proposed development plans. A permit will be required from NJDEP to allow the conversion of the tennis courts to an asphalt surface, which should include mapping of the FHA based on the latest amendment to the rules.

9. In accordance with the NJDEP Geo-web, freshwater wetlands are indicated along the east and south side of the existing tennis courts. Freshwater wetland permits may be required for the conversion of the courts to asphalt and installation of the storm drain stormwater outfall.

C. Stormwater Management

1. The following comments pertain to the stormwater management report, which require clarification and or correction:

a. The third paragraph under the Introduction on page 2 should indicate that two existing Har-tru tennis courts will be reconstructed into four (4) pickleball courts and a lawn area.

b. The second paragraph under the Existing Site section indicates that there was a 3,084 square foot increase in impervious surface for the 2015 project while the plans indicate a 2,916 square foot increase.

c. The fourth paragraph under the Existing Site section indicates that the existing soils are somewhat poorly drained and that the depth to the water table is estimated to be 7 to 18 inches. The stormwater management design, which currently proposes a perforated pipe system at a depth of 24 to 30 inches will need to be reconciled with existing soil conditions.

d. The prior report indicated that there was published data indicating that the Curve Number for a Har-Tur tennis court ranges between 60-80. We requested supporting documents, including a typical gradation analysis should be submitted to confirm the statement. The

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statement was removed from the report and a Curve Number of 89 continues to be utilized for the existing courts. It appears that the court material is well drained, similar to C33 sand.

e. If supporting documents verify the CN range of 60 to 80 can be provided, it is not clear why the analysis utilizes a Curve Number of 89 for the existing courts, paragraph 1, page 3. Assuming a curve number of 89 for the Har-tru courts is not acceptable to this office.

f. Table 1 on page 3 indicates a time of concentration, Tc, of 10 minutes. Supporting documentation/calculations should be provided.

g. Table 2 on page 3 indicates a time of concentration, Tc, of 10 minutes. Supporting documentation/calculations should be provided.

h. Table 2 on page 3 indicates 5,760 square feet of Har-tru court surface, with a CN of 89 and 7,200 square feet of grass with a CN of 74. The table should be corrected since 5,760 square feet of grass and 7,200 square feet of asphalt, with corresponding CN values of 74 and 98 are proposed.

i. The text of page 3 states that exfiltration has not been included in the routing calculations, while the footnote on hydrograph No. 7, 24 in pipe, indicates exfiltration extracted from the outflow. We note that there is a reduction from the inflow volume, to the outflow volume for all storm events in the basin routings. This would require the system to infiltrate. Clarification is required.

j. A soil test pit, one near each end of the system should be conducted to demonstrate the minimum separation to the seasonal high groundwater table.

k. The plans indicate an outlet structure with an E-type inlet grate, while the routing calculations utilized a 4' overflow weir. The analysis should be revised accordingly.

l. It remains unclear if the existing tennis courts that are proposed to be redeveloped drain by sheet flow towards the wooded area or if there is an underdrain system. Downstream stability from the new point discharge from the 12-inch pipe should be demonstrated.

m. The project results in a net increase of 7,200 square feet of impervious surface, which is considered a minor stormwater development (since the cumulative increase in impervious area since 2004 is less than ¼ acre), which typically requires a system designed to infiltrate/store 3-inches of runoff over the net increase in impervious surface. The standard would require approximately 1,800 cubic feet storage. The proposed 112 linear feet of 12-inch diameter pipe, within a 3'x3' trench as indicated in the storage routing, would provide approximately 456 cubic feet if completely full. It is noted the bottom of the trench is 6" below the invert of the outlet pipe at the control structure.

n. The plans need to include a detail of the storage trench.

o. The 6-minute time interval used in the hydrograph reports should be reduced to 1-minute intervals to ensure the actual peak flowrates are not missed.

Re: Minisink Club, Inc.
Site Plan and Variance Application
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Application No. ZB25-11
Our Project No. 25CHZ-111

p. The analysis assumes 10-minute time of concentrations (Tc). The drainage areas should have their actual Tc's calculated and the corresponding flow paths should be indicated.

q. Based on the partial topography depicted, it appears that there are areas outside the courts that drain across the courts and into the proposed pipe basin system. These off-court drainage areas need to be accounted for in the analysis and/or additional topography provided to demonstrate that the system is isolated.

r. The outlet control structure detail indicates a 24" diameter inflow pipe and a 15" diameter outlet pipe, while the plans indicate 12" diameter inlet and outlet pipes. They should be consistent with each other.

D. Other Matters

1. As mentioned, approvals will be required from the New Jersey Department of Environmental Protection for disturbance to freshwater wetlands/transition areas and for work within a regulated floodplain and or riparian buffer zone.
2. Approval will be required from the Morris County Soil Conservation District.
3. Approval or an exemption will be required from the Morris County Planning Board.
4. Any approval should be conditioned upon the Applicant entering a developer's agreement with the Borough if required and posting any required performance guarantees and engineering and inspection escrow deposits, which should be subject to the approval of the Borough Engineer.
5. Any approval should be conditioned upon the Applicant submitting six (6) copies of revised plans for signature by the Board.

Should you have any questions or need additional information, please do not hesitate to contact this office.

Very truly yours,

Robert C. Brightly, PE, PP, CME
Boswell Engineering

cc: Patrick J Dwyer, Esq. (via email)
Kendra Lelie, PP, AICP, LLA
Erica Edwards, Esq. (via email)
Frank W. Farrell, PE (via email)

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KYLE+MCMANUS ASSOCIATES
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klelie@kylemcmanus.com

To: Chatham Borough
Zoning Board of Adjustment

From: Kendra Lelie, PP/AICP, LLA
Board Planner

Re: **Minisink Club, Inc**
1 Princeton Street
Block 43, Lot 1
R-1 Residential Zoning District
Use Variance/Preliminary and Final Site Plan
Planning Review
Application # ZB25-11

Date: March 27, 2026
May 14, 2026: Updated comments in bold underline type

1.0 Property + Area Description

A. Subject Property. The subject property is located at 1 Princeton Street, Block 43, Lot 1, within the R-1 Residential Zoning District. The 11.8-acre property is the site of the Minisink Club that is developed as a private recreation use including swimming and tennis activities. Site improvements include an in-ground pool, dive tank, infant pool, four (4) platform tennis courts; eight (8) tennis courts; clubhouse building; patios; walkways and parking areas.

B. Surrounding Area. The site is bounded by single-family detached dwellings to the south, wooded vacant public land to the west and north and Route 24 to the northeast. The Passaic River bounds the east property boundary.

2.0 Project Description

A. The applicant is seeking use variance, preliminary and final site plan approval for four (4) pickle ball courts in the place of two (2) existing tennis courts **(northwest corner**). **The applicant relocated the pickle ball courts further into the site away from Wilson Street.** Additional site improvements associated with the proposal include a ten (10) foot "Acoustifence" along the south and west side of the proposed pickleball courts and a 5,760 square foot grass area for seating and other amenities.

KMA
KYLE+MCMANUS ASSOCIATES

3.0 Zoning

A. Use**.** The proposed expansion of a recreation use requires a "d(2)" variance. In addition, the applicant shall be required to request specific permission to have relief from the 2016 Resolution approving certain site improvements including a fourth platform tennis court and a tennis hut platform. The 2016 Resolution condition limited additional impervious cover by not permitting resurfacing of the existing Har-Tru tennis courts. The applicant is proposing the removal of two (2) Har-Tru tennis courts to install four (4) Pickle Ball courts that creates additional impervious surface area.

B. Bulk Requirements. The applicant requires the following "c" bulk variance for the proposed site improvements:

1. Impervious Cover. The R-1 zoning district permits 13.05% impervious cover. The existing impervious cover for the site is 30.1%. The applicant is requesting a variance to increase the impervious cover to 31.5%. **The applicant has updated the bulk requirement table indicating that the proposed impervious cover is now 30.1% which does not exceed the existing impervious cover ratio. A variance would no longer be required since this is a pre-existing approved condition.**

C. Variance Consideration

1. "d (2)" Expansion of Legally Existing Non-Conforming Use. The Board has the power to grant "d(2)" variances to permit the expansion of a pre-existing lawfully created non-conforming use in particular cases for "special reasons". The promotion of the general welfare is the zoning purpose that most clearly meets the meaning of "special reasons". Special reasons warranting a "d(2)" variance may be found in the fact that the variance, if granted, would minimize the nonconformity and make it more acceptable in its existing setting. Any improvement must involve the overall visual compatibility of the use and promote the general welfare.

   In addition to "special reasons", there are two prongs to the negative criteria that the applicant must satisfy. These are:

   a. That the variance can be granted without substantial detriment to the public good. This prong requires an evaluation of the impact of the variance on surrounding properties and a determination as to whether the proposed use would cause damage to the character of the neighborhood.

   b. That the variance will not substantially impair the intent and purpose of the zoning plan and ordinance.

2. "c" Bulk or Dimensional Variance Considerations. The Board should evaluate the positive and negative criteria set forth below to determine whether the Applicant has met its burden of proof for a "c(1)" or "c(2)" variance.

a. Positive Criteria for "c(1)" hardship variance

The finding of a "c(1)" hardship would address the following:

i. *by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or*

ii. *by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or*

iii. *by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon, or*

iv. *the strict application of any regulations...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property.*

It should be noted that the finding of the hardship must be for the specific property in question—it must be unique to the area. Note also that a hardship variance cannot be granted by a self-created hardship or personal hardship of the applicant.

b. Positive Criteria for "c(2)" flexible variance

For the finding of a "c(2)" flexible variance to permit relief from zoning regulations where an alternative proposal results in improved planning would address the following:

i. *The purposes of the MLUL would be advanced by the deviation, and*

ii. *The benefits of the deviation from the zoning ordinance requirements would substantially outweigh any detriment.*

It should be noted that the finding of the benefits must be for the specific property in question—it must be unique to the area. The zoning benefits resulting from permitting the deviation(s) must be for the community and not merely for the private purposes of the owner. It has been held that the zoning benefits resulting from permitting the deviation(s) are not restricted to those directly obtained from permitting the deviation(s) at issue; the benefits of permitting the deviation can be considered in light of benefits resulting from the entire development proposed. Notwithstanding, the Board should consider only those purposes of zoning that are actually implicated by the variance relief sought.

b. Negative Criteria. The Municipal Land Use Law (NJSA 40:55D-70) requires the applicant to satisfy *both* components of the negative criteria:

i. *The proposal will not create a "substantial detriment to the public good;" and*

ii. *The proposal will not create a "substantial detriment to the zone plan and zoning ordinance."*

4.0 General Comments

A. Pickle Ball Courts Location. The proposed location of the pickle ball courts is located closest to the Wilson Street frontage and the single-family dwelling units. The applicant shall address the decision to site the pickle ball courts closest to the single-family dwellings rather than take the place of the tennis courts further into the site. **The applicant relocated the pickle ball courts further to the northwest and into the site and away from Wilson Street which helps to reduce the impact of the courts to the adjacent residents.**

B. Fencing and Buffering.

1. In accordance with Section 165-77 A.1, the height of a fence in the front yard shall not exceed four (4) feet and shall have 50% opacity. The proposed fence is ten (10) feet in height and provides 100% opacity. A design exception is required. As mitigation for this design exception, if granted, it is recommended that the applicant provide additional evergreen plantings adjacent to the proposed fence to provide additional screening of the fence. **The applicant provided a landscape plan to supplement the existing plantings along Wilson Street. There are two species of evergreen trees proposed and one evergreen shrub species proposed for supplemental screen plantings. Given the marginal condition of the existing plantings along Wilson Street, I recommend the applicant provide a staggered planting of the Red Cedar trees for the entire length of the existing tennis courts located in the south east corner of the site including the area where the construction entrance is depicted.**

2. A detail of the "acoustifence" should be provided including proposed color.

3. Condition #15 of the 2016 Resolution required the evergreen buffer adjacent to Wilson Street be restored. The applicant shall address compliance with this condition.

C. Grass Area Adjacent to Pickle Ball Courts. The applicant shall describe the types of activities that will occur within the grass area adjacent to the pickle ball courts.

D. Acoustical Report. The acoustical report dated February 19, 2025 references six (6) pickle ball courts proposed. The applicant shall confirm the proposed quantity of new pickle ball courts. **An updated report was submitted that provides the corrected number of pickle ball courts.**

KMA
KYLE+MCMANUS ASSOCIATES

5.0 Materials Reviewed

A. A completed Board application and supplemental attachments.
B. Site Plan drawings, prepared by Grotto Engineering Associates, LLC, dated September 9, 2024 and last revised **May 7, 2026** consisting of six (6) sheets;
C. Traffic and Parking Study prepared by Dolan & Dean Consulting Engineers, LLC dated February 8, 2025 and revised to October 2, 2025;
D. Acoustical Report, prepared by Ostergaard Acoustical Associates, dated February 19, 2025 and **April 30, 2026.**

C. (via email): *Vanessa Nienhouse, Borough Secretary;* boroughcleark@chathamborough.org
Patrick Dwyer, Esq., Board Attorney; pdwyer@nusbaumstein.com
Robert C. Brightly, P.E., Board Engineer; bob.brightly@ferrieroengineering.com
Erica Edwards, Esq., Applicant's Attorney: erica@edwardslawofficesllc.com

GROTTO ENGINEERING ASSOCIATES, LLC

77 Brant Avenue • Suite 105
Clark, NJ 07066
(908) 272-8901

Richard O'Connor, P.E., P.P., C.M.E.
Frank W. Farrell, P.E., C.M.E.

May 8, 2026

Vanessa L. Nienhouse, RMC, CMC
Municipal Clerk
Certified Planning & Zoning Secretary
Borough of Chatham
54 Fairmount Avenue
Chatham, NJ 07928

Subject: Minisink Club, Inc.
1 Princeton Street
Block No. 43, Lot. 1
Project No.: ZB25-11
Our Project No.: PR-0307

Ms. Nienhouse:

Enclosed herewith please find copies of the Preliminary & Final Site Plan, with a revision date of 5/07/2026 for the above referenced application. The Preliminary & Final Site Plan has been revised to reflect a modification to the plan that includes shifting the proposed pickle ball courts northward, away from Wilson Street. In addition, the plans have been updated to include

1. Proposed landscaping improvements,
2. Clarify the proposed amenities in the grass areas near the proposed pickle ball courts,
3. Correct inaccuracies such as proposed lot coverage, and
4. Revise the proposed stormwater system based on comments in Boswell's Engineering review.

If I can be of assistance during the review of the plans or this report, please do not hesitate to contact me.

Very truly yours,
Grotto Engineering Associates, L.L.C.

Frank W. Farrell, P.E., C.M.E.
Principal

TRANSMITTAL

GROTTO ENGINEERING ASSOCIATES
Richard O' Connor, P.E., P.P., C.M.E.
Frank W. Farrell, P.E., C.M.E.

77 Brant Ave. – Suite 105
Clark, New Jersey 07066
Phone (908) 272 –8901 Fax (908) 272 –8902
e-mail: ffarrell@grottoengineering.com

Date: May 08, 2026
Project Number: PR-0307

To: **Vanessa L. Neinhouse, RMC, CMC**
Certified Planning & Zoning Secretary
Borough of Chatham
54 Fairmount Avenue
Chatham, NJ 07928

Subject: **1 Princeton Street**
Chatham, NJ
Block 43, Lot 1

We are sending the following:

COPIES	DATE	DESCRIPTION
18	05/08/26	Response Letter to Review Comments
18	05/07/26	Site Plan
18	05/07/26	Drainage Report

These are:

.	For approval	x	For your use
x	As requested	.	For review and signature
.	Approved as submitted	.	Resubmit __ copies for approval
.	Approved as noted	.	Submit __ copies for distribution
.	Returned for corrections	.	Return __ corrected copies
.	Other: __		

REMARKS:

Signed: _____

Frank W. Farrell, P.E., C.M.E.
Principal

OSTERGAARD ACOUSTICAL ASSOCIATES
1460 US Highway 9 North Suite 209
Woodbridge, NJ 07095
Voice 973-731-7002
Fax 973-731-6680
acousticalconsultant.com

VIA EMAIL ONLY President@minisinkclub.com

30 April 2026

Mr. Brian Klatt
Minisink Swim and Racket Club
1 Princeton Street
Chatham, NJ 07928-2612

cc: Mr. Frank W. Farrell, P.E. ffarrell@grottoengineering.com
Erica Edwards, Esq. erica@edwardslawofficesllc.com
Ms. Brittany Harrington brittany@edwardslawofficesllc.com

Re: Acoustical Analysis Executive Summary
Minisink Swim and Racket Club Proposed Pickleball Application
1 Princeton Street, Borough of Chatham, Morris County, NJ
Block 43 Lot 1
OAA File 4892A

Dear Mr. Klatt:

As requested, Ostergaard Acoustical Associates (OAA) carried out acoustical analyses to evaluate site sound emissions and the acoustical risk resulting from the conversion of two tennis courts into four pickleball courts and an area of rest at the Minisink Swim and Racket Club located in the Borough of Chatham, Morris County, New Jersey. The paddle and ball used in pickleball are made of different materials than those used in tennis, and as a result a different and distinct higher frequency sound is produced from a paddle strike. Such sound is regulated by local and State noise regulations, but also should be scrutinized to ensure that there is no acoustical impact from this change of use. OAA carried out a variety of tasks including development of an acoustical model of future pickleball activity, development of acoustical mitigation measures, and a site visit which included a survey of existing ambient sound levels. Plans have recently been updated to modify the location of the new courts. Findings in this letter are based on the updated Grotto Engineering Associates plans dated 4 May 2026. This letter report summarizes our findings.

As you are aware, the Club is located just west of U.S. Route 24. The site is bordered by woodland to the west and north. Beyond woodlands to the west are single-family residences fronting on Hedges Avenue. To the south are single-family residences on Wilson Street. These receptors are closest to the proposed pickleball courts. There are four existing tennis courts in the southeastern part of the site; the two northern courts, currently designated as Court 5 and Court 6, will be removed, and a total of four pickleball courts and a seating area will be built. The two southern tennis courts currently designated as Courts 7 and 8 will remain and will act as an acoustical buffer between pickleball noise and the closest residential receptors. The pickleball improvements will be within the existing 10-foot chain link fence. The proposed improvements include the installation of a 10-foot-tall sound barrier material supported by these

fences; the barrier will span 120 feet in plan along the west side of the pickleball courts and 70 feet along the south side of the pickleball courts. This product should be a minimum 1 lb/ft^2 flexible material that will render the chain link fence solid and acoustically robust, such as Acoustifence by Acoustiblok. I understand that the courts will not be illuminated and as a result pickleball activity will be confined to the daytime hours.

Criteria

The New Jersey Noise Control Regulation, found at N.J.A.C. 7:29, limits off-site sound emissions at or within residential property to no more than 65 dB(A) during the daytime hours for all receptors. During the nighttime hours of 2200-to-0700, site sound emissions must not exceed 50 dB(A) at residential receptors. Both overall limits, as well as the corresponding octave frequency band limits, utilize the slow response metric, which mimics how humans perceive sound. Impulsive sounds, which are less than one second in duration, have a more permissive limit of 80 dB(A) using the fast metric. If these occur more than four times in a nighttime hour, the more stringent night limit above must be met. The Borough of Chatham discusses noise in Chapter 184: *Noise*. This code section has limits that mimic the State requirements, with the exception that it states that the limits must not "equal or exceed" applicable limits. This difference results in the local noise code being slightly more stringent, but not by a notable amount.

A discussion of applicable codes is warranted. Pickleball paddle/ball impacts are impulsive in nature, meaning that the impulsive noise limits apply. Despite this, since impacts are often numerous, it is more appropriate, and conservative, to consider this activity as if it were a continuous noise source. Other factors are also pertinent to consider when determining the potential for complaints. Based on experience, pickleball impact sound is highly tonal, with much of the energy being focused in the 1,000 Hz octave band. This characteristic, combined with repeated occurrences, often warrants additional levels of conservation. American National Standards Institute (ANSI) standard S12.9-2005 "Quantities and Procedures for Description and Measurement of Environmental Sound – Part 4: Noise Assessment and prediction of Long-term Community Response" discusses this topic in detail. This standard is not a legal regulation, but recommends that sounds classified as "highly impulsive", for example hammering metal, may warrant an additional factor of safety of 12 dB. Given this discussion, OAA recommends that pickleball sound emissions not exceed a project goal that is 12 dB lower than the daytime noise standards. In summary, the project should not exceed an overall sound level of 53 dB(A) as well as not exceed 48 dB in the 1,000 Hz octave band. These project goals were applied at the façades of the nearest residential receptors.

As a last element of verifying that project noise goals are appropriate, I visited the site on 3 February to survey the prevailing ambient sound level. The survey comprised a five-minute measurement in the southern portion of the site near Tennis Courts 7 and 8. Measurements were made using an HBK Model 2270 precision sound level meter, mounted to a tripod height of 5 feet above grade. A windscreen was used, and the meter was calibrated before and after the survey. Weather conditions were appropriate for the survey. Results show that sound levels ranged from 54-to-62 dB(A) with the average sound level being 57 dB(A). The primary noise source was traffic flow from U.S. Route 24. Scrutinizing the minimum sound level across the 5-minute duration, the minimum overall sound level was 54 dB(A) and the minimum at 1000 Hz was 52 dB. Therefore, ambient sound levels are higher than pickleball sound emissions project goals, and confirm that meeting project goals will ensure that pickleball sound will blend in with the existing sound in the area and not be a nuisance.

Analysis

OAA developed a three-dimensional acoustical model of the site using CadnaA software to evaluate potential site sound emissions from pickleball activity. The model includes grading as well as proposed sound barriers. Vegetation is not included in the model to be conservative. In the model, buildings are white and the property line is shown in red. Based on field measurements of pickleball activity using a variety of paddle types, OAA used a maximum sound pressure level of 77 dB(A) measured at a distance of 25 feet as source data for the model. Pickleball events are shown with a pink "x". The following findings and comments from our analysis are relevant:

- OAA examined four activity positions, Positions 1 through 4, to typify the pickleball court area. Positions correspond to the southwestern, northwestern, southeastern, and northeastern locations, respectively. Results of these four positions are enclosed and labeled Figures A through D.

- Model results show that when players are close to the sound barrier, at Positions 1 and 3, optimum noise reduction is achieved for southern Receptors B, C, and D. At Positions 2 and 4, the players are the greatest distance from the southern sound barrier, rendering it less effective. Despite this, a review of Figures B and D results shows that the highest worst-case overall sound level predicted is 46 dB(A), meeting the project noise goal of 53 dB(A) by wide margins. Examining the 1,000 Hz contribution shows worst case predicted sound levels of 45 dB at this frequency. These results are 7 dB(A) overall, and 3 dB in the 1,000 Hz octave band, below project goals. Comparing model results to the prevailing ambient minimum sound levels documented during the survey, future

emissions are lower by 8 dB(A) overall and 7 dB in the 1,000 Hz octave band. A review of model result sound level contours also shows no concerns anywhere along any residential property line. Given these results, the proposed mitigation is sufficient and the pickleball noise will be difficult to detect at nearby residences.

- This analysis confirms that pickleball activity will comply with State and local noise code limits by margins of 19 dB(A) and at least 15 dB in the 1,000 Hz octave band. In addition, resulting activity sound levels fall well below the more conservative project noise goals designed to minimize any negative impact from this use, and also falls well below minimum ambient sound levels. Meeting project noise goals results in pickleball activity blending in with existing sound in the area, minimizing the potential for noise complaints and ensuring compatibility with the area.

Results from acoustical modeling show that the conversion of two tennis courts into four pickleball courts, with the aid of a sound barrier, will meet all local and State noise code limits by a wide margin. Activity will be sufficiently low in level to allow it to blend in with existing traffic flow sound in the area. Given the above, this project is appropriate for this location, will be compatible with the surrounding area, and is not expected to have any negative acoustical impact on the surrounding area.

I trust that the above is helpful. As always, if there are any questions, please let me know.

Regards,

OSTERGAARD ACOUSTICAL ASSOCIATES

Digitally signed by Benjamin C. Mueller P.E.
DN: C=US, E=bmueller@acousticalconsultant.com, O=Ostergaard Acoustical Associates, OU=Principal, CN=Benjamin C. Mueller P.E.
Reason: I attest to the accuracy and integrity of this document
Date: 2026.04.30 14:22:05-04'00'

Benjamin C. Mueller, P.E., Principal
NJ License # 24GE04796600
bmueller@acousticalconsultant.com

BCM:amc

Enclosures

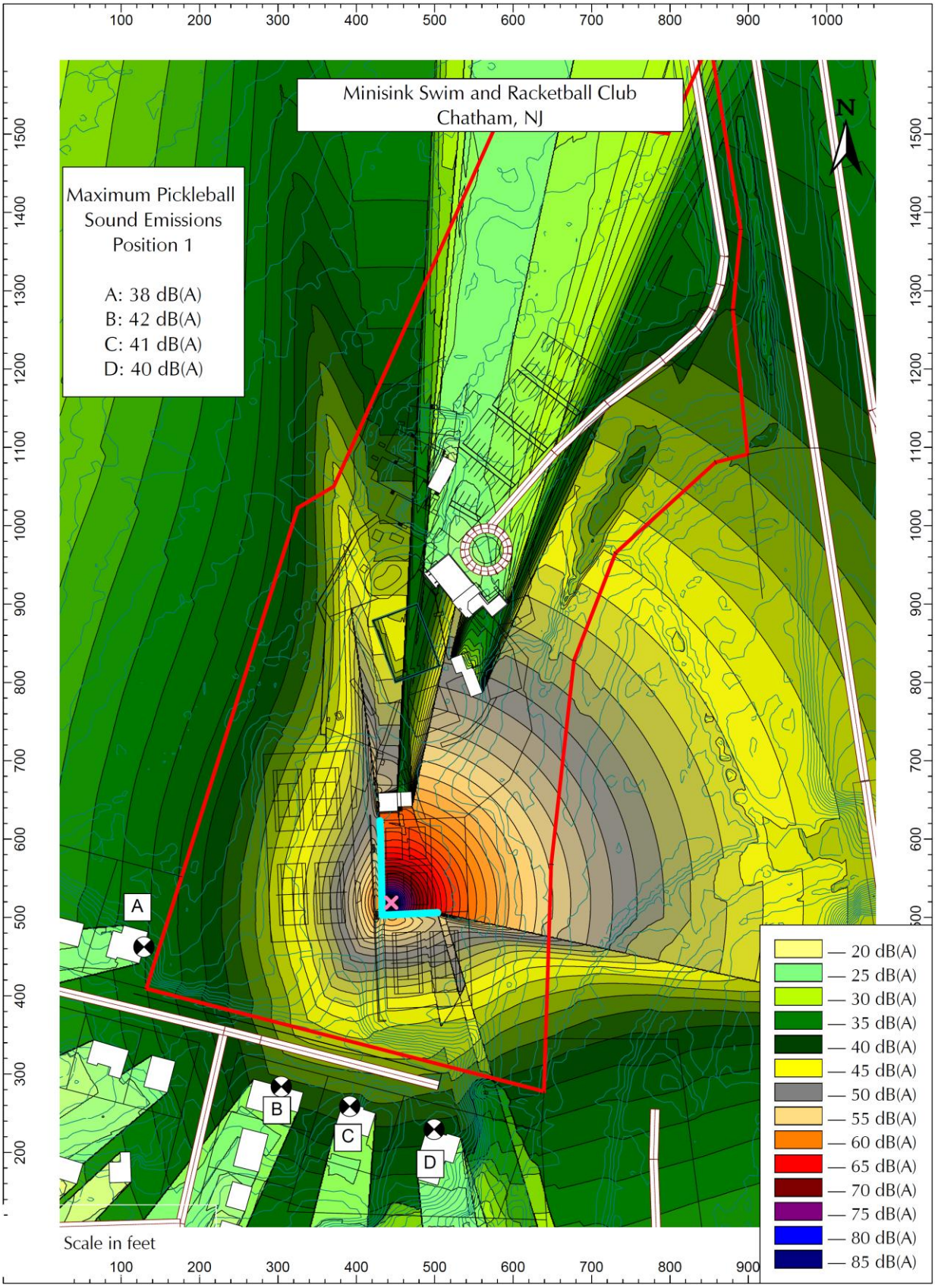


Figure A – Acoustical model of pickleball activity in Position 1. Sound barrier shown in light blue (10 feet tall).

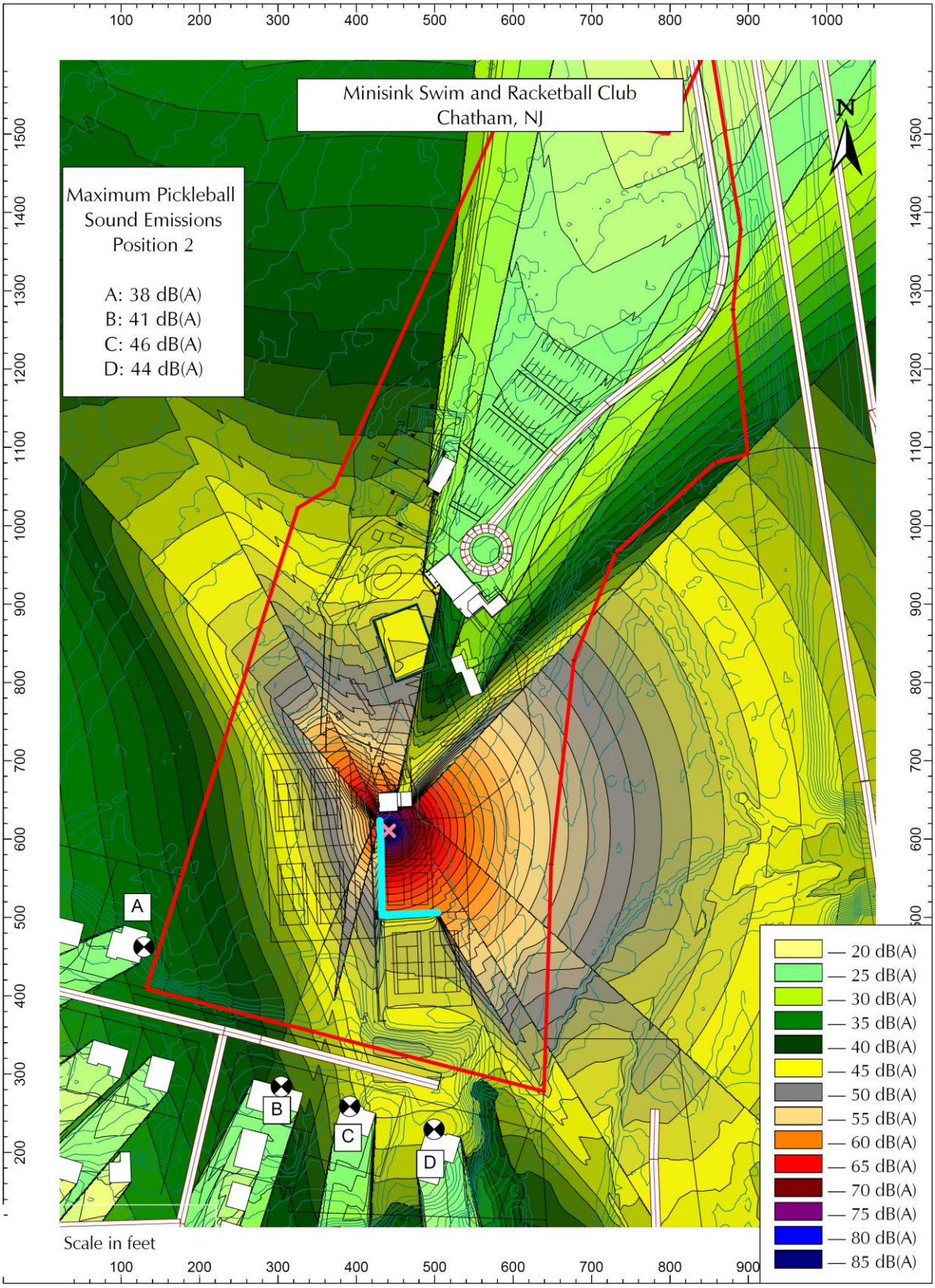


Figure B – Acoustical model of pickleball activity in Position 2. Sound barrier shown in light blue (10 feet tall).

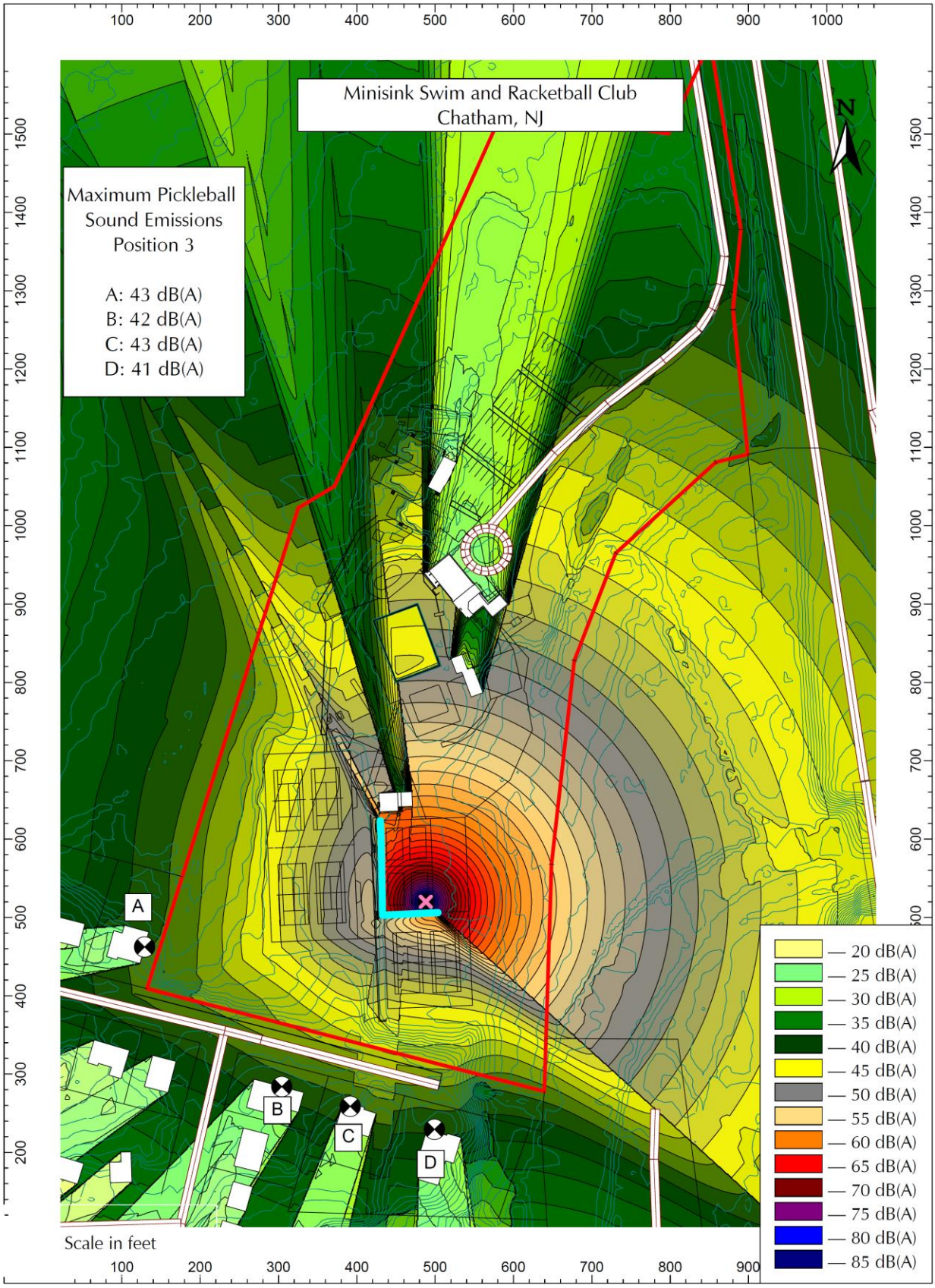


Figure C – Acoustical model of pickleball activity in Position 3. Sound barrier shown in light blue (10 feet tall).

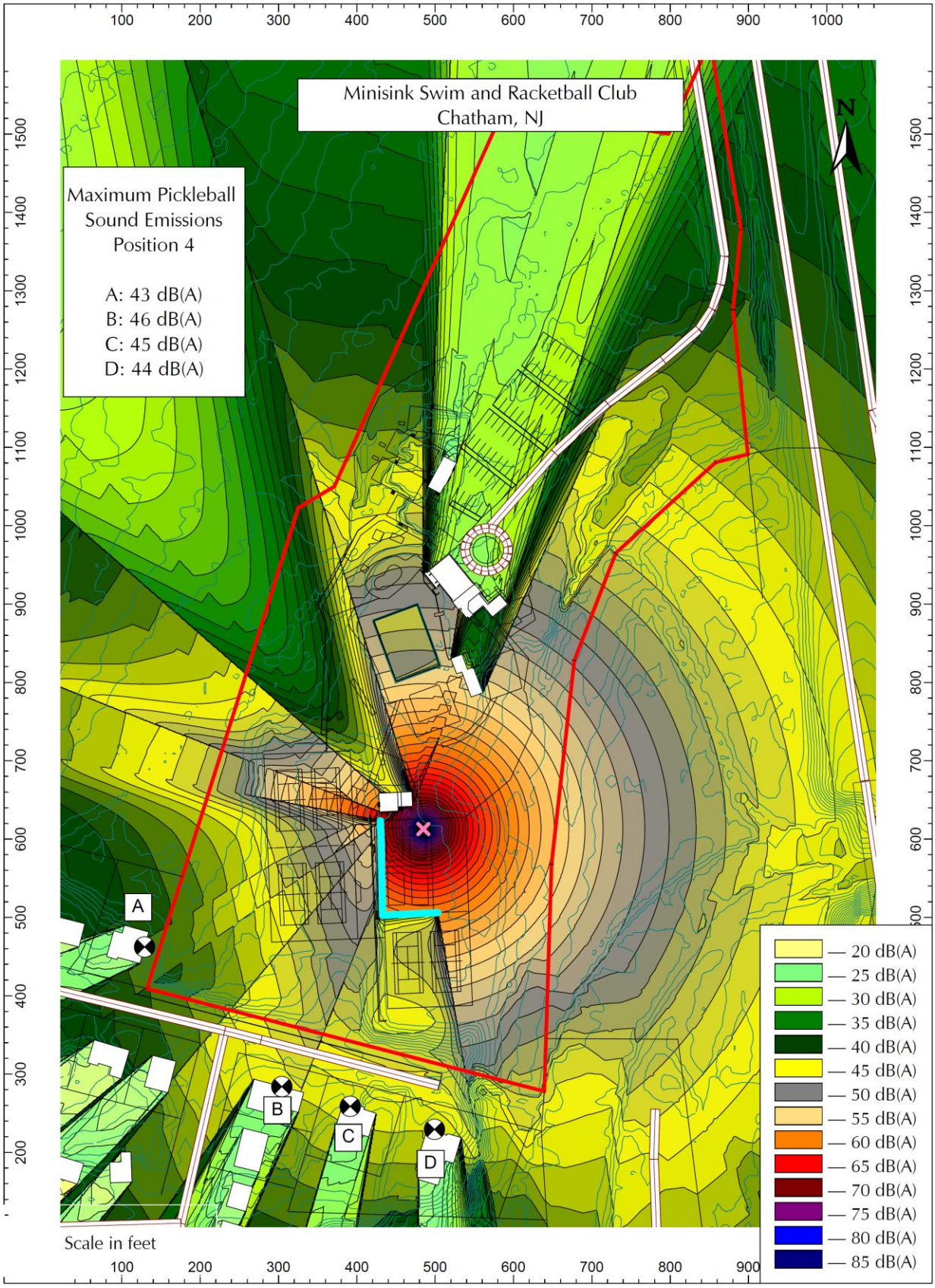


Figure D –Acoustical model of pickleball activity in Position 4. Sound barrier shown in light blue (10 feet tall).

PRELIMINARY & FINAL SITE PLAN
FOR
MINISINK SWIM & RACQUET CLUB

PROPERTY OWNERS WITHIN 200 FEET

BLOCK-LOT: 43-1
INLND LONG PASSAIC R
MINISINK CLUB INC
1 PRINCETON STREET
CHATHAM, NJ 07928

BLOCK-LOT: 43-2
18 WILSON STREET
KLATT, BRIAN/SUZANNE
18 WILSON STREET
CHATHAM, NJ 07928

BLOCK-LOT: 43-3
22 WILSON STREET
WANG/HUANG, PING/WEN
22 WILSON STREET
CHATHAM, NJ 07928

BLOCK-LOT: 43-4
26 WILSON STREET
MC PARTLAND, BRENDAN/PARISI, LAUREN
26 WILSON STREET
CHATHAM, NJ 07928

BLOCK-LOT: 43-5
N OF WILSON STREET
BOROUGH OF CHATHAM
MUNICIPAL BUILDING
CHATHAM, NJ 07928

BLOCK-LOT: 49-16
34 UNIVERSITY AVE
ROCHE, CAROLE M
34 UNIVERSITY AVENUE
CHATHAM, NJ 07928

BLOCK-LOT: 49-17
36 UNIVERSITY AVENUE
APOGEE DEVELOPERS LLC
372 1/2 MILLBURN
MILLBURN, NJ 07041

BLOCK-LOT: 49-18
38 UNIVERSITY AVENUE
SPINELLI, ALESSANDRO/CARBONE, J
38 UNIVERSITY AVENUE
CHATHAM, NJ 07928

BLOCK-LOT: 49-19
3 WILSON STREET
ERICKSEN, WILLIAM/SUSAN C G
3 WILSON STREET
CHATHAM, NJ 07928

BLOCK-LOT: 49-2
26 MAIN STREET
26 MAIN STREET CHATHAM LLC MTN DEVELOP
56 LIVINGSTON AVENUE, #200
ROSELAND, NJ 07068

BLOCK-LOT: 49-21
1 WILSON STREET
MC BRIDE, MARK LEON/LEAH
1 WILSON STREET
CHATHAM, NJ 07928

BLOCK-LOT: 52-1
42 ROOSEVELT AVENUE
MALHOTRA, SANDEEP/CHENG, AMANDA
42 ROOSEVELT AVENUE
CHATHAM, NJ 07928

BLOCK-LOT: 52-2
15 WILSON STREET
MC BRATNEY, MARK
15 WILSON STREET
CHATHAM, NJ 07928

BLOCK-LOT: 52-3
11 WILSON STREET
DE ALMEIDA, PATRICK/LAZZARI, LUCIANE
37 UNIVERSITY AVENUE
CHATHAM, NJ 07928

BLOCK-LOT: 52-4
4 HARDING STREET
GATES, WILLIAM S & CAROL J
4 HARDING STREET
CHATHAM, NJ 07928

BLOCK-LOT: 52-5
6 HARDING STREET
CONOVER, PATRICK BARWICK
6 HARDING STREET
CHATHAM, NJ 07928

BLOCK-LOT: 52-8
38 ROOSEVELT AVENUE
MORRISSEY, JOHN P/JEAN G
38 ROOSEVELT AVENUE
CHATHAM, NJ 07928

WATER REQUIREMENTS

WATER FLOW CALCULATIONS ARE BASED ON THE RESIDENTIAL SITE IMPROVEMENT STANDARDS PER THE SAFE DRINKING WATER ACTS RULES PER NJAC 7:10-12.6(B)2, TABLE 1:

EXISTING:
2 TENNIS COURTS (8 MEMBERS) @ 25 GALLONS PER MEMBER.....200 GALLONS PER DAY

PROPOSED:
4 PICKLE BALL COURTS (16 MEMBERS) @ 25 GALLONS PER MEMBER.....400 GALLONS PER DAY

FLOW CHANGE = INCREASE.....200 GALLONS PER DAY

*NOTE: THE MOST SIMILAR USE CASE IN ACCORDANCE WITH NJAC 7:10-12.6(B)2, TABLE 1 IS THE CLUB HOUSE WITH A FLOW DEMAND OF 25 GPD FOR EACH NON-RESIDENT MEMBER. THE WATER FLOW CALCULATION IS PROVIDED FOR THE PURPOSE OF DETERMINING PEAK DEMAND BASED ON THE CHANGE FROM EXISTING TO PROPOSED COURTS. THE CALCULATED INCREASE IN THE PEAK RUNOFF RATE IS FOUND TO BE DE MINIMIS.

SEWER REQUIREMENTS

SEWER FLOW CALCULATIONS BASED ON THE NJAC 7:14A-23.3 TABLE FOR PROJECTED FLOW CRITERIA:

EXISTING:
2 TENNIS COURTS (8 MEMBERS) @ 15 GALLONS PER DAY PER MEMBER.....120 GALLONS PER DAY

PROPOSED:
6 PICKLE BALL COURTS (16 MEMBERS) @ 15 GALLONS PER DAY PER MEMBER.....240 GALLONS PER DAY

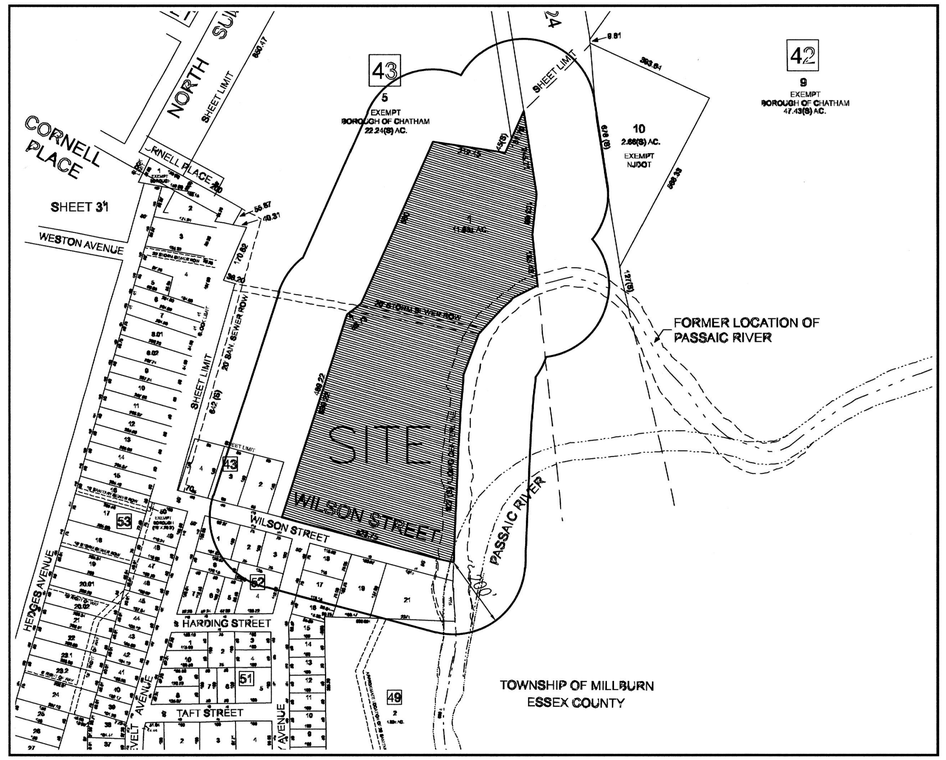
FLOW CHANGE = INCREASE.....120 GALLONS PER DAY

*NOTE: THE MOST SIMILAR USE CASE IN ACCORDANCE WITH NJAC 7:14A-23.3 TABLE FOR PROJECTED FLOW CRITERIA IS THE MULTI-MEMBER SWIMMING POOL WITH A FLOW DEMAND OF 15 GPD PER PERSON. THE SEWER FLOW CALCULATION IS PROVIDED FOR THE PURPOSE OF DETERMINING PEAK DEMAND BASED ON THE CHANGE FROM EXISTING TO PROPOSED COURTS. THE CALCULATED INCREASE IN THE PEAK RUNOFF RATE IS FOUND TO BE DE MINIMIS.

PARKING REQUIREMENTS

TOTAL SPACES EXISTING..... 101 SPACES

TOTAL SPACES PROPOSED..... 101 SPACES



ZONE MAP

SCALE: 1" = 200'

ZONE REQUIREMENTS

R-1 ZONE RESIDENTIAL DISTRICT	BULK ZONE REQUIREMENTS	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	15,000 S.F.	514,010 S.F.	514,010 S.F.
MINIMUM LOT FRONTAGE (FT)	100 FT.	524 FT.	524 FT.
MINIMUM LOT WIDTH (FT)	100 FT.	514 FT.	514 FT.
MINIMUM LOT DEPTH (FT)	100 FT.	1,203 FT.	1,203 FT.
[1]MINIMUM ONE SIDE YARD (FT)	12 FT. OR 15% OF LOT WIDTH	**26 FT.	**26 FT.
SIDE YARDS COMBINED (FT)	24 FT. OR 30% OF LOT WIDTH	117 FT.	117 FT.
MINIMUM FRONT YARD (FT)	30 FT.	529 FT.	529 FT.
MINIMUM REAR YARD (FT)	30 FT.	541 FT.	541 FT.
MAXIMUM BUILDING HEIGHT (STORIES/FT)	2.5 STORY/35 FT.	1 STORY/22 FT.	1 STORY
MAX. LOT BUILDING COVERAGE (S.F./%)	31,940 S.F. (6.21%)	5,376 S.F. (1.05%)	5,376 S.F. (1.05%)
MAX. LOT COVERAGE (S.F./%)	67,074 S.F. (13.05%)	**154,678 S.F. (30.10%)	**154,678 S.F. (30.10%)

* VARIANCE REQUIRED
** EXISTING NONCONFORMING CONDITION
[1] R-1 ZONE MINIMUM SIDEYARD REQUIREMENTS ARE BASED ON THE BOROUGH OF CHATHAM MUNICIPAL CODE 165-14. "THERE SHALL BE TWO SIDE YARDS, EACH AT LEAST 12 FEET WIDE OR 15% OF THE LOT WIDTH, WHICHEVER IS GREATER". THE SUBJECT PROPERTY HAS A LOT WIDTH OF 514 FEET. 15% OF THIS LOT WIDTH IS 77 FEET WHICH IS GREATER THAN THE 12 FOOT MINIMUM.

INDEX OF SHEETS

SHEET No.	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & SITE PLAN
3	COURT IMPROVEMENT PLAN
4	SOIL EROSION & SEDIMENT CONTROL PLAN
5	SOIL EROSION & SEDIMENT CONTROL DETAILS
6	CONSTRUCTION DETAILS

APPLICATION DATA

1. OWNER/APPLICANT: BRIAN KLATT
MINISINK SWIM & RACQUET CLUB
1 PRINCETON STREET
CHATHAM, NJ 07928

2. ATTORNEY/ AGENT: ERICA EDWARDS, ESQ.
LAW OFFICES LLC
47 EAST MAIN STREET
BUILDING 2
FLEMINGTON, NJ 08822
(800) 417-3792

3. PROPERTY REFERENCE: BLOCK 43, LOT 5
TAX MAP SHEET #33

4. PRESENT ZONING: R-1 RESIDENTIAL DISTRICT

PROPOSED USE: THE APPLICANT WISHES RECONSTRUCT EXISTING TENNIS COURTS INTO PICKLE BALL COURTS

PROTECT YOURSELF
A PHONE CALL
CAN BE YOUR INSURANCE POLICY

GARDEN STATE UNDERGROUND LOCATION
800 - 272 - 1000
STOP - CALL BEFORE YOU DIG!

WHAT YOU DON'T KNOW CAN HURT YOU.
THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

COUNTY APPROVALS

APPROVED BY THE PLANNING BOARD OF THE COUNTY OF MIDDLESEX, NEW JERSEY

DATE PLANNING BOARD CHAIRMAN

DATE PLANNING BOARD SECRETARY

DATE PLANNING BOARD SECRETARY

OWNER'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE PREMISES SHOWN ON THIS MAP AND AUTHORIZES AND CONSENTS TO THE FILING THERETO IN THE OFFICE OF THE CLERK OF THE COUNTY OF MIDDLESEX

OWNERS SIGNATURE DATE

SWORN AND SUBSCRIBED TO BEFORE ME THIS _____DAY OF _____, 202__

NOTARY PUBLIC OF NEW JERSEY

MUNICIPAL APPROVALS

DATE ZONING BOARD CHAIRMAN

DATE ZONING BOARD SECRETARY

DATE ZONING BOARD ENGINEER

REVISIONS	
DATE	DESCRIPTION
05-07-2026	REVISED PER UPDATED COURT LAYOUT
07-29-2025	ISSUED FOR SUBMISSION
09-05-2025	REVISED PER ENGINEERING REVIEW COMMENTS
12-19-2025	REVISED PER ENGINEERING REVIEW COMMENTS

THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. CHANGES TO THE PLANS BY THE OWNER AND THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

COVER SHEET

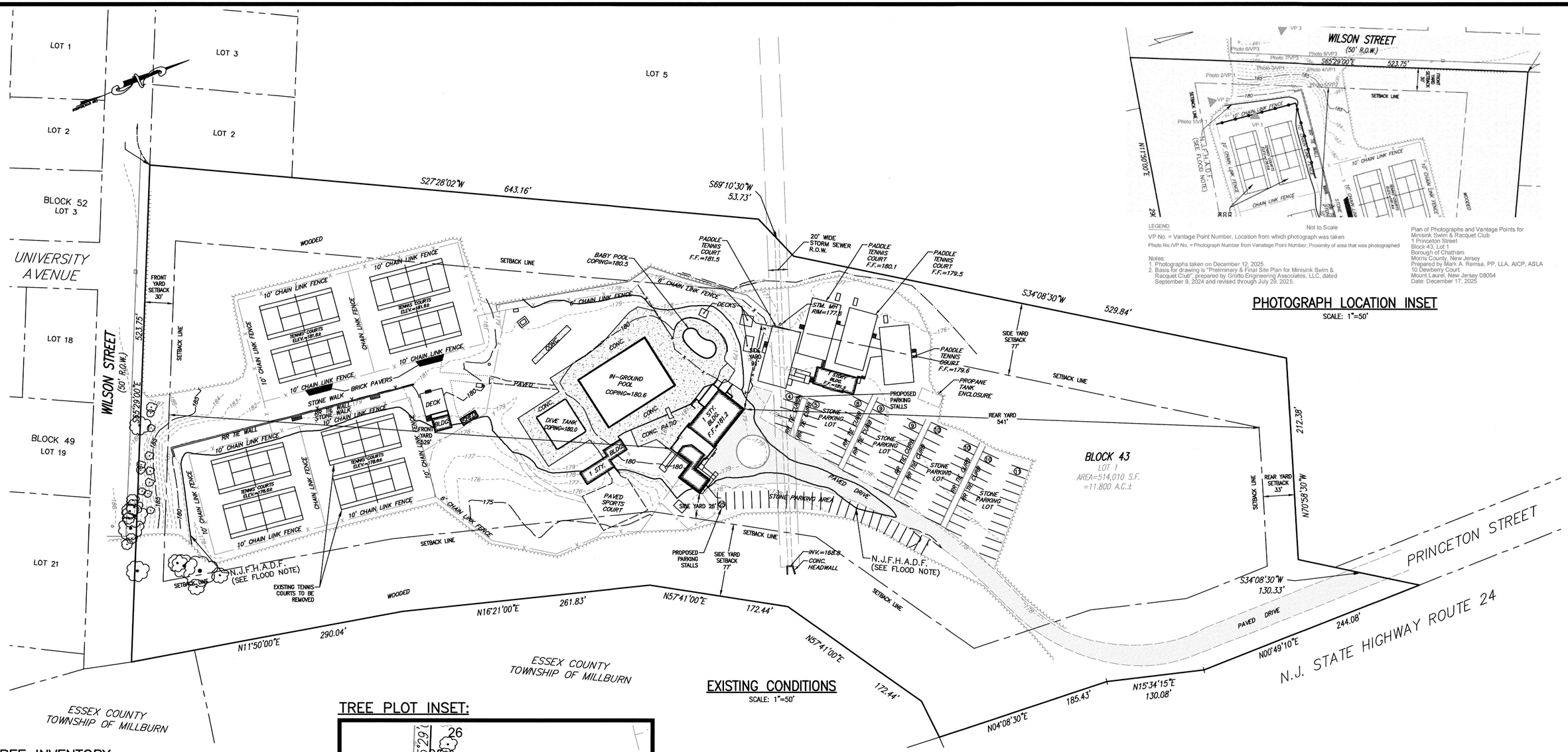
1 PRINCETON STREET
BLOCK 43, LOT 1
PROPOSED PICKLE BALL COURTS
SITUATED IN
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

GROTTO ENGINEERING ASSOCIATES, LLC
ENGINEERS · PLANNERS · SURVEYORS
Certificate of Authorization No. 24GA27918300
77 BRANT AVENUE - SUITE 105
CLARK, NEW JERSEY 07066
(908) 272-8901 · (908) 272-8902 (fax)

FRANK W. FARRELL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE51556

DATE: 09/09/2024	SCALE: AS SHOWN	DRAWN: NV	CHECKED: FWF	SHEET: 1 OF 6	JOB: PR-0307

G:\Grotto Projects\PR-0307 - Minisink Club Pool, Princeton St, Chatham\SHEETS\PR-0307 - Minisink Club Pool, Princeton St, Chatham (5.5.26).dwg 5/7/2026



EXISTING CONDITIONS

SCALE: 1"=50'

LEGEND

VP No. = Vantage Point Number, Location from which photograph was taken

Photo No./VP No. = Photograph Number from Vanatage Point Number, Proximity of area that was photographed

Notes:
1. Photographs taken on December 12, 2025.
2. Basis for drawing is "Preliminary & Final Site Plan for Minisink Swim & Racquet Club", prepared by Grotto Engineering Associates, LLC, dated September 9, 2024 and revised through July 29, 2025.

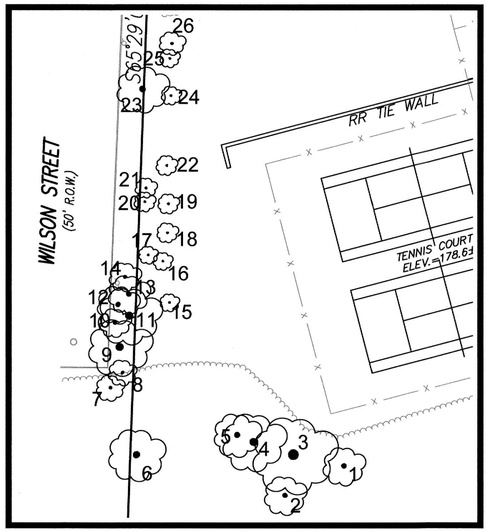
Not to Scale

Plan of Photographs and Vantage Points for
Minisink Swim & Racquet Club
1 Princeton Street
Block 43, Lot 1
Borough of Chatham
Morris County, New Jersey
Prepared by Mark A. Remsa, PP, LLA, AICP, ASLA
10 Dewberry Court
Mount Laurel, New Jersey 08054
Date: December 17, 2025

PHOTOGRAPH LOCATION INSET

SCALE: 1"=50'

TREE PLOT INSET:



TREE INVENTORY:

Minisink Club Inc.
Tree Survey
Survey conducted by Mark A. Remsa, PP, LLA, AICP, ASLA on December 12, 2025, 11:30 a.m.

Tree No.	Type of Tree	Diameter Breast Height (inches)	Condition	Notes
1	Oak	11	Good	
2	Oak	10	Good	
3	Oak	22	Good	
4	Oak	18/18	Good	Twin trunks, 18 inches each trunk, base 36 inches
5	Oak	12	Good	
6	Oak	16	Good	
7	Cherry	8	Fair	
8	Cherry	7	Poor	Missing branches
9	Ash	18	Good	Leaning toward road
10	Oak	8	Good	
11	Oak	20	Good	
12	Oak	13	Good	
13	Oak	11	Good	
14	Oak	7	Good	
15	Arborvitae	2/1-1/2	Good	Twin trunks, 2 inches & 1-1/2 inches
16	Spruce	5	Good	
17	Spruce	4	Poor	Missing branches
18	Spruce	6	Poor	Missing branches
19	Spruce	6	Poor	Missing branches
20	Arborvitae	3	Good	
21	Arborvitae	3	Good	
22	Spruce	6	Poor	Missing branches
23	Zelkova	17	Fair	Need pruning
24	Spruce	3	Good	
25	Spruce	3	Good	
26	Spruce	6	Good	

GENERAL NOTES:

1. EXISTING SITE CONDITIONS AND TOPOGRAPHICAL INFORMATION BASED UPON A SURVEY ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR THE MINISINK CLUB, INC. 1 PRINCETON STREET TAX LOT 1 IN BLOCK 43 BOROUGH OF CHATHAM MORRIS COUNTY NEW JERSEY" WHICH WAS PREPARED BY ANDREW B. CLARKE-PLS, PE, OF ABC SURVEYS, LLC, CHATHAM, NJ, DATED MAY 6, 2024

2. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE REPRESENTED HEREON AND/OR IF IN THE OPINION OF THE CONTRACTOR SUCH CONDITIONS SHOULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.

3. THE CONTRACTOR IS TO CONTACT THE "CALL BEFORE YOU DIG" TOLL FREE NUMBER AT 1-800-272-1000 THREE (3) BUSINESS DAYS BUT NO MORE THAN TEN (10) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DAMAGE CAUSED OR DISCOVERED DURING CONSTRUCTION TO THE APPROPRIATE UTILITY AGENCY.

4. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH THE CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

5. DO NOT SCALE DRAWINGS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS. BUILDINGS, STRUCTURES, ETC. ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.

6. THIS IS A SITE PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY.

7. THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL AND SHALL NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION".

8. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.

9. DISTURBED AREAS TO BE RESTORED TO SATISFACTION OF THE CITY ENGINEER.

10. EXISTING FEATURES SPECIFIED FOR DEMOLITION OR REMOVAL AND ALL MISCELLANEOUS DEBRIS SHALL BE REMOVED AND DISPOSED OF THE CONTRACTOR.

11. A SIGNED AND SEALED AS-BUILT SURVEY, PREPARED BY A LAND SURVEYOR LICENSED IN THE STATE OF NEW JERSEY FOR THE PROPOSED IMPROVEMENTS SHALL BE PROVIDED TO THE CITY ENGINEER UPON COMPLETION OF CONSTRUCTION AND PRIOR TO THE RELEASE OF THE REQUIRED PERFORMANCE GUARANTEES.

12. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- TRANSITION AREA
- FLOOD HAZARD AREA DESIGN FLOOD
- EXISTING TREE LINE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISIONS	
DATE	DESCRIPTION
05-07-2026	REVISED PER UPDATED COURT LAYOUT
07-29-2025	ISSUED FOR SUBMISSION
09-05-2025	REVISED PER ENGINEERING REVIEW COMMENTS
12-19-2025	REVISED PER ENGINEERING REVIEW COMMENTS

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EXISTING CONDITIONS & SITE PLAN

1 PRINCETON STREET
BLOCK 43, LOT 1
PROPOSED PICKLE BALL COURTS

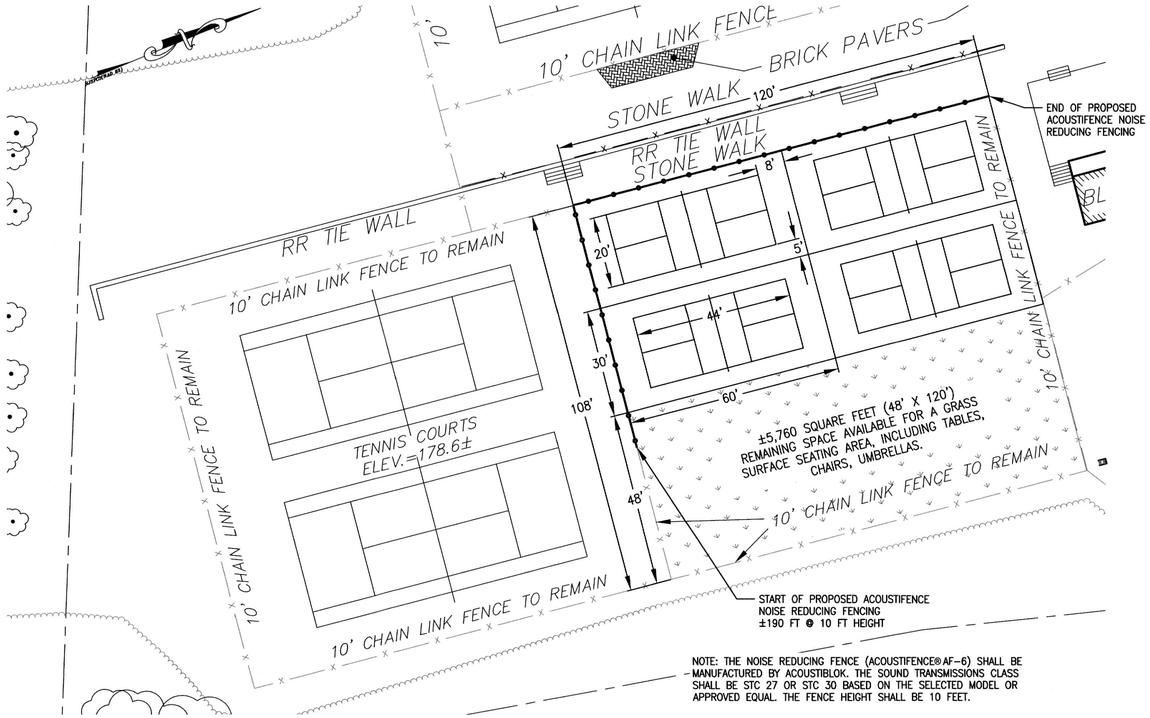
SITUATED IN
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

GROTTO ENGINEERING ASSOCIATES, LLC
ENGINEERS · PLANNERS · SURVEYORS
Certificate of Authorization No. 24GA27918300
77 BRANT AVENUE - SUITE 105
CLARK, NEW JERSEY 07066
(908) 272-8901 · (908) 272-8902 (fax)

FRANK W. FARRELL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE51556

DATE: 09/09/2024	SCALE: 1" = 50'	DRAWN: NV	CHECKED: FWF	SHEET: 2 OF 6	JOB: PR-0307

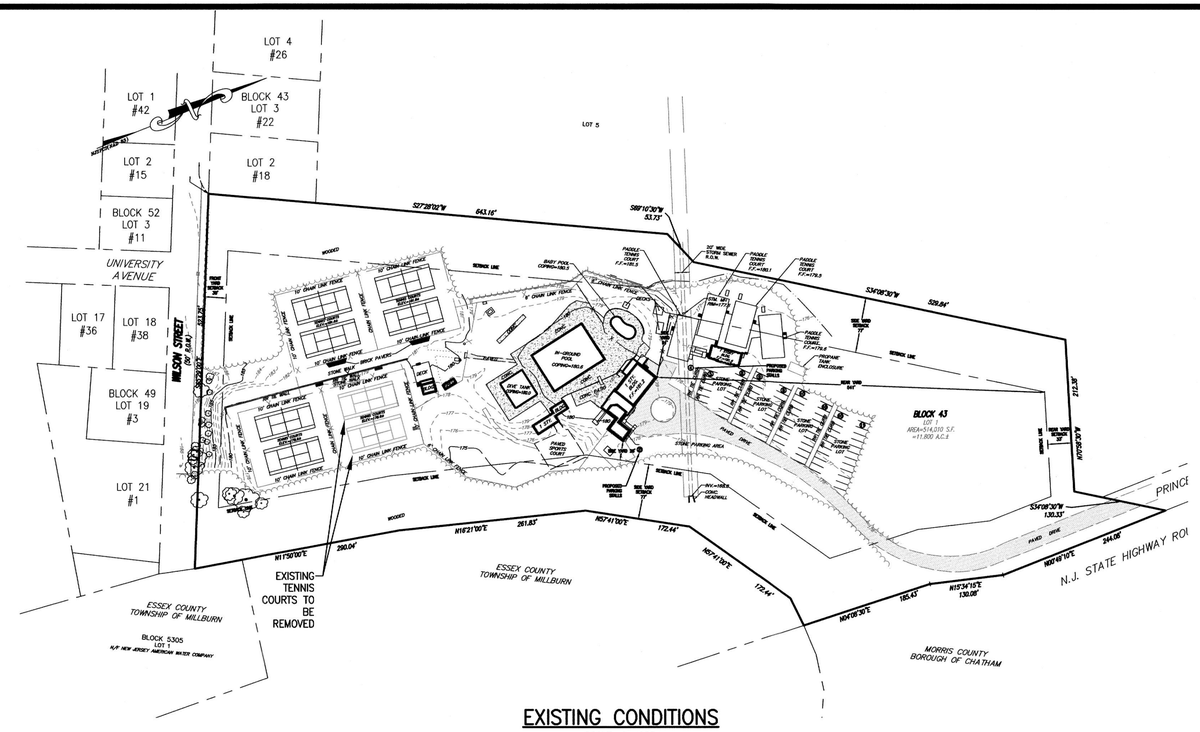
G:\Grotto Projects\PR-0307 - Minisink Club Pool, Princeton St, Chatham\SHEETS\PR-0307 - Minisink Club Pool, Princeton St, Chatham (5.5.25).dwg 5/7/2026



NOTE: THE NOISE REDUCING FENCE (ACOUSTIFENCE®AF-6) SHALL BE MANUFACTURED BY ACOUSTIBLOK. THE SOUND TRANSMISSIONS CLASS SHALL BE STC 27 OR STC 30 BASED ON THE SELECTED MODEL OR APPROVED EQUAL. THE FENCE HEIGHT SHALL BE 10 FEET.

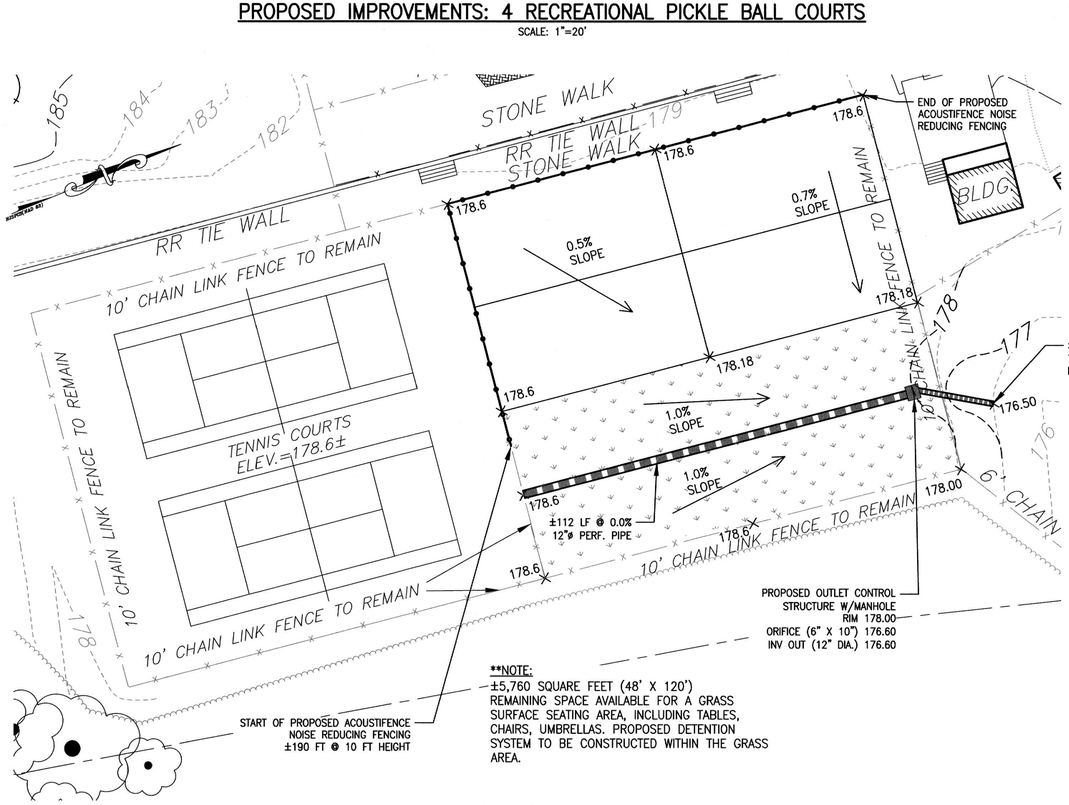
PROPOSED IMPROVEMENTS: 4 RECREATIONAL PICKLE BALL COURTS

SCALE: 1"=20'



EXISTING CONDITIONS

SCALE: 1"=100'



**NOTE:
±5,760 SQUARE FEET (48' X 120') REMAINING SPACE AVAILABLE FOR A GRASS SURFACE SEATING AREA, INCLUDING TABLES, CHAIRS, UMBRELLAS. PROPOSED DETENTION SYSTEM TO BE CONSTRUCTED WITHIN THE GRASS AREA.

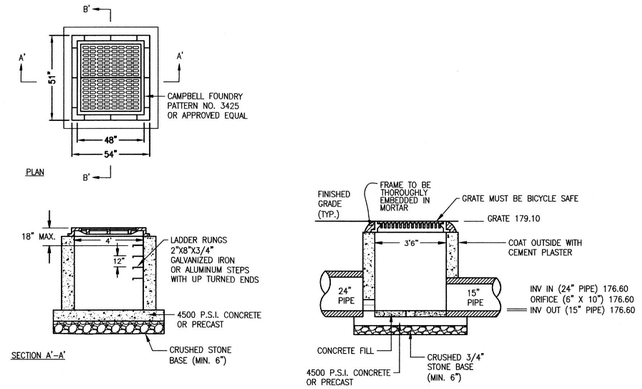
GRADING AND UTILITY PLAN

SCALE: 1"=20'

*NOTE
PURSUANT TO THE STORMWATER MANAGMENT COMMENTS RAISED IN THE ENGINEERING LETTER BY BOSWELL ENGINEERING (DATED JUL 17, 2025): THE CUMULATIVE INCREASE IN IMPERVIOUS COVERAGE IS TRACKED FROM FEBRUARY, 2004 AT WHICH TIME THE SITE HAD APPROXIMATELY ±151,762 S.F. (29.53%) IMPERVIOUS COVER. THE 2015 APPLICATION, BASED ON FERRIERO ENGINEERING LETTER (DATED DECEMBER 1, 2015) AND THE RESOLUTION OF APPROVAL, RESULTED IN AN IMPERVIOUS COVERAGE OF ±154,678 S.F. (30.1%), A NET INCREASE OF 2,916 SQUARE FEET. THIS CURRENT APPLICATION PROPOSES (4) FOUR ASPHALT PICKLE BALL COURTS WHICH WILL RESULT IN CUMULATIVE IMPERVIOUS INCREASE OF 10,116 S.F.

10,116 S.F. < 10,890 S.F. THEREFORE THIS APPLICATION DOES NOT CLASSIFY AS A MAJOR DEVELOPMENT.

IMPERVIOUS COVERAGE INCREASE	INCREASE	CUMULATIVE INCREASE
IMPERVIOUS COVER INCREASE (2015)	2,916 S.F.	2,916 S.F.
IMPERVIOUS COVER INCREASE (PROPOSED)	7,200 S.F.	10,116 S.F.
IMPERVIOUS INCREASE 10,116 S.F. < 10,890 S.F. THEREFORE APPLICATION DOES NOT CLASSIFY AS A MAJOR DEVELOPMENT		



INLET DETAIL WITH OUTLET CONTROL STRUCTURE – TYPE "E"

N.T.S.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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COURT IMPROVEMENT PLAN

1 PRINCETON STREET
BLOCK 43, LOT 1
PROPOSED PICKLE BALL COURTS

SITUATED IN
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

GROTTO ENGINEERING ASSOCIATES, LLC
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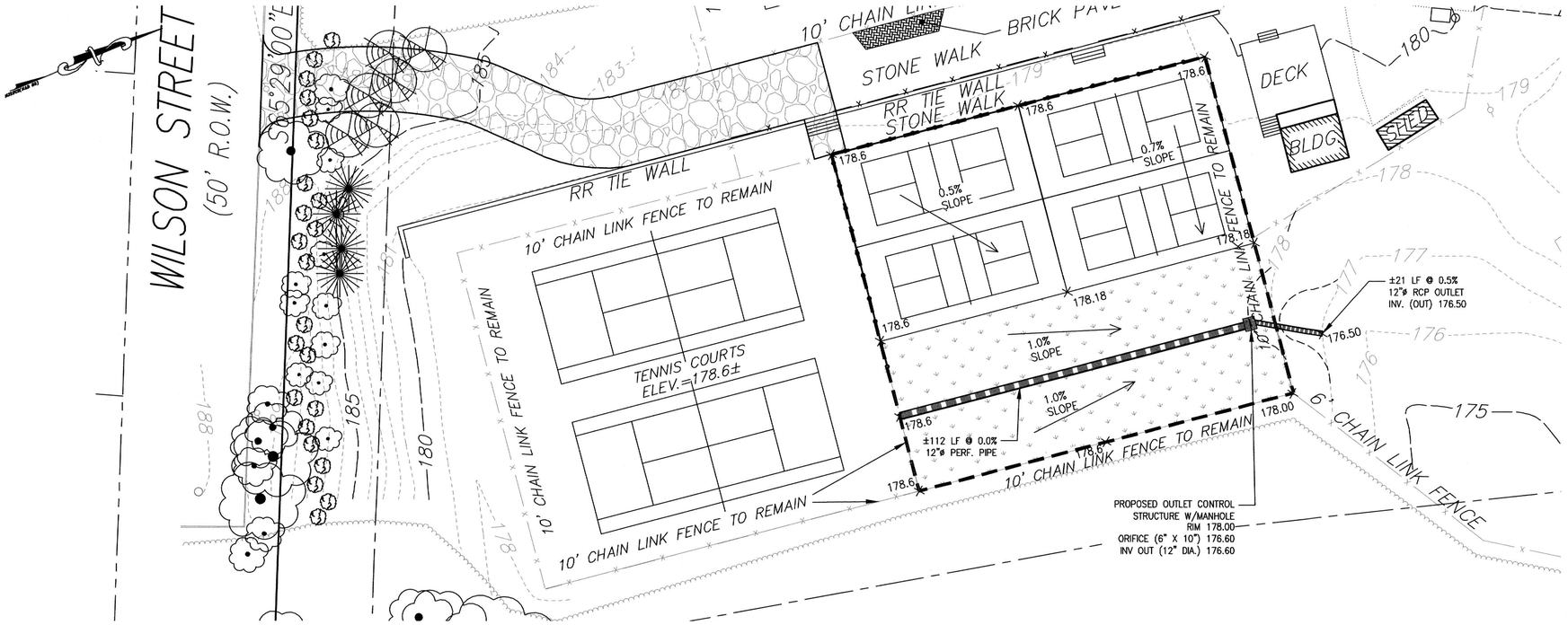
FRANK W. FARRELL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE51556

DATE: 09/09/2024	SCALE: 1" = 20'	DRAWN: NV	CHECKED: FWF	SHEET: 3 OF 6	JOB: PR-0307

G:\Grotto Projects\PR-0307 - Minisink Club Pool, Princeton St, Chatham\SHEETS\PR-0307 - Minisink Club Pool, Princeton St, Chatham (3.5.26).dwg 5/7/2026



SOIL EROSION & SEDIMENT CONTROL PLAN

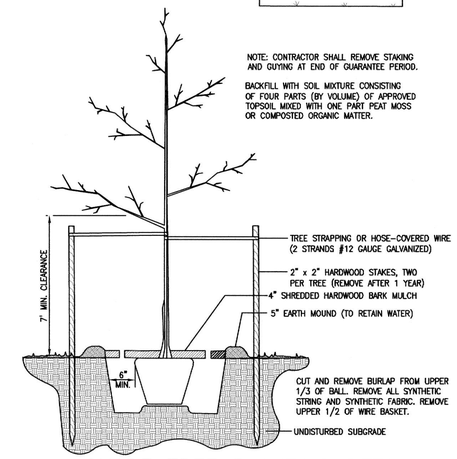
SCALE: 1"=20'

SESC NOTES:

1. THIS PLAN HAS BEEN PREPARED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY, BOUNDARY AND EXISTING SITE CONDITIONS AND TOPOGRAPHICAL INFORMATION BASED UPON SURVEY ENTITLED "TOPOGRAPHIC SURVEY PREPARED FOR THE MINISINK CLUB, INC. 1 PRINCETON STREET TAX LOT 1 IN BLOCK 43 BOROUGH OF CHATHAM MORRIS COUNTY NEW JERSEY", PREPARED BY ANDREW B. CLARKE-PLS, PE, OF ABC SURVEYS, LLC, CHATHAM, NJ, DATED MAY 6, 2024.
2. NO SOIL WILL BE STOCKPILED AT THIS LOCATION.

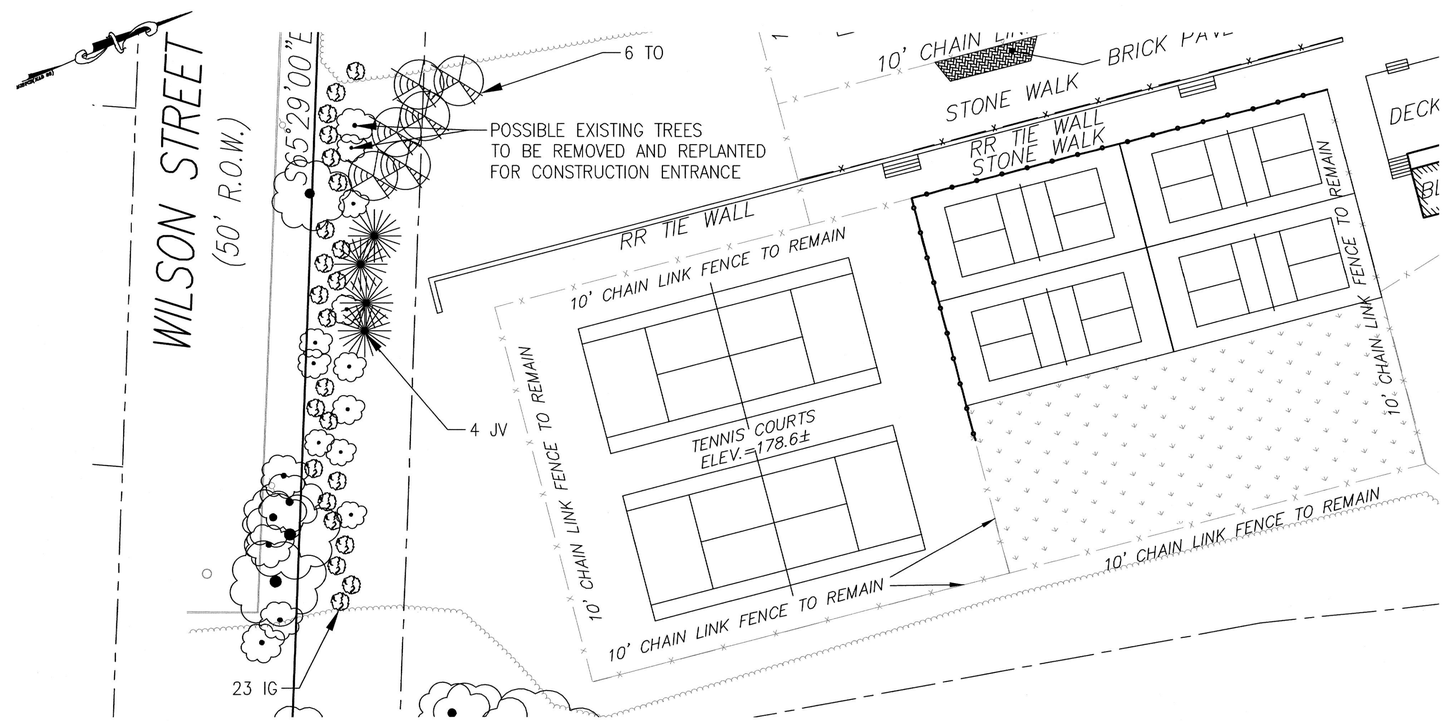
LEGEND

- 100 — EXISTING MAJOR CONTOUR LINE
- 100 — EXISTING MINOR CONTOUR LINE
- ×100.00 — PROPOSED SPOT ELEVATION
- PROPOSED LIMIT OF DISTURBANCE TOTAL OF 12,992 SF (0.30 ACRES)
- STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED LAWN



SHADE TREE PLANTING DETAIL

N.T.S.

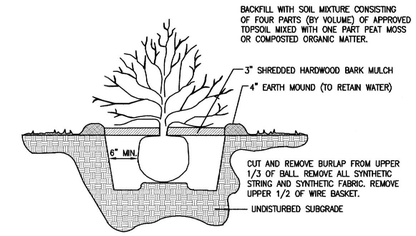


LANDSCAPING PLAN

SCALE: 1"=20'

LANDSCAPING NOTES:

1. ALL EXISTING DEAD, DYING AND DISEASED TREES AND SHRUBS WITHIN THE PLANTING AREA SHALL BE REMOVED.
2. ALL EXISTING INVASIVE VINES, SHALL BE REMOVED FROM THE PLANTING AREA.
3. EXISTING TREES THAT ARE TO REMAIN WITHIN THE PLANTING AREA SHALL BE FLAGGED AND SURROUNDED BY TREE PROTECTION FENCING.
4. THE PLANTING LOCATIONS FOR THE PROPOSED EVERGREEN TREES AND SHRUBS ARE SUBJECT TO ADJUSTMENT IN THE FIELD TO AVOID ROOTS OF EXISTING TREES.
5. PROPOSED LANDSCAPING SHOWN HEREON PREPARED BY MARK A. REMSA, PP, LLA, AICP, ASLA.



TYPICAL SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE SCHEDULE

	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPACE * SIZE * ROOT
IG		23	ILEX GLABRA	INKBERRY HOLLY	4' OC., 5', #1 CAN
JV		4	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	12' OC., 15', B&B
TO		6	THUJIA OCCIDENTALIS "EMERALD GREEN"	EMERALD GREEN ARBORVITAE	12' OC., 15', B&B

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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SOIL EROSION & SEDIMENT CONTROL AND LANDSCAPING PLAN

1 PRINCETON STREET
BLOCK 43, LOT 1
PROPOSED PICKLE BALL COURTS

SITUATED IN
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

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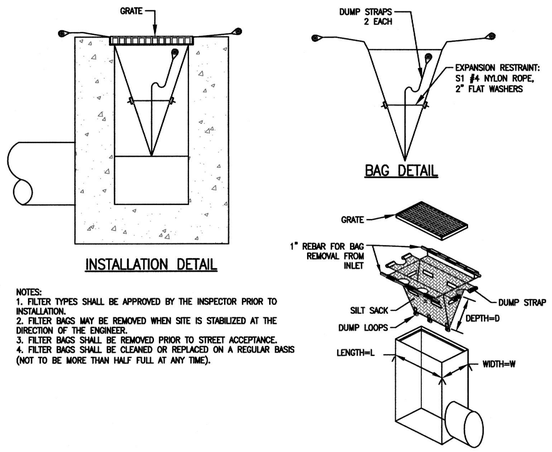
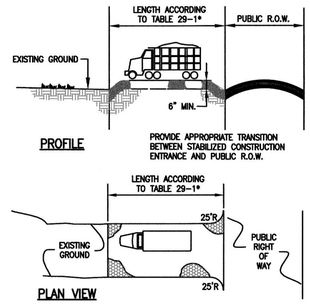


INSTALLATION DETAIL

NOTES:
1. FILTER TYPES SHALL BE APPROVED BY THE INSPECTOR PRIOR TO INSTALLATION.
2. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
3. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE.
4. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT TO BE MORE THAN HALF FULL AT ANY TIME).

SILT SACK INLET FILTER DETAIL

N.T.S.



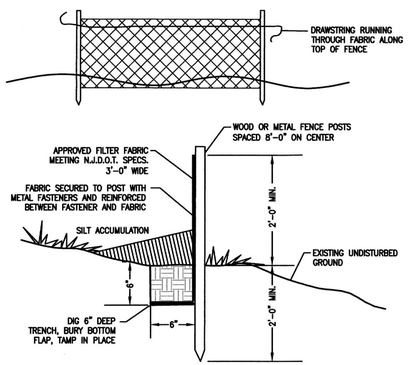
*NOTES:
1. INDIVIDUAL LOT ACCESS POINTS MAY REQUIRE STABILIZATION; THICKNESS SHOWN IS FOR STONE CONSTRUCTION ENTRANCE ONLY (TYP.)
2. STONE SHALL BE ASTM C-33, SIZE NO. 2 (2 ½ TO 1 ½ IN) OR 3 (2 TO 1 IN). USE CLEAN CRUSHED ANGULAR STONE.

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2 TO 5%	100 FT	200 FT
>5%	ENTIRE SURFACE STABILIZED WITH FABC BASE COURSE[1]	

1. AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



REQUIREMENTS FOR SILT FENCE:
1. FENCE POSTS SHALL BE SPACED 8 FEET CENTER-TO-CENTER OR CLOSER. THEY SHALL EXTEND AT LEAST 2 FEET INTO THE GROUND AND EXTEND AT LEAST 2 FEET ABOVE GROUND. POSTS SHALL BE CONSTRUCTED OF HARDWOOD WITH A MINIMUM DIAMETER THICKNESS OF 1-1/2 INCHES.

2. A METAL FENCE WITH 6 INCH OR SMALLER OPENINGS AND AT LEAST 2 FEET HIGH MAY BE UTILIZED. FASTEN TO THE FENCE POSTS, TO PROVIDE REINFORCEMENT AND SUPPORT TO THE GEOTEXTILE FABRIC WHERE SPACE FOR OTHER PRACTICES IS LIMITED AND HEAVY SEDIMENT LOADING IS EXPECTED.

3. A GEOTEXTILE FABRIC, RECOMMENDED FOR SUCH USE BY THE MANUFACTURER, SHALL BE BURIED AT LEAST 6 INCHES DEEP IN THE GROUND. THE FABRIC SHALL EXTEND AT LEAST 2 FEET ABOVE THE GROUND. THE FABRIC MUST BE SECURELY FASTENED TO THE POSTS USING A SYSTEM CONSISTING OF METAL FASTENERS (NAILS OR STAPLES) AND A HIGH STRENGTH REINFORCEMENT MATERIAL (NYLON WEBBING, GROMMETS, WASHERS, ETC.) PLACED BETWEEN THE FASTENER AND THE GEOTEXTILE FABRIC. THE FASTENING SYSTEM SHALL RESIST TEARING AWAY FROM THE POST. THE FABRIC SHALL INCORPORATE A DRAWSTRING IN THE TOP PORTION OF THE FENCE FOR ADDED STRENGTH.

4. THE SLOPE OF LAND FOR AT LEAST 30 FT. ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.

5. SILT FENCE SHALL BE INSTALLED SO THAT WATER CAN NOT BYPASS THE FENCE AROUND ITS ENDS.

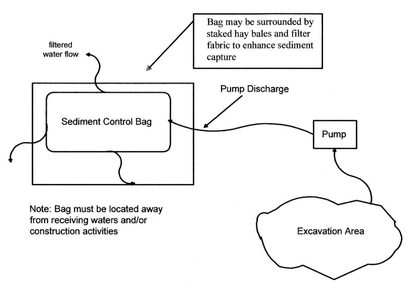
6. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS POSSIBLE.

7. WHERE THE LENGTH OF SLOPE ABOVE THE SILT FENCE EXCEEDS 150 FEET, OR THE CONTRIBUTING DRAINAGE AREA EXCEEDS 1 ACRE, SUPER SILT FENCE SHALL BE USED.

MAINTENANCE:
1. SEDIMENT SHALL BE REMOVED FROM THE UPSTREAM FACE OF THE BARRIER WHEN IT HAS REACHED A DEPTH OF ½ THE BARRIER HEIGHT.
2. REPAIR OR REPLACE BARRIER (FABRIC, POSTS, BALES ETC.) WHEN DAMAGED.
3. BARRIERS SHALL BE INSPECTED DAILY FOR SIGNS OF DETERIORATION AND SEDIMENT REMOVAL.

SILT FENCE

N.T.S.



Bags must be disposed of according to manufacturer's instructions. Bags may not be reused.

A SILT CONTROL BAG SHALL BE USED WERE EXCAVATIONS ARE DEEP, AND SPACE IS LIMITED AND WHERE DIRECT DISCHARGE OF SEDIMENT LADEN WATER TO STREAM AND STORM DRAINAGE SYSTEMS IS TO BE AVOIDED.
A. LOCATION. BAGS SHALL BE LOCATED FOR EASE OF CLEAN-OUT AND DISPOSAL OF THE TRAPPED SEDIMENT AND TO MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES AND PEDESTRIAN TRAFFIC. BAGS SHALL NOT BE PLACE DIRECTLY INTO RECEIVING WATERS.
B. TEMPORARY FILTERS FOR SMALL IMPOUNDMENTS. FOR SMALL QUANTITIES OF PONDED WATER SUCH AS MAY BE FOUND IN SHALLOW EXCAVATIONS (SMALL TRENCHES, MANHOLE INSTALLATIONS ETC.), A SEDIMENT FILTER MAY BE CONSTRUCTED USING COMBINATIONS OF HAY BALES, SMALL CLEAN STONE AND FILTER FABRIC. THIS METHOD IS LIMITED TO SMALL QUANTITIES OF TRAPPED SURFACE WATER (PUMPING OF WELL POINTS IS EXCLUDED) AND WHERE SEDIMENTS ARE NOT HIGHLY COLLOIDAL IN NATURE.

SEDIMENT CONTROL BAG FOR DEWATERING (SESC DETAIL 14-4)

N.T.S.

DUST CONTROL NOTES

ANY OF THE FOLLOWING METHODS SHALL BE USED FOR DUST CONTROL:

1. MULCHES: SEE STABILIZATION SPECIFICATION.
2. TILLAGE: TO ROUGHEN THE SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED APPROXIMATELY 12" APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
3. SPRINKLING: SITE IS SPRINKLED UNTIL SURFACE IS WET.
4. BARRIERS: BALES OF HAY AND/OR SILT FENCE CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING.

SLOPE STABILIZATION NOTES

1. GRADE SLOPES AS PER PLAN.

2. APPLY FERTILIZER AT A RATE OF APPROXIMATELY 500 POUNDS PER ACRE (10-10-10 OR EQUAL).

3. WORK FERTILIZER INTO SOIL TO A DEPTH OF 4 INCHES.

4. APPLY SEED ACCORDING TO SEEDING SCHEDULE ON THIS SHEET.

5. AFTER SEEDING, FIRM SOIL WITH CORRUGATED ROLLER TO ASSURE GOOD SEEDING-SOIL CONTACT.

6. MULCH AND STABILIZE AS PER MULCHING AND TACKING SPECIFICATIONS ON THIS SHEET.

7. STEEP SLOPES TO BE STABILIZED WITH JUTE MATTING (3:1 OR STEEPER).

SOIL DECOMPACTION AND TESTING REQUIREMENTS

SOIL COMPACTION TESTING REQUIREMENTS

1. ALL PROPOSED SOIL AREAS ARE 500 SQUARE FEET OR LESS IN SIZE. THEREFORE, SOIL DECOMPACTION AND TESTING ARE NOT REQUIRED FOR THE PROJECT.

MULCHING NOTES

1. GRADING SHALL BE PERFORMED AS PER STANDARDS FOR LAND GRADING IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", SECTION 19.1.

2. PERMANENT SEED SHALL BE APPLIED AS PER STANDARD OF THIS SHEET.

3. STRAW OR HAY MULCHING IS REQUIRED ON ALL SEEDING AND SHALL CONSIST OF THE FOLLOWING: UNROTTED SMALL GRAIN STRAW, HAY FREE OF SEEDS, TO BE APPLIED AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE (70 TO 90 POUNDS PER 1,000 SQUARE FEET).

4. SPREAD MULCH UNIFORMLY BY HAND OR MECHANICALLY SO THAT APPROXIMATELY 85% OF THE SOIL SURFACE IS COVERED.

5. LIQUID MULCH BINDER (TACKIFIER) SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

TOPSOILING NOTES

1. TOPSOIL SHALL BE PERFORMED AS PER STANDARDS IN THE "STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY", SECTION 8-1.

2. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN AMOUNTS NECESSARY TO COMPLETE FINISH GRADING OF ALL EXPOSED AREAS REQUIRING TOPSOIL.

3. IMMEDIATELY PRIOR TO SEEDING AND TOPSOIL APPLICATION, THE SUBSOIL SHALL BE EVALUATED FOR COMPACTION IN ACCORDANCE WITH THE STANDARD FOR LAND GRADING.

4. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING THE SOIL STRUCTURE. A UNIFORM APPLICATION TO AN AVERAGE DEPTH OF 5.0 INCHES, MINIMUM OF 4 INCHES, FIRMED IN PLACE IS REQUIRED. TOPSOIL SHALL BE AMENDED WITH ORGANIC MATTER, AS NEEDED, IN ACCORDANCE WITH THE STANDARD FOR TOPSOILING.

SEEDING SCHEDULE

1. TEMPORARY SEEDING SHALL CONSIST OF SPRING OATS APPLIED AT A RATE OF 2.0 LBS. PER 1,000 SF, OR PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS PER 1,000 SF. TEMPORARY SEEDING TO BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING. IF ANY SERIOUS EROSION PROBLEMS OCCUR, THE ERODED AREAS SHALL BE REPAIRED AND STABILIZED WITH A MULCH AS INDICATED IN NOTE NO. 6. THE OPTIMUM SEEDING DATE IS MARCH 1 THROUGH MAY 15 AND AUGUST 15 THROUGH OCTOBER 1 FOR PERENNIAL RYE AND SPRING OATS.

2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL. OPTIMAL PLANTING DATE IS MARCH 1 THROUGH APRIL 30. THE ACCEPTABLE PLANTING DATE IS MAY 1 THROUGH OCTOBER 15.

WELL TO MODERATELY WELL DRAINED LOTS (MIXTURE #14):

TALL FESCUE	@	6.0 LBS/1,000 SF
KENTUCKY BLUEGRASS (BLEND	@	0.5 LBS/1,000 SF
PERENNIAL RYEGRASS (BLEND)	@	0.5 LBS/1,000 SF

3. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 10-20-10 APPLIED AT A RATE OF 11 LBS PER 1,000 SF OR AS DETERMINED BY SOIL TESTS. LIMESTONE SHALL BE APPLIED ONLY FOR PERMANENT VEGETATIVE COVER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.

4. MULCHING IS REQUIRED ON ALL SEEDING. SEE MULCHING NOTES, THIS SHEET.

5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREAS TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE NO. 6.

6. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT A RATE OF 90 TO 115 LBS PER 1,000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER.

7. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING-TOOTHED HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIALS.

9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

VEGETATIVE COVER MAINTENANCE NOTES

1. MAINTENANCE SHOULD OCCUR ON A REGULAR BASIS, CONSISTANT WITH FAVORABLE PLANT GROWTH, SOIL AND CLIMATIC CONDITIONS. THIS INVOLVES REGULAR SEASONAL WORK FOR MOWING, FERTILIZING, LIMING, WATER, PRUNING, FIRE CONTROL, WEED AND PEST CONTROL, RE-SEEDING AND TIMELY REPAIRS.

2. MOWING ON IMPROVED AREAS, SUCH AS LAWNS, CERTAIN RECREATION FIELDS AND PICNIC AREAS SHALL BE FREQUENT. ON SEMI-IMPROVED AREAS, MOWING WILL BE INFREQUENT. UNIMPROVED AREAS MAY BE LEFT UNMOWED TO PERMIT NATURAL SUCCESSION.

3. FERTILIZER SHOULD BE APPLIED AS NEEDED TO MAINTAIN A DENSE STAND OF DESIRABLE SPECIES. FREQUENTLY MOWED AREAS AND THOSE ON SANDY SOILS WILL REQUIRE MORE FERTILIZATION.

4. LIME REQUIREMENT SHOULD BE DETERMINED BY SOIL TESTING TO BE DONE EVERY 2 OR 3 YEARS. FERTILIZATION WILL INCREASE THE NEED FOR LIMING.

5. WEED INVASION MAY RESULT FROM ABUSIVE MOWING AND INADEQUATE FERTILIZATION AND LIMING. BRUSH INVASION IS A COMMON CONSEQUENCE OF LACK OF MOWING. CONTROL OF WEEDS OR BRUSH SHALL BE ACCOMPLISHED BY USING HERBICIDES OR MECHANICAL METHODS.

6. THE PROPERTY OWNER OR TENANT BY CONTRACT SHALL BE RESPONSIBLE FOR MAINTENANCE DURING AND AFTER CONSTRUCTION.

SOIL EROSION NOTES

MORRIS COUNTY SOIL CONSERVATION DISTRICT

1. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.

2. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

3. ANY CHANGES TO THE CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLANS WILL REQUIRE THE SUBMISSION OF REVISED SOIL EROSION AND SEDIMENT CONTROL PLANS TO THE DISTRICT FOR RE-CERTIFICATION. THE REVISED PLANS MUST MEET ALL CURRENT STATE SOIL EROSION AND SEDIMENT CONTROL STANDARDS.

4. N.J.S.A. 4:24-39 ET. SEQ. REQUIRES THAT NO CERTIFICATES OF OCCUPANCY BE ISSUED BEFORE THE DISTRICT DETERMINES THAT A PROJECT OR PORTION THEREOF IS IN FULL COMPLIANCE WITH THE CERTIFIED PLAN AND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY AND A REPORT OF COMPLIANCE HAS BEEN ISSUED. UPON WRITTEN REQUEST FROM THE APPLICANT, THE DISTRICT MAY ISSUE A REPORT OF COMPLIANCE WITH CONDITIONS ON A LOT-BY-LOT OR SECTION-BY-SECTION BASIS, PROVIDED THAT THE PROJECT OR PORTION THEREOF IS IN SATISFACTORY COMPLIANCE WITH THE SEQUENCE OF DEVELOPMENT AND TEMPORARY MEASURES FOR SOIL EROSION AND SEDIMENT CONTROL HAVE BEEN IMPLEMENTED, INCLUDING PROVISIONS FOR STABILIZATION AND SITE WORK.

5. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN SIXTY (60) DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF 2 TO 2 1/2 TONS PER ACRE, ACCORDING TO STATE STANDARD FOR STABILIZATION WITH MULCH ONLY.

6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. SOIL STOCKPILES, STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AND A MULCH ANCHOR, IN ACCORDANCE WITH STATE STANDARDS.

7. A SUB-BASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUB-BASE SHALL BE INSTALLED WITHIN FIFTEEN (15) DAYS OF THE PRELIMINARY GRADING.

8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A PAD OF CLEAN CRUSHED STONE AT POINTS WHERE TRAFFIC WILL BE ACCESSING THE CONSTRUCTION SITE. AFTER INTERIOR ROADWAYS ARE PAVED, INDIVIDUAL LOTS REQUIRE A STABILIZED CONSTRUCTION ACCESS CONSISTING OF ONE INCH TO TWO INCH (1" - 2") STONE FOR A MINIMUM LENGTH OF TEN FEET (10') EQUAL TO THE LOT ENTRANCE WIDTH. ALL OTHER ACCESS POINTS SHALL BE BLOCKED OFF.

9. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHTS-OF-WAY WILL BE REMOVED IMMEDIATELY.

10. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING.

11. AT THE TIME THAT SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

12. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE ULTIMATELY PLACED OR BURIED WITH LIMESTONE APPLIED AT THE RATE OF 10 TONS/ACRE, (OR 450 LBS/1,000 SQ. FT OF SURFACE AREA) AND COVERED WITH A MINIMUM OF 12" OF SETTLED SOIL WITH A PH OF 5 OR MORE, OR 24" WHERE TREES OR SHRUBS ARE TO BE PLANTED.

13. CONDUIT OUTLET PROTECTION MUST BE INSTALLED AT ALL REQUIRED OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.

14. UNFILTERED DEWATERING IS NOT PERMITTED. NECESSARY PRECAUTIONS MUST BE TAKEN DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH THE STANDARD FOR DEWATERING.

15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET. TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED AS REQUIRED BY THE STANDARD FOR DUST CONTROL.

16. STOCKPILE AND STAGING LOCATIONS ESTABLISHED IN THE FIELD SHALL BE PLACED WITHIN THE LIMIT OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN. STAGING AND STOCKPILES NOT LOCATED WITHIN THE LIMIT OF DISTURBANCE WILL REQUIRE CERTIFICATION OF A REVISED SOIL EROSION AND SEDIMENT CONTROL PLAN. CERTIFICATION OF A NEW SOIL EROSION AND SEDIMENT CONTROL PLAN MAY BE REQUIRED FOR THESE ACTIVITIES IF AN AREA GREATER THAN 5,000 SQUARE FEET IS DISTURBED.

17. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED WITH SOIL EROSION AND SEDIMENT CONTROL NOTE #6.

18. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.

GENERAL SOIL EROSION NOTES:

1. THE SITE SHALL AT ALL TIMES, BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

2. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.

3. THE SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON-SITE OR OFF-SITE SOIL EROSION PROBLEMS DURING CONSTRUCTION.

4. ANY CONVEYANCE OF THIS PROJECT OR PORTION THEREOF PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNER.

5. THE CONTRACTOR SHALL MAINTAIN PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. THE OWNER SHALL MAINTAIN SAID MEASURES THEREAFTER.

6. THE SOIL EROSION AND SEDIMENT CONTROL PLAN IS TO BE USED FOR SOIL EROSION AND SEDIMENT CONTROL PURPOSES ONLY.

REVISIONS

DATE	DESCRIPTION
05-07-2026	REVISED PER UPDATED COURT LAYOUT
07-29-2025	ISSUED FOR SUBMISSION
09-05-2025	REVISED PER ENGINEERING REVIEW COMMENTS
12-19-2025	REVISED PER ENGINEERING REVIEW COMMENTS

THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. CHANGES TO THE PLANS BY THE OWNER AND THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

SOIL EROSION & SEDIMENT CONTROL DETAILS

1 PRINCETON STREET
BLOCK 43, LOT 1
PROPOSED PICKLE BALL COURTS

SITUATED IN
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

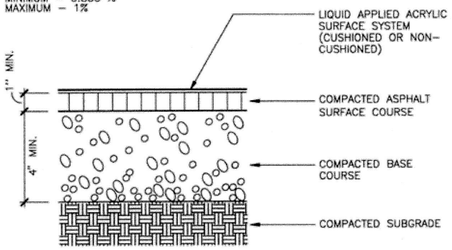
GROTTO ENGINEERING ASSOCIATES, LLC
ENGINEERS • PLANNERS • SURVEYORS
Certificate of Authorization No. 24GA27918300
77 BRANT AVENUE - SUITE 105
CLARK, NEW JERSEY 07066
(908) 272-8901 • (908) 272-8902 (fax)

FRANK W. FARRELL
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE NO. GE51556

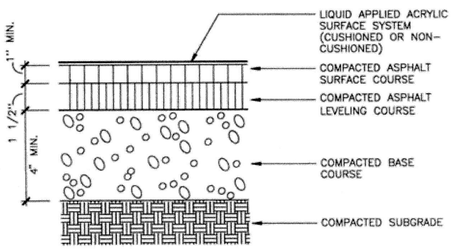
DATE: 09/09/2024	SCALE: 1" = 20'	DRAWN: NV	CHECKED: FWF	SHEET: 5 OF 6	JOB: PR-0307

G:\Grotto Projects\PR-0307 - Minisink Club Pool, Princeton St, Chatham\SHEETS\PR-0307 - Minisink Club Pool, Princeton St, Chatham (5.5.26).dwg 5/7/2026

NOTE:
RECOMMENDED COURT SLOPE:
MINIMUM – 0.833 %
MAXIMUM – 1%



ASPHALT COURT FOR NON FREEZE/THAW CLIMATE



ASPHALT COURT FOR FREEZE/THAW CLIMATE

TYPICAL ASPHALT COURT SECTIONS

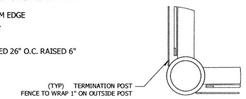
NOT TO SCALE

FENCE MODEL: AF-6i

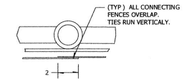
PART NUMBER SHOWN: AF-6i6X8VSLF

FULLY GROMMETED TO FIT ON CHAIN LINK FENCE.

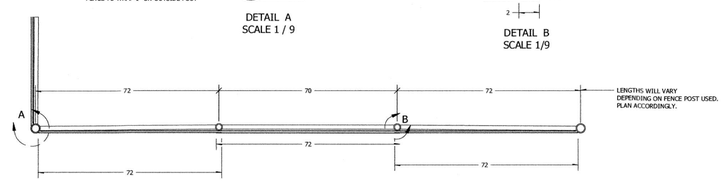
GROMMET SPACING: 1" FROM EDGE
UNLESS NOTED OTHERWISE.
- TOP: 8" O.C.
- BOTH SIDES: 6" O.C.
- BTM: SETS @ 3" SPACED 26" O.C. RAISED 6"

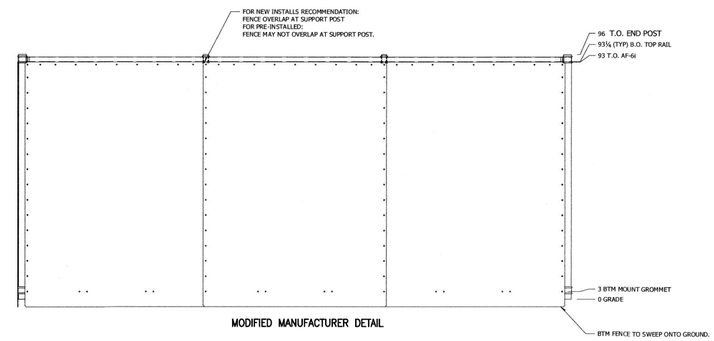


DETAIL A
SCALE 1 / 9



DETAIL B
SCALE 1/9





MODIFIED MANUFACTURER DETAIL

UNLESS OTHERWISE NOTED:
ALL DIMENSIONS ARE IN INCHES;
TOLERANCES NO LESS THAN 1/16
UNLESS SPECIFIED IN WRITING.
LINEAR ± 1/2
MOUNT HOLE ± 1/8
ANGLES 1°

TITLE: AF-6i66X8VSLF FENCE INSTALL

DWG #: DAA_AF-i66X8VSLF-INSTALL

NOTES: THESE DRAWING ARE NOT FOR CONSTRUCTION PURPOSE AND ARE FOR INFORMATION PURPOSES ONLY. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT. TO DISCUSS FURTHER OPTIONS USING THIS OR ANY OTHER ACOUSTIBLOK PRODUCT, CALL OR EMAIL YOUR ACCOUNT SPECIALIST.

SHEET	SCALE
1 or 1	1 / 36
DRAWN KK	8/6/2021

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DWG STANDARD ARCH SPEC

NOTE: THE NOISE REDUCING FENCE (ACOUSTIFENCE® AF-6) SHALL BE MANUFACTURED BY ACOUSTIBLOK. THE SOUND TRANSMISSIONS CLASS SHALL BE STC 27 OR STC 30 BASED ON THE SELECTED MODEL OR APPROVED EQUAL. THE FENCE HEIGHT SHALL BE 10 FEET. ACOUSTIFENCE DRAWINGS AND CONSTRUCTION INSTALLATION INFO PROVIDED AT WWW.ACOUSTIBLOK.COM

CONSTRUCTION DETAILS

1 PRINCETON STREET
BLOCK 43, LOT 1
PROPOSED PICKLE BALL COURTS

SITUATED IN
BOROUGH OF CHATHAM
MORRIS COUNTY, NEW JERSEY

REVISIONS

DATE	DESCRIPTION
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NEW JERSEY LICENSE NO. GE51556

DATE: 09/09/2024	SCALE: 1" = 20'	DRAWN: NV	CHECKED: FWF	SHEET: 6 OF 6	JOB: PR-0307

G:\Grotto Projects\PR-0307 – Minisink Club Pool, Princeton St, Chatham\SHEETS\PR-0307 – Minisink Club Pool, Princeton St, Chatham (3.5.26).dwg 5/7/2026

DRAINAGE REPORT

For

MINISINK SWIM & RACQUET CLUB

LOT 1, BLOCK 43

CHATHAM BOROUGH

MORRIS COUNTY, NEW JERSEY

GROTTO ENGINEERING ASSOCIATES

Richard O'Connor, P.E., P.P., C.M.E
77 Brant Avenue – Suite 105
Clark, New Jersey 07066

Frank W. Farrell, P.E., C.M.E.
New Jersey Professional Engineer, License No. GE51556
May 07, 2026

INTRODUCTION

This report provides a description of the drainage and stormwater management systems being proposed for the subject project known as Minisink Swim & Racquet Club.

The "project" consists of 514,010 sf. or 11.80 acres of land located in the Borough of Chatham, Morris County, New Jersey, and will be identified as Lot 1 in Block 43 or Minisink Swim & Racquet Club.

The site has frontage along the Passaic River and is bounded by Wilson Street to the South.

The topography of the site slopes east toward the Passaic River. The proposed improvements consist of the reconstruction of the existing tennis courts closest to Wilson Street. The area with two existing tennis courts will be reconstructed into six (6) recreational pickle ball courts.

The maximum discharge and total volume of runoff for Pre and Post development conditions have been calculated and provided herein. Volumes and rates have been controlled so that after development the site will generate no greater peak runoff from the site than prior to development for the 2-, 10-, 25-, 50- and 100-year storm considered individually, as required by the flood and erosion control standard for stormwater detention. The design of the detention system has been based on the maximum storage volumes generated by the various storms described above.

EXISTING SITE

The site is accessible through the North Side via Princeton Street, which leads to where the principle building and a nearby onsite parking lot. The club has an inground pool along with various tennis and paddle ball courts. There is a total of 0.107 acres (0.91%) of building cover and 3.55 acres (30.1%) of impervious coverage.

The cumulative increase in impervious coverage has been tracked since the original application in February 2004. A 2015 application resulted in a net increase of approximately 3,084 square feet of impervious surface. The increase from the 2015 application to this proposed application will add an additional 7,200 square feet. Therefore, the total cumulative increase in impervious surface from February 2004 to the current proposal is 10,284 square feet, which is less than the 10,890-square-foot (0.25 acre) threshold. As a result, the proposed application does not trigger the requirements for a major development under the stormwater regulations.

The tennis courts subject to reconstruction are located to the south of the site closest to Wilson Street. This tennis court area consists of one soil type as shown on the NRCS Soil Survey. The following information will provide a synopsis of the site's soil characteristics.

The entirety of the tract is made up of Haledon Silt Loam with 3 to 8 percent slopes (HanB), hydrologic soil group C. The Haledon Silt Loam consists of deep, gently sloping, somewhat poorly drained soils. A typical profile consists of 0-2 inches of moderately decomposed plant material, followed by 0-20 inches of silt loam, followed by 0-8 inches of loam, and then 0-30 inches of gravelly fine sandy loam. Permeability is moderately low to moderately high, with a rate of 0.06 to 0.20 in/hr. The depth to the water table is estimated to be 7 to 18 inches.

Generally, the tract slopes from the South of the site to the East towards the Passaic River. The elevation of the project area ranges from 189' to the South, to approximately 176' to the North.

Table 1: Pre-Development Drainage Area

Drainage Area	Area (Feet)	Area (Acres)	%	Tc (MIN)
HarTru (C), CN = 89	12,960	0.3	100	10
Impervious CN = 98	0	0.0	0	10
TOTAL	**12,960**	**0.3**	**100**	

PROPOSED DRAINAGE IMPROVEMENTS

This application proposes reconstructing the two (2) existing tennis courts into four (4) recreational pickle ball courts. The existing tennis court area dimensions is 120' feet by 108' feet. The entirety of the existing court area is comprised of Har-Tru, a semi-pervious material with permeability characteristics similar to gravel. For the Hydrological Analysis, Har-Tru will use a Curve Number (CN) of 89 which is the number used for Gravel when classified as Hydrological Soil Group C.

The four (4) proposed pickle ball courts will be comprised of asphalt for a total of 7,200 sf of impervious surface while the rest of the existing area will be converted into a grass surface seating area. Proposed directions of flow for all stormwater runoff will mimic existing conditions. Additional runoff flowing to the East will flow directly into an underground stormwater management system within the proposed grass area. The redevelopment of this site will not substantially alter the drainage pattern in the area. No adverse impacts to neighboring or downstream properties are anticipated.

Table 2: Post-Development Drainage Area

Drainage Area	Area (sf)	Area (Acres)	%	Tc (MIN)
HarTru (C) CN = 89	5,760	0.1	33%	10
Grass (C), CN = 74	7,200	0.2	67%	10
TOTAL	**12,960**	**0.3**	**100**	

The proposed underground stormwater detention system has been sized to control the maximum volumes and rates of runoff for pre- and post-development conditions for the 2-, 10-, 25-, 50- and 100-year storms so that the site will generate peak runoff volumes and rates no greater than prior to development.

Table 3: Rainfall Depths for the 2-, 10-, 25-, 50- and 100-Year Storms

Frequency of Storms	NOAA NWS PFDS Precipitation Depth (inches)
2-year	3.33
10-year	5.08
25-year	6.30
50-year	7.36
100-year	8.54

Table 4: Rainfall Peak Flows

Frequency of Storms	Pre-Development Peak Flow (cfs)	Proposed Peak Flow (cfs)	Proposed Flow is Less Than Existing Flow?
2-year	0.523	0.467	✓
10-year	0.892	0.793	✓
25-year	1.148	0.985	✓
50-year	1.369	1.193	✓
100-year	1.614	1.576	✓

The basin has a total storage capacity of 456 cubic feet or 0.0105 acre-feet. Court area runoff (approx. 12,960 sf or 0.3 acres) shall be directed to a 112' foot long 12" diameter perforated pipe buried within the proposed grass area along the edge of the existing east fence. The pipe shall discharge to an outlet control structure on the north end. Water will enter the outlet control structure configured with a 6" X 10" orifice to limit stormwater discharge from the system for various storm events which will then discharge through a 12" outlet pipe flowing downstream mimicking existing conditions.

Under normal working conditions during the 100-year storm event, the water surface elevation will not exceed 177.17' and the stored runoff volume will not exceed 319 cubic feet. The system will have sufficient storage capacity and will attenuate and convey the runoff without significant adverse impact on downstream erosion and without adverse impact on flooding. This is because the post-development peak runoff rates for the 2-, 10-, 25-, 50- and 100-year storm events are less than those of pre-development, as shown above in Table 4. All stormwater runoff rates for the various storm events will be reduced as a result of the proposed improvements.

STORMWATER QUALITY

As per the New Jersey Department of Environmental Protection (NJDEP), an increase of one quarter (1/4) of an acre (or 10,890 sf.) of impervious surface or one (1) acre of disturbance would signify a major development and require stormwater runoff quality be assessed. Since the increase in impervious area is less than the threshold of one-quarter acre (10,890 sf), the water quality requirements of the stormwater management provisions do not apply.

For developments that are not considered to be "major," such as this one, Section 10.2.6 of the City Engineering, Utility, and Landscape Standards provides the minimum stormwater quality requirements. This includes the control of the water quality design storm through the implementation of New Jersey Stormwater Management Practices (NJBMP). The NJBMP contains a number of structural and nonstructural stormwater runoff quality control strategies for reducing the total suspended solids and pollutants in stormwater runoff. One of the contributors to an increase in suspended solids or pollutants is the conversion of vegetated surfaces to impervious areas, such as the construction of a surface parking lot on a portion of the property that was previously a lawn or grassed area.

The proposed improvements are only limited to the existing court area surface and does not convert existing grassed area into impervious surfaces. All court runoff will enter the underground drainage systems proposed on the lot. This court runoff does not require filtration or treatment. This is an improvement to the quality of the stormwater runoff generated by this site and as a result, no additional stormwater quality measures should be required.

CONCLUSIONS

The drainage system will reduce runoff from the property and runoff not captured in the new basin will mimic the runoff from the site found in the existing predevelopment condition. No additional stormwater runoff will be discharged to neighboring properties or the adjoining roadways, therefore, no adverse impacts to neighboring or downstream properties are anticipated.

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.523	6	732	2,247	------	------	------	Existing Tennis Court - HarTru (C)
3	SCS Runoff	0.438	6	732	2,108	------	------	------	PostDev PickleBall Court - Asphalt
4	SCS Runoff	0.086	6	732	383	------	------	------	PostDev - Grass (C)
5	Combine	0.525	6	732	2,490	3, 4	------	------	POST DEV COMBINED
7	Reservoir	0.467	6	732	1,665	5	177.17	175	12in Pipe @ 112 LF

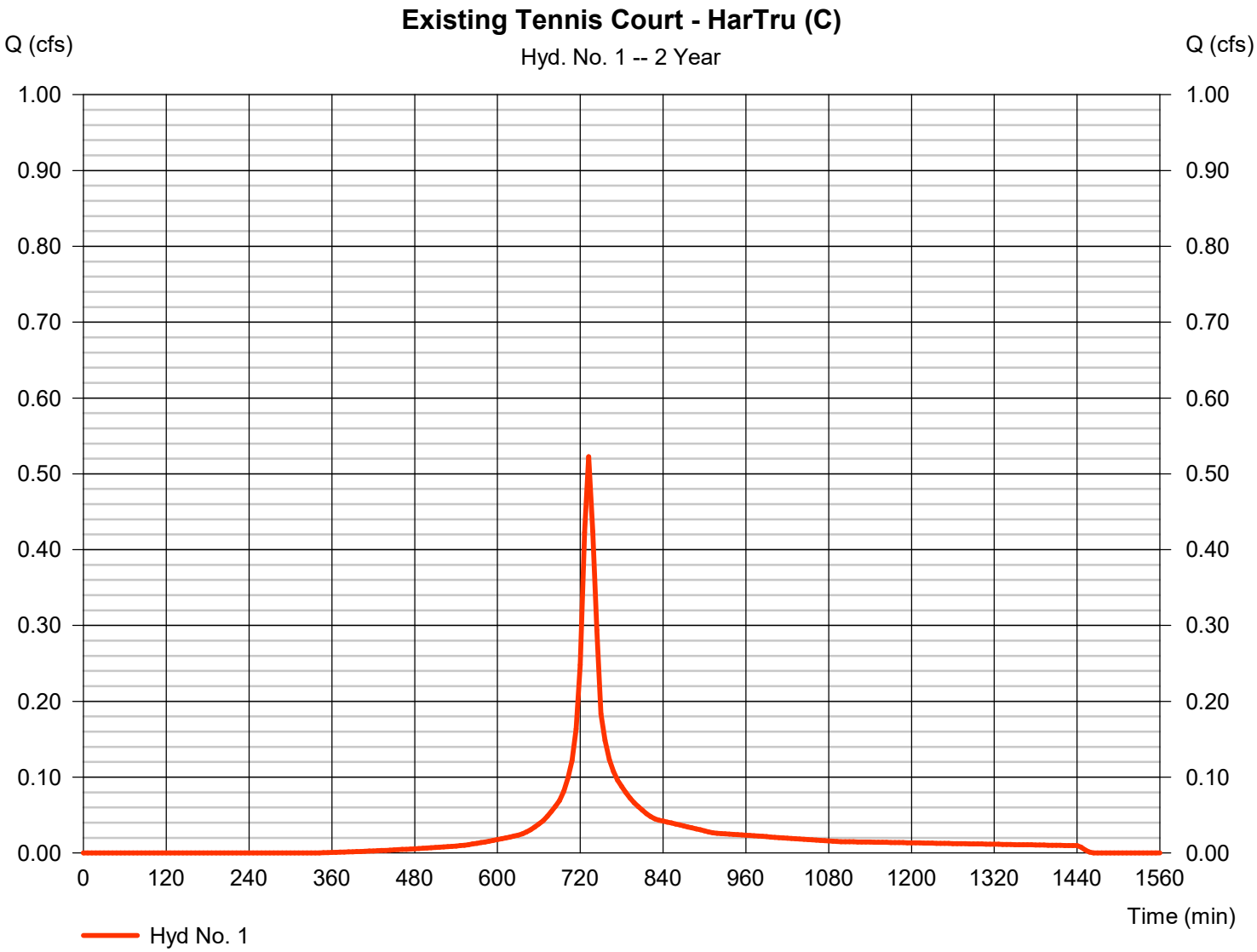
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 1

Existing Tennis Court - HarTru (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 0.523 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 2,247 cuft
Drainage area	= 0.300 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.33 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



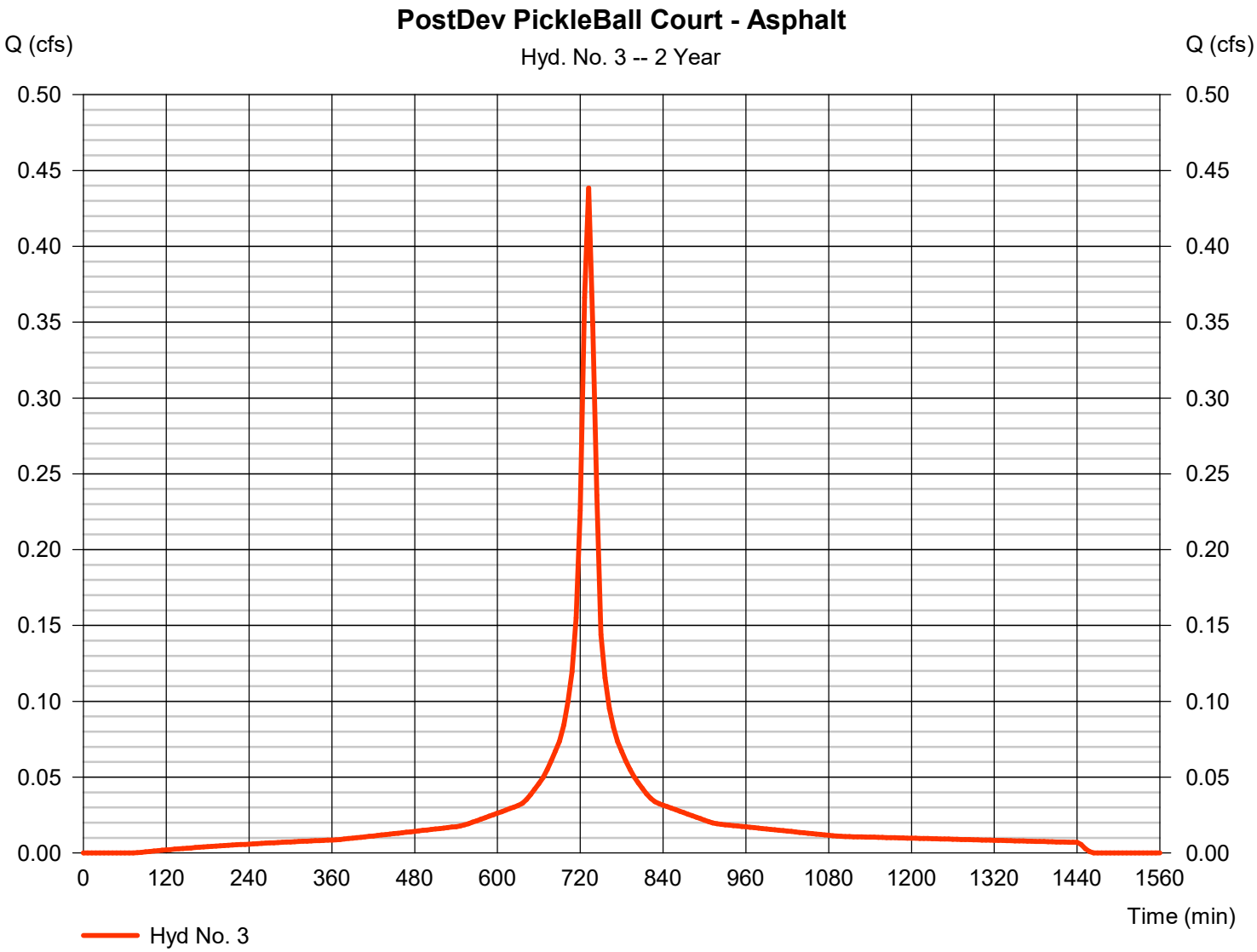
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 3

PostDev PickleBall Court - Asphalt

Hydrograph type	= SCS Runoff	Peak discharge	= 0.438 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 2,108 cuft
Drainage area	= 0.200 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.33 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



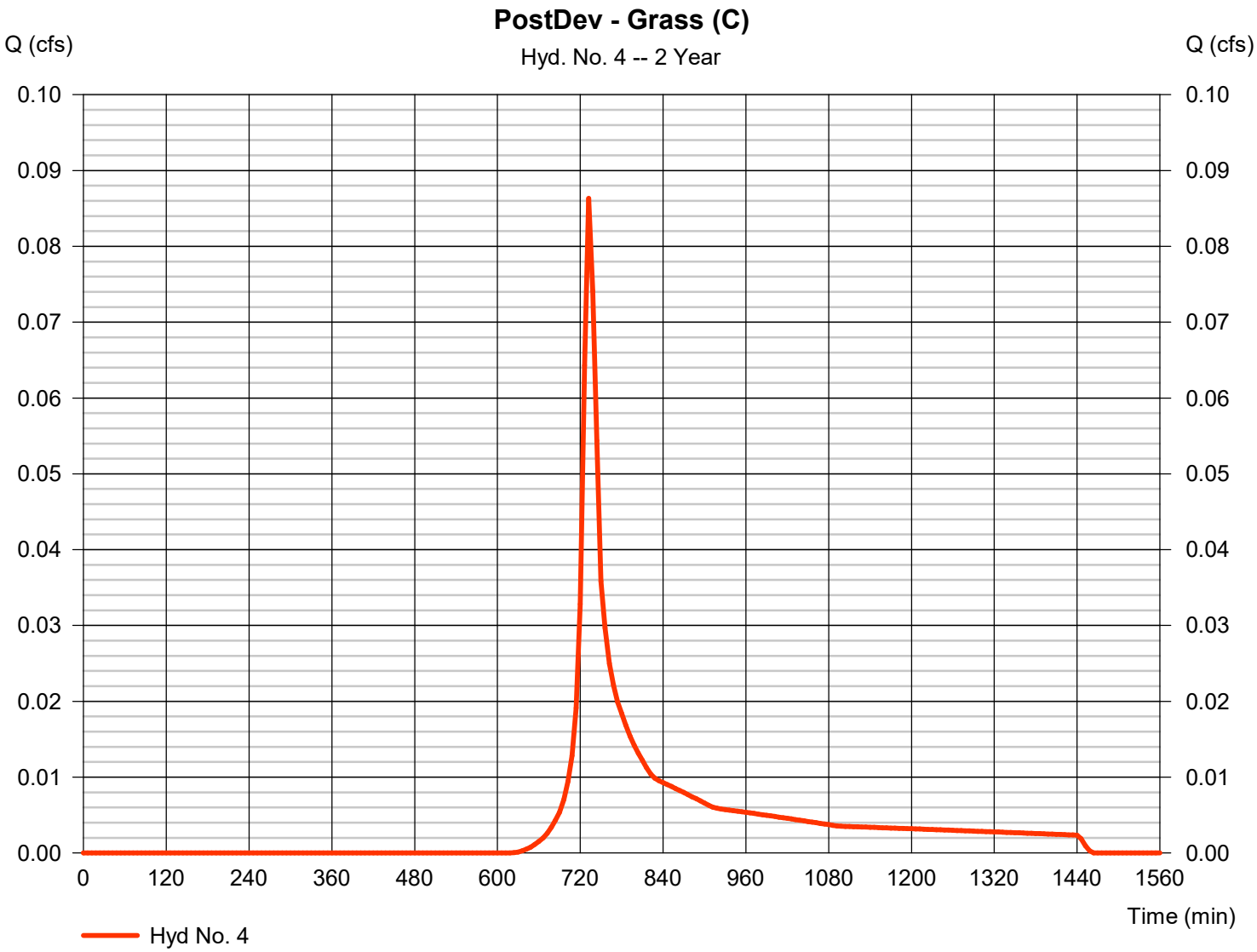
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 4

PostDev - Grass (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 0.086 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 383 cuft
Drainage area	= 0.100 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 3.33 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



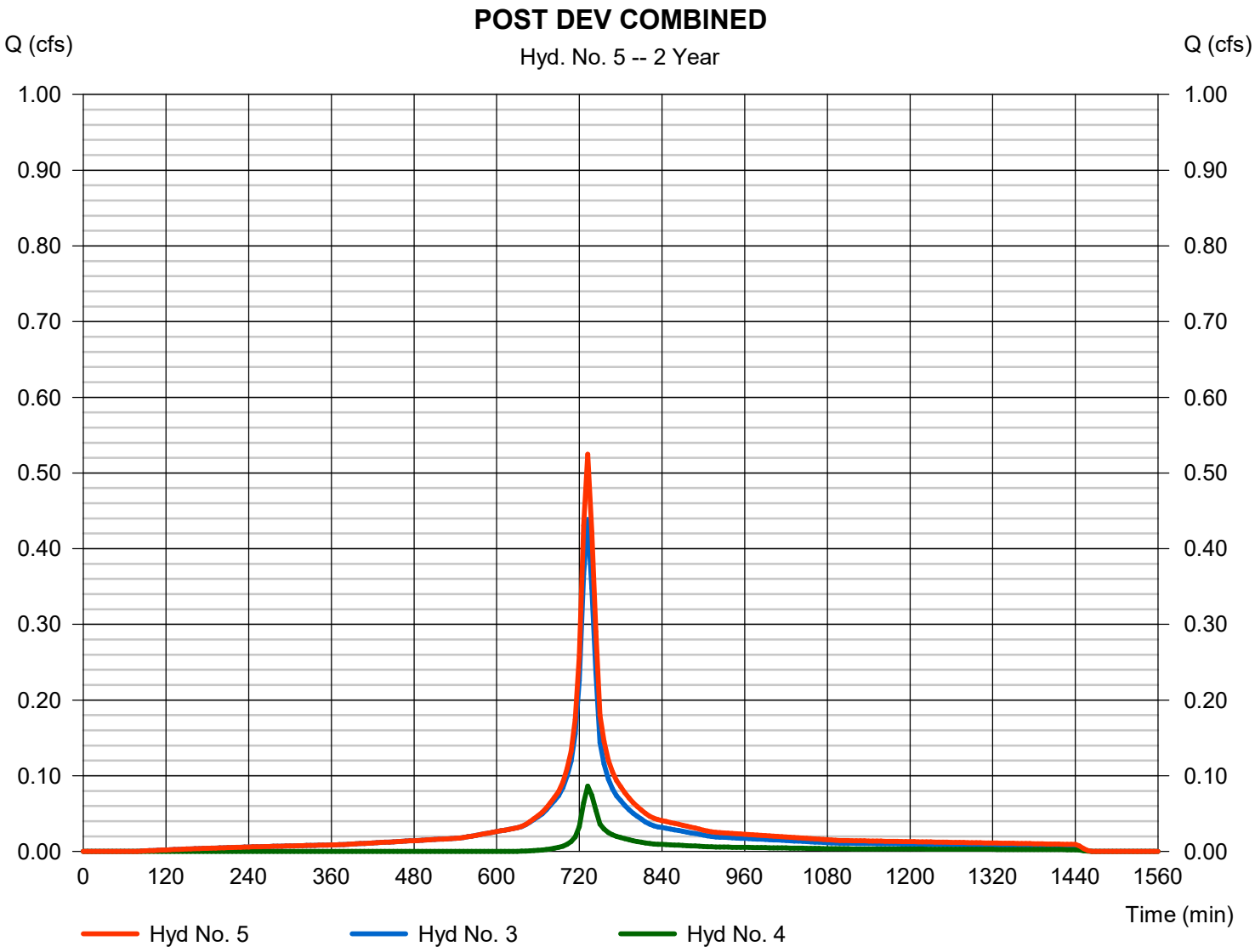
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 5

POST DEV COMBINED

Hydrograph type	= Combine	Peak discharge	= 0.525 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 2,490 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.300 ac



Hydrograph Report

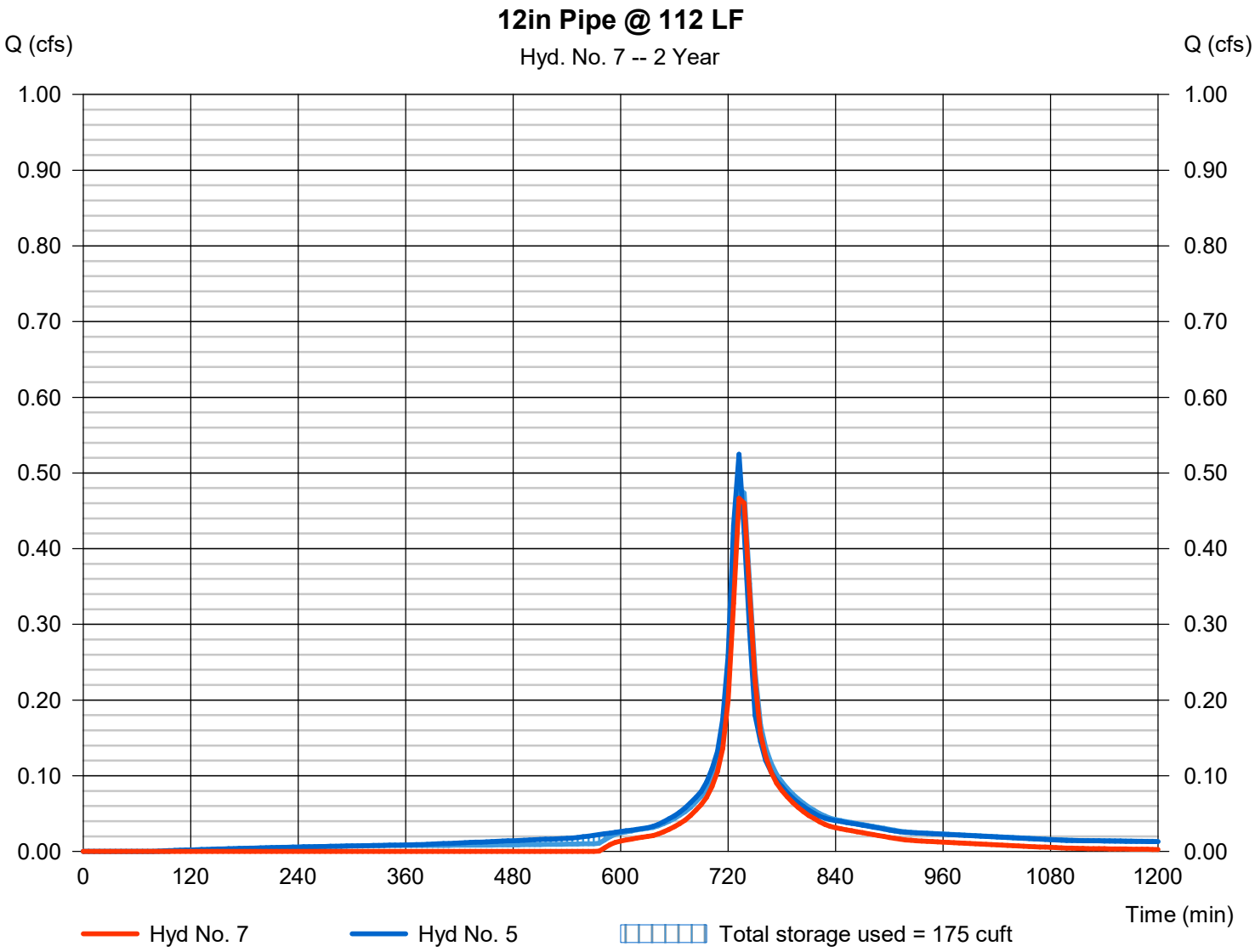
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 7

12in Pipe @ 112 LF

Hydrograph type	= Reservoir	Peak discharge	= 0.467 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 1,665 cuft
Inflow hyd. No.	= 5 - POST DEV COMBINED	Max. Elevation	= 177.17 ft
Reservoir name	= PIPE2	Max. Storage	= 175 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.892	6	732	3,929	------	------	------	Existing Tennis Court - HarTru (C)
3	SCS Runoff	0.673	6	732	3,296	------	------	------	PostDev PickleBall Court - Asphalt
4	SCS Runoff	0.194	6	732	826	------	------	------	PostDev - Grass (C)
5	Combine	0.867	6	732	4,123	3, 4	------	------	POST DEV COMBINED
7	Reservoir	0.793	6	732	3,211	5	177.45	227	12in Pipe @ 112 LF

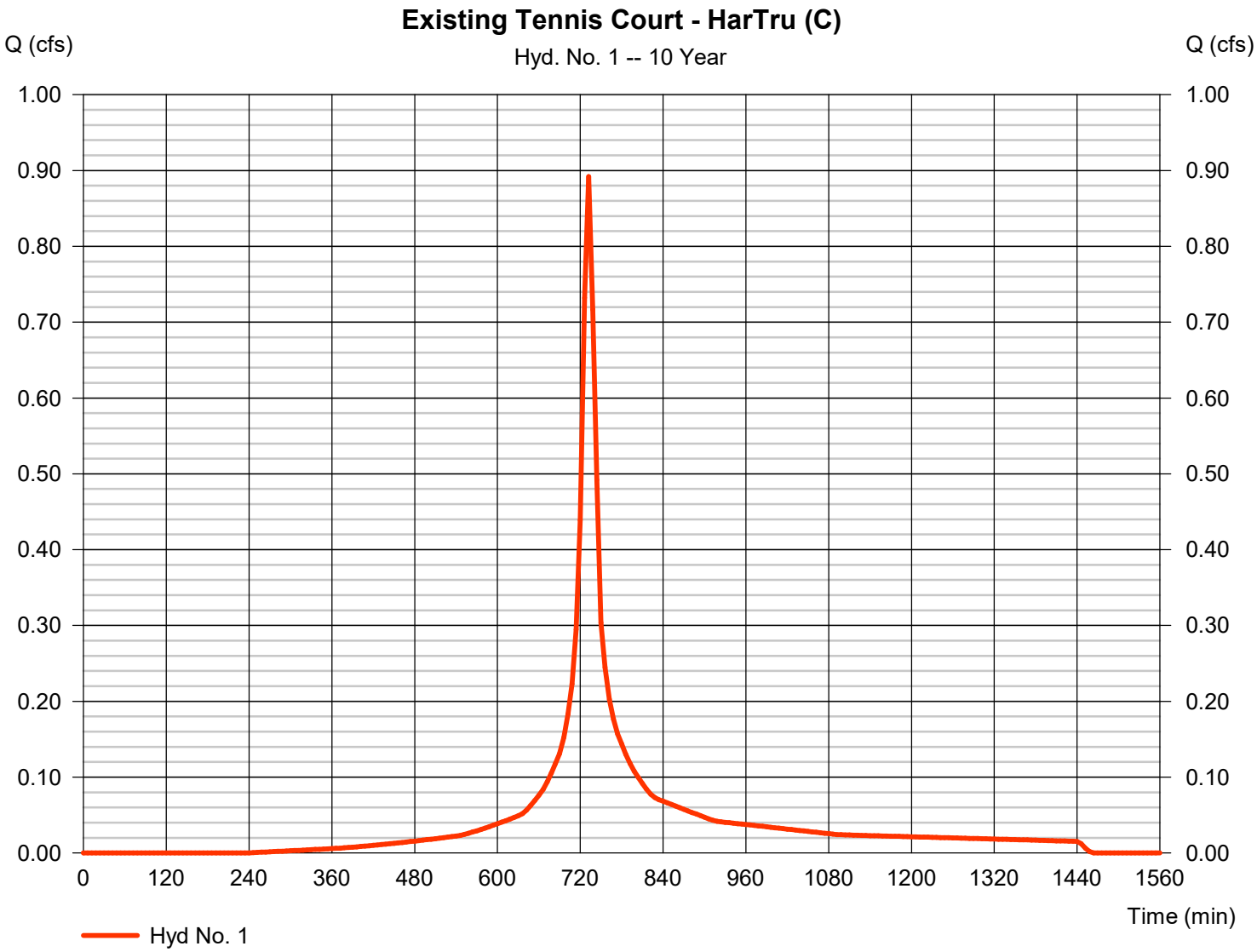
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 1

Existing Tennis Court - HarTru (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 0.892 cfs
Storm frequency	= 10 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 3,929 cuft
Drainage area	= 0.300 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.08 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



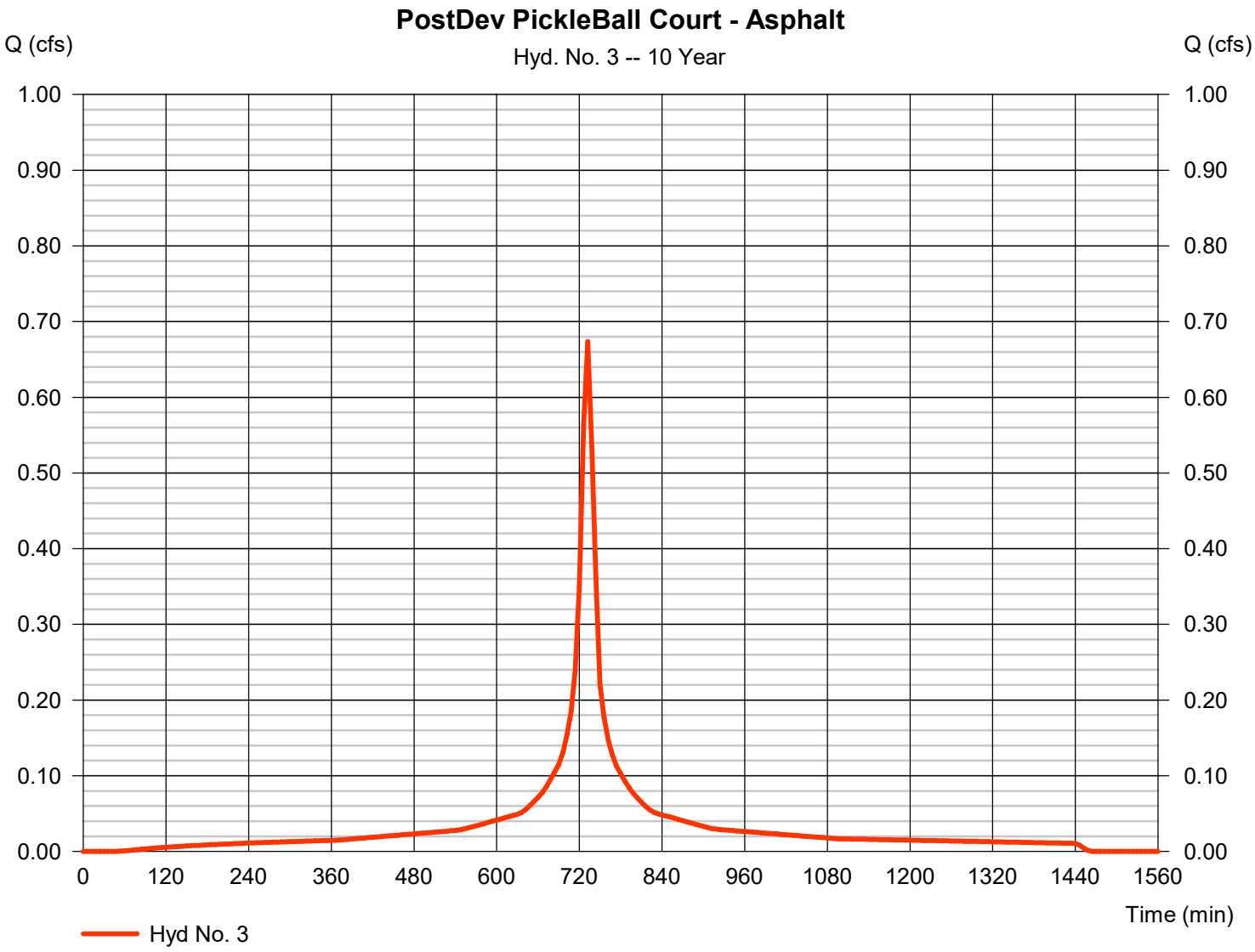
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 3

PostDev PickleBall Court - Asphalt

Hydrograph type	= SCS Runoff	Peak discharge	= 0.673 cfs
Storm frequency	= 10 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 3,296 cuft
Drainage area	= 0.200 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.08 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



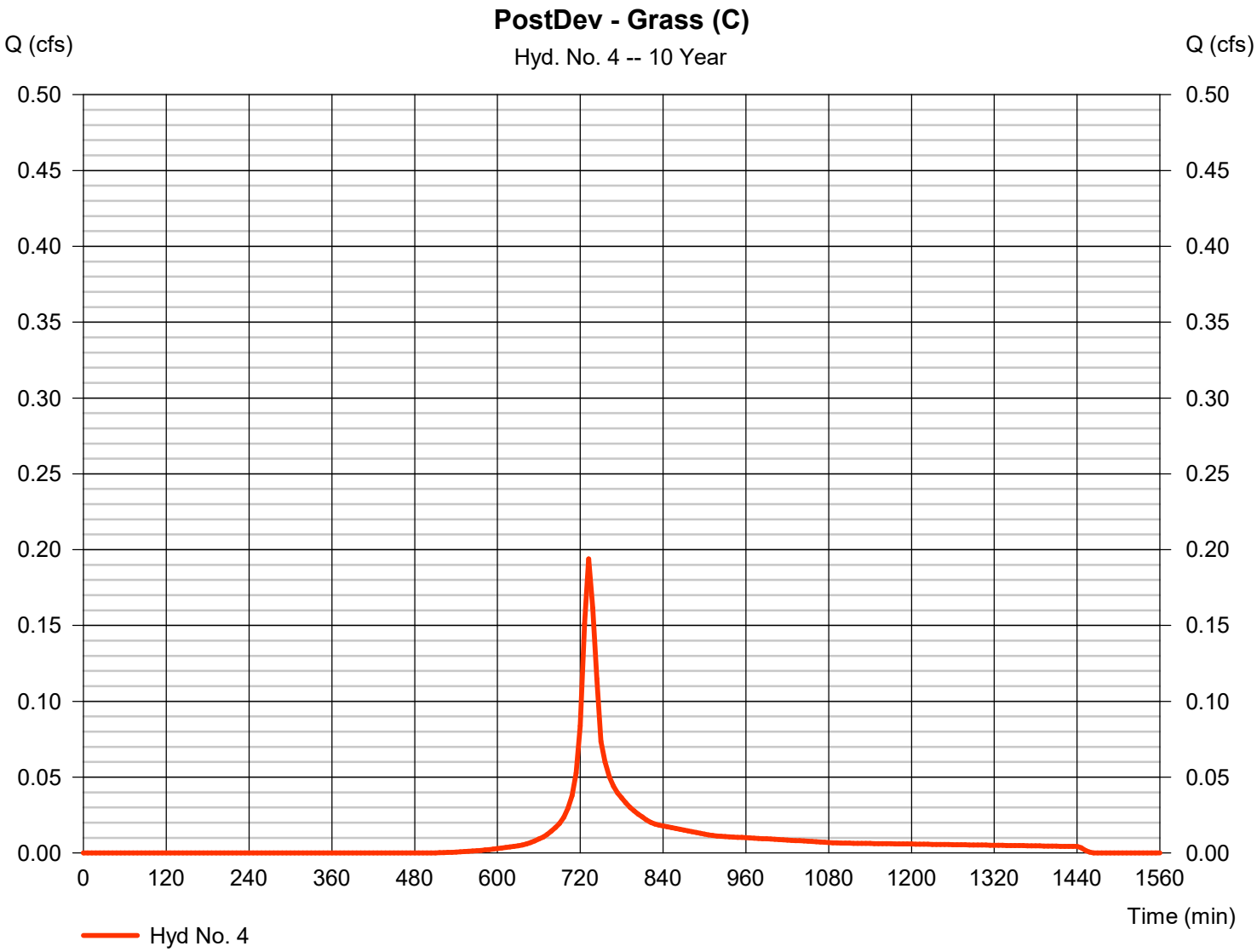
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 4

PostDev - Grass (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 0.194 cfs
Storm frequency	= 10 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 826 cuft
Drainage area	= 0.100 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 5.08 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



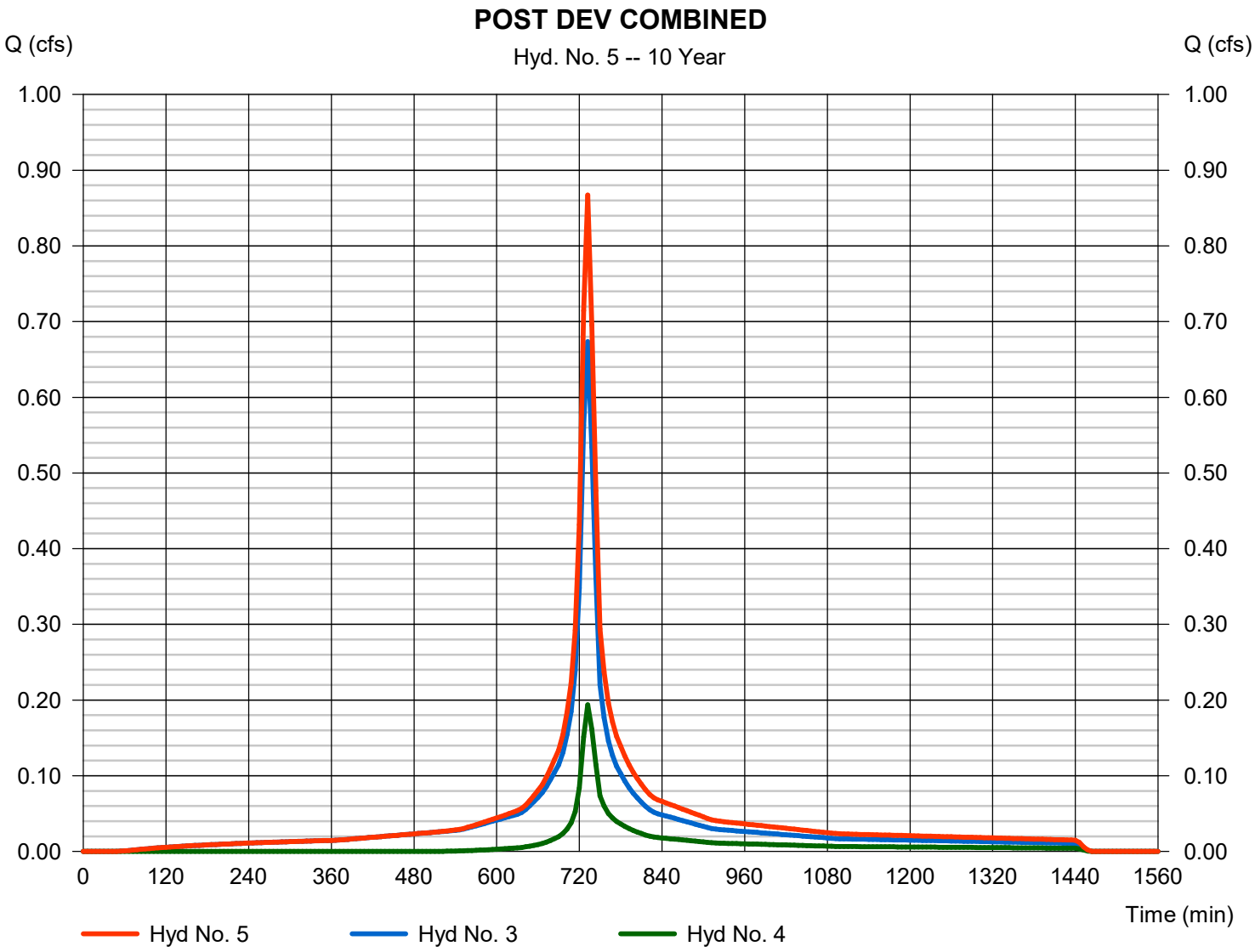
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 5

POST DEV COMBINED

Hydrograph type	= Combine	Peak discharge	= 0.867 cfs
Storm frequency	= 10 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 4,123 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.300 ac



Hydrograph Report

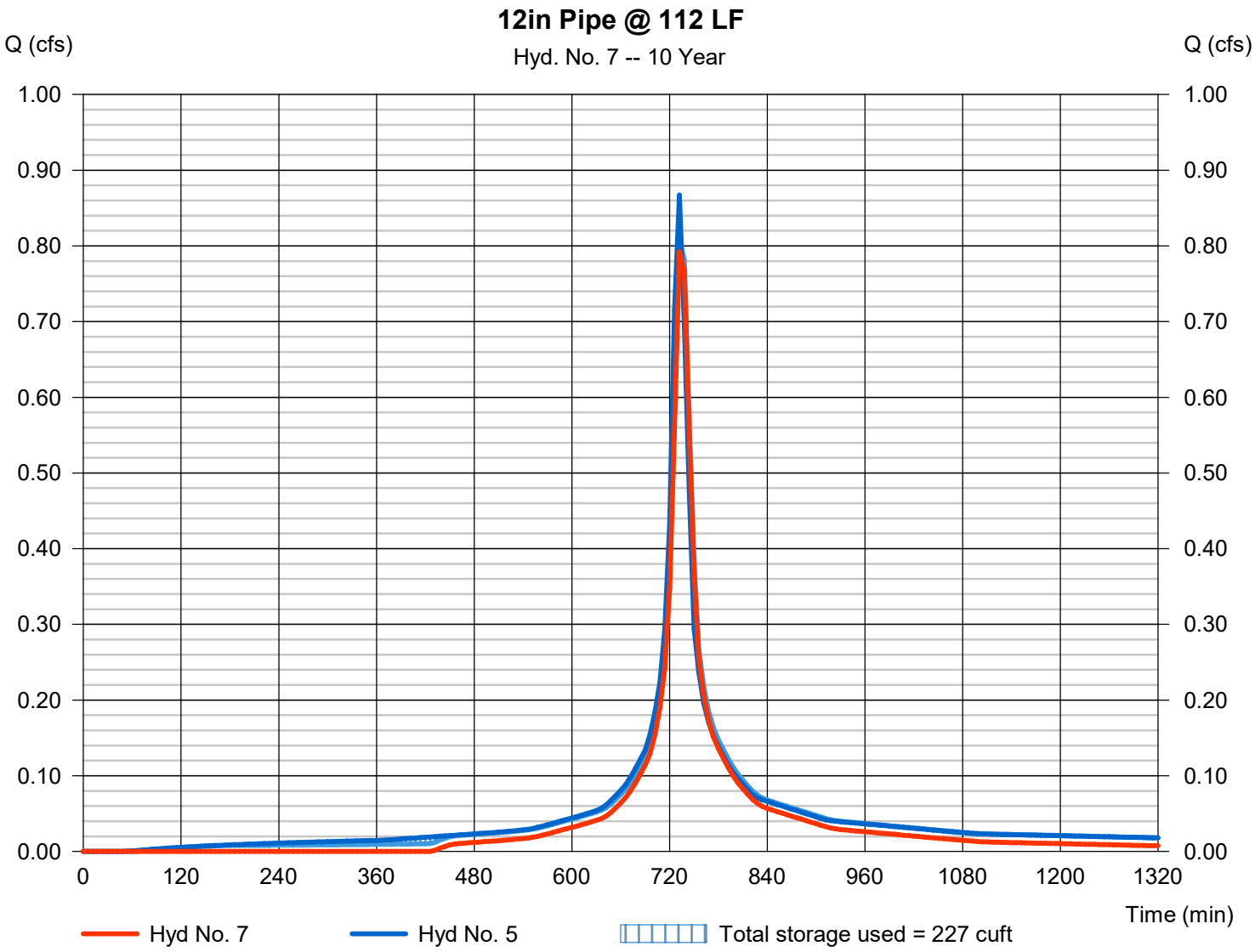
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 7

12in Pipe @ 112 LF

Hydrograph type	= Reservoir	Peak discharge	= 0.793 cfs
Storm frequency	= 10 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 3,211 cuft
Inflow hyd. No.	= 5 - POST DEV COMBINED	Max. Elevation	= 177.45 ft
Reservoir name	= PIPE2	Max. Storage	= 227 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.148	6	732	5,132	------	------	------	Existing Tennis Court - HarTru (C)
3	SCS Runoff	0.837	6	732	4,126	------	------	------	PostDev PickleBall Court - Asphalt
4	SCS Runoff	0.275	6	732	1,170	------	------	------	PostDev - Grass (C)
5	Combine	1.112	6	732	5,296	3, 4	------	------	POST DEV COMBINED
7	Reservoir	0.985	6	738	4,349	5	177.71	269	12in Pipe @ 112 LF

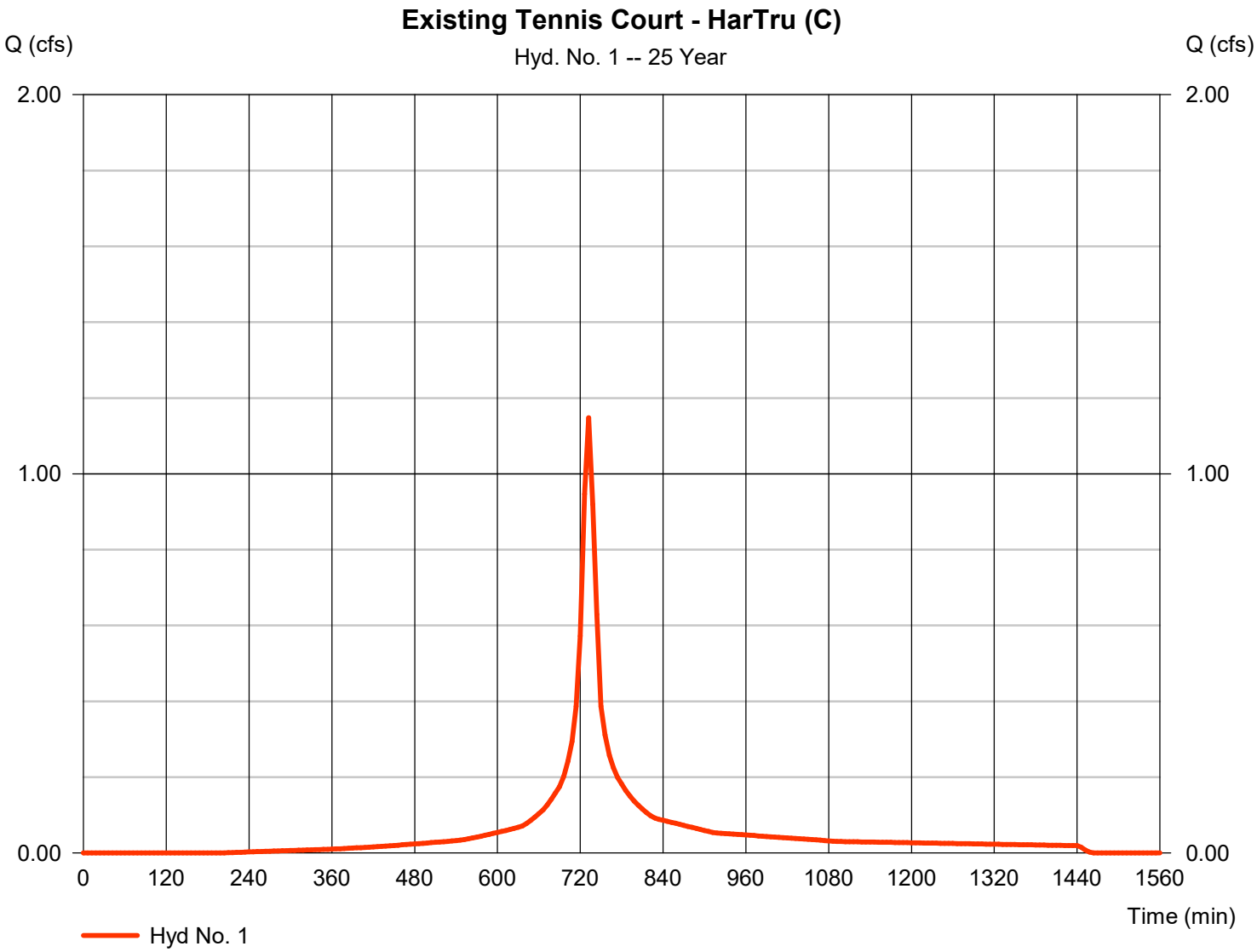
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 1

Existing Tennis Court - HarTru (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 1.148 cfs
Storm frequency	= 25 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 5,132 cuft
Drainage area	= 0.300 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.30 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



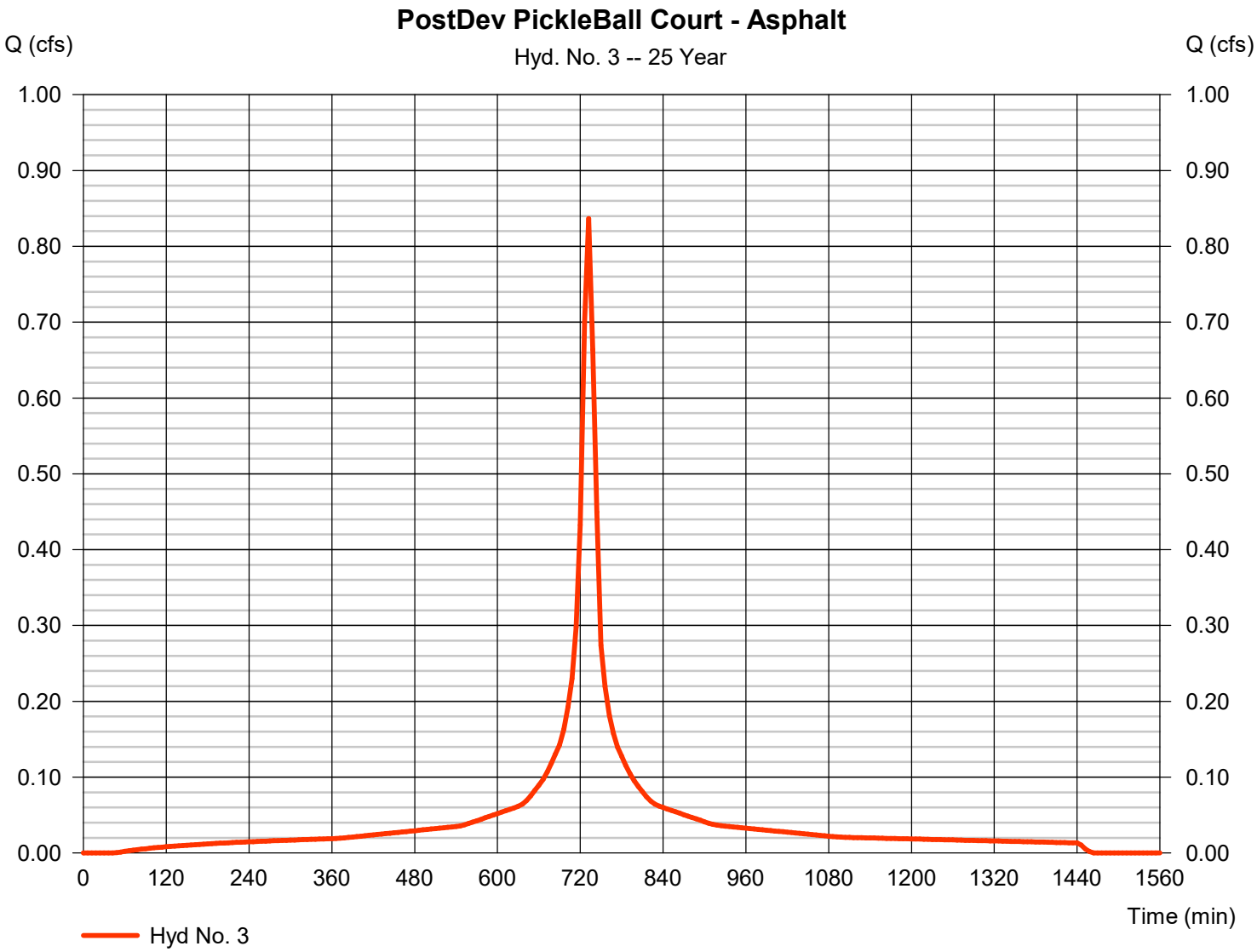
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 3

PostDev PickleBall Court - Asphalt

Hydrograph type	= SCS Runoff	Peak discharge	= 0.837 cfs
Storm frequency	= 25 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 4,126 cuft
Drainage area	= 0.200 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.30 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



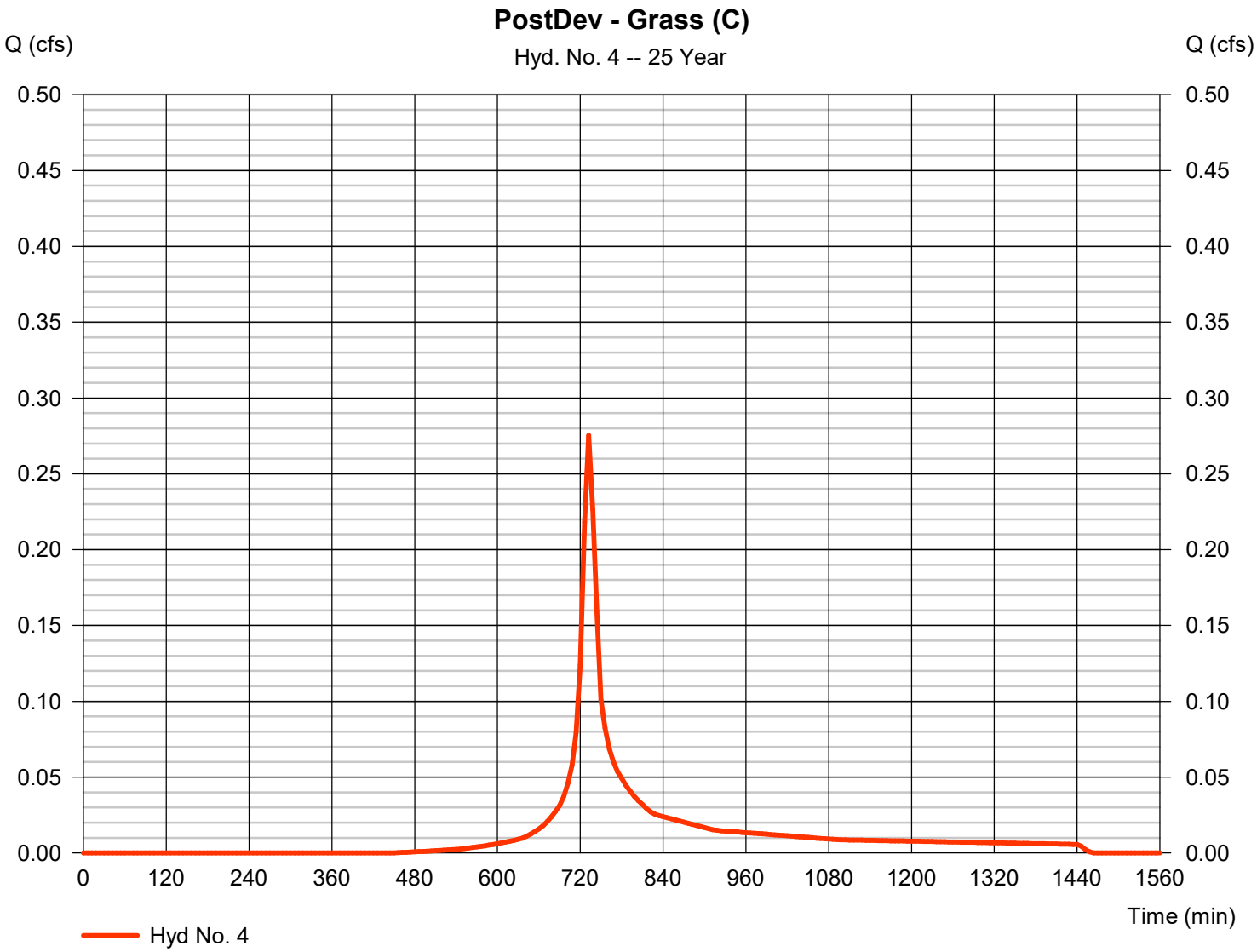
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 4

PostDev - Grass (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 0.275 cfs
Storm frequency	= 25 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 1,170 cuft
Drainage area	= 0.100 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 6.30 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



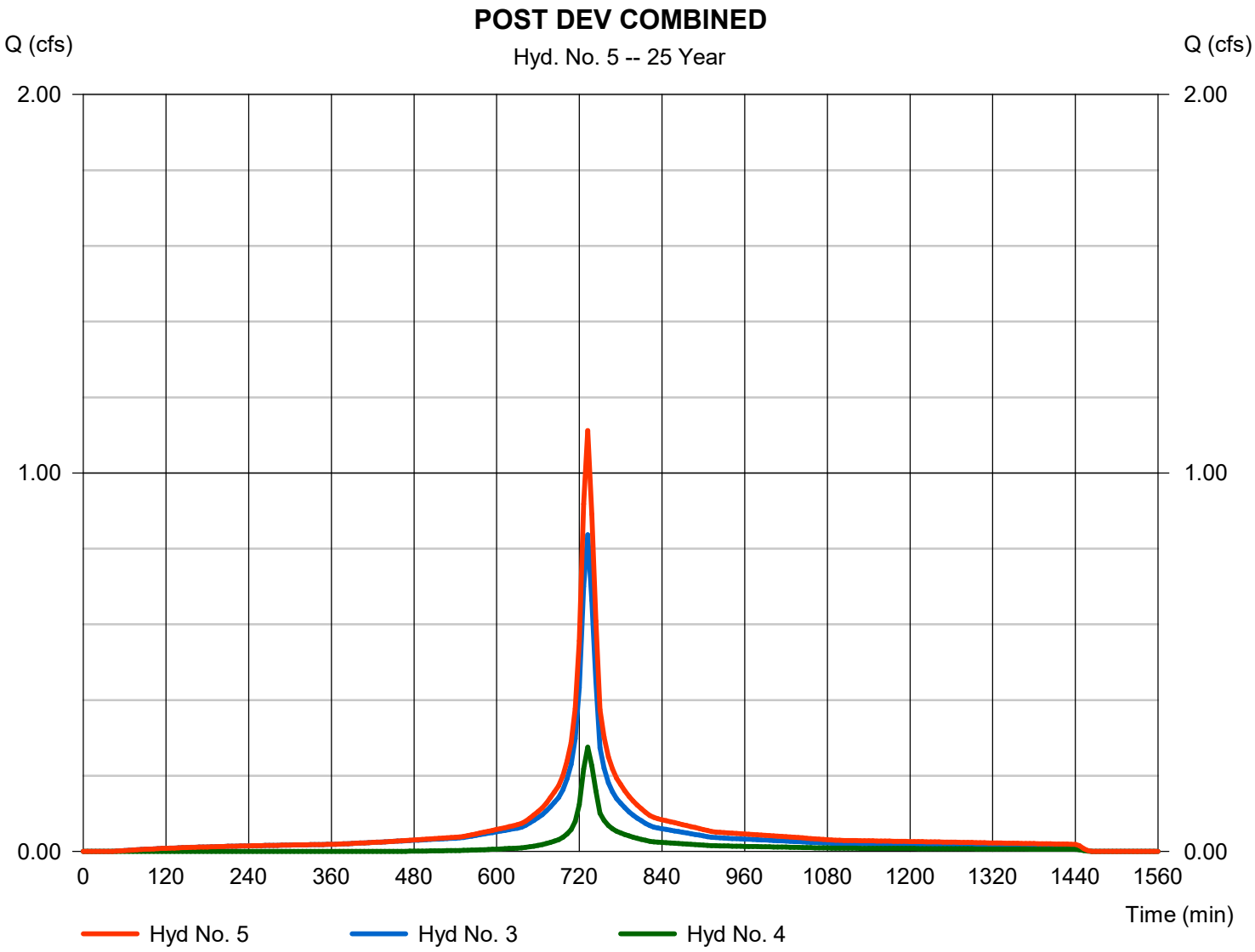
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 5

POST DEV COMBINED

Hydrograph type	= Combine	Peak discharge	= 1.112 cfs
Storm frequency	= 25 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 5,296 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.300 ac



Hydrograph Report

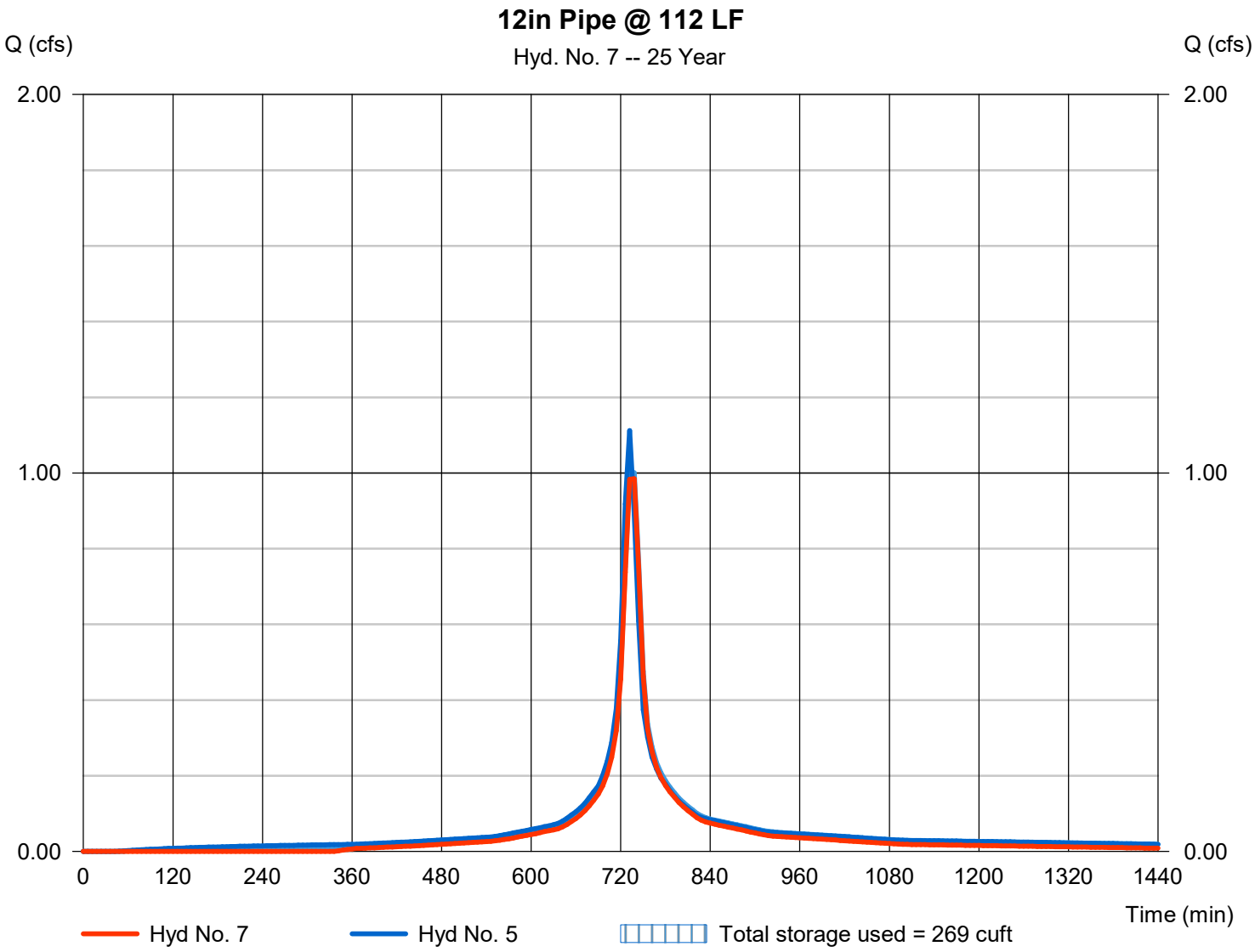
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 7

12in Pipe @ 112 LF

Hydrograph type	= Reservoir	Peak discharge	= 0.985 cfs
Storm frequency	= 25 yrs	Time to peak	= 738 min
Time interval	= 6 min	Hyd. volume	= 4,349 cuft
Inflow hyd. No.	= 5 - POST DEV COMBINED	Max. Elevation	= 177.71 ft
Reservoir name	= PIPE2	Max. Storage	= 269 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.369	6	732	6,187	------	------	------	Existing Tennis Court - HarTru (C)
3	SCS Runoff	0.978	6	732	4,846	------	------	------	PostDev PickleBall Court - Asphalt
4	SCS Runoff	0.348	6	732	1,483	------	------	------	PostDev - Grass (C)
5	Combine	1.326	6	732	6,329	3, 4	------	------	POST DEV COMBINED
7	Reservoir	1.193	6	732	5,360	5	177.97	304	12in Pipe @ 112 LF

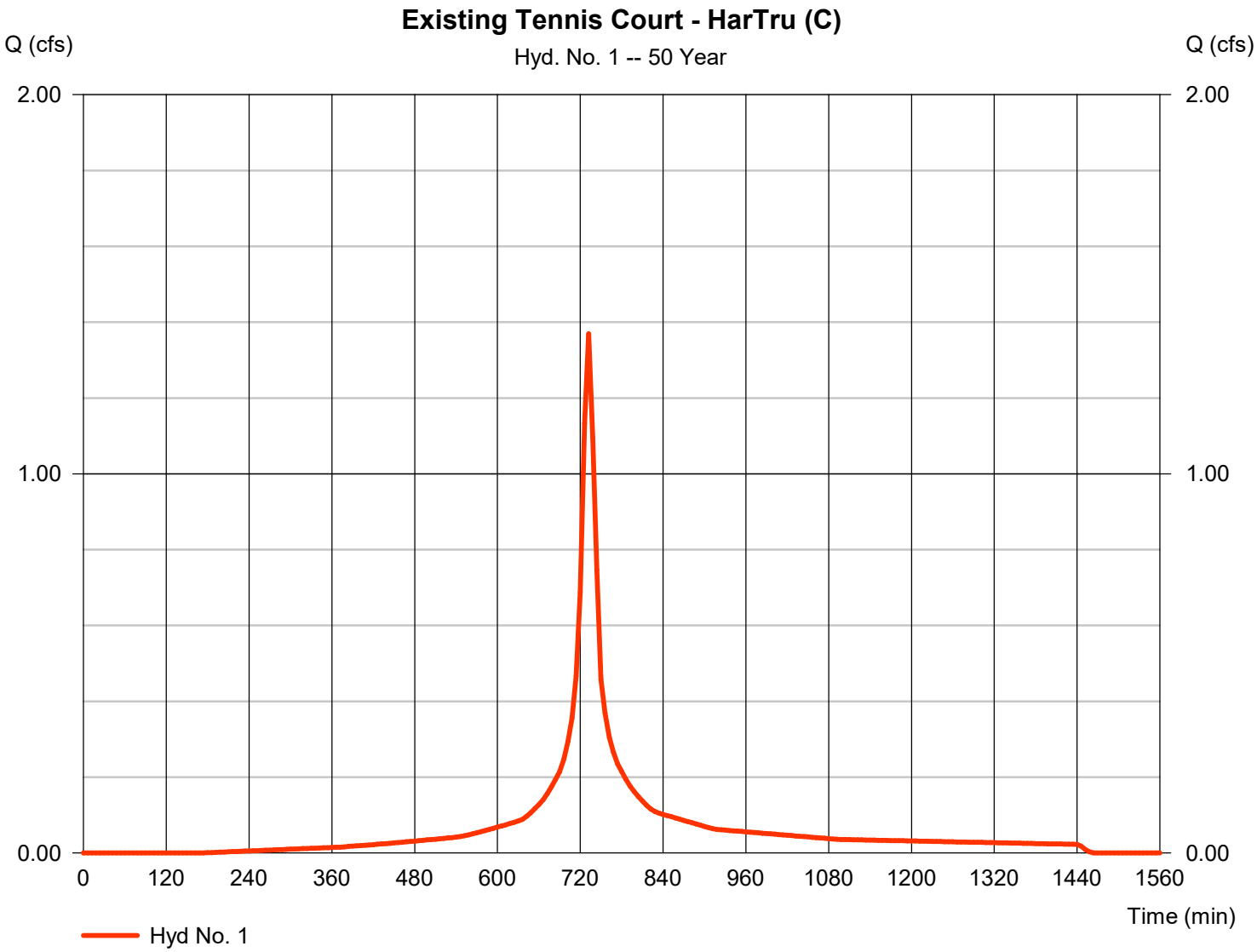
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 1

Existing Tennis Court - HarTru (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 1.369 cfs
Storm frequency	= 50 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 6,187 cuft
Drainage area	= 0.300 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.36 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



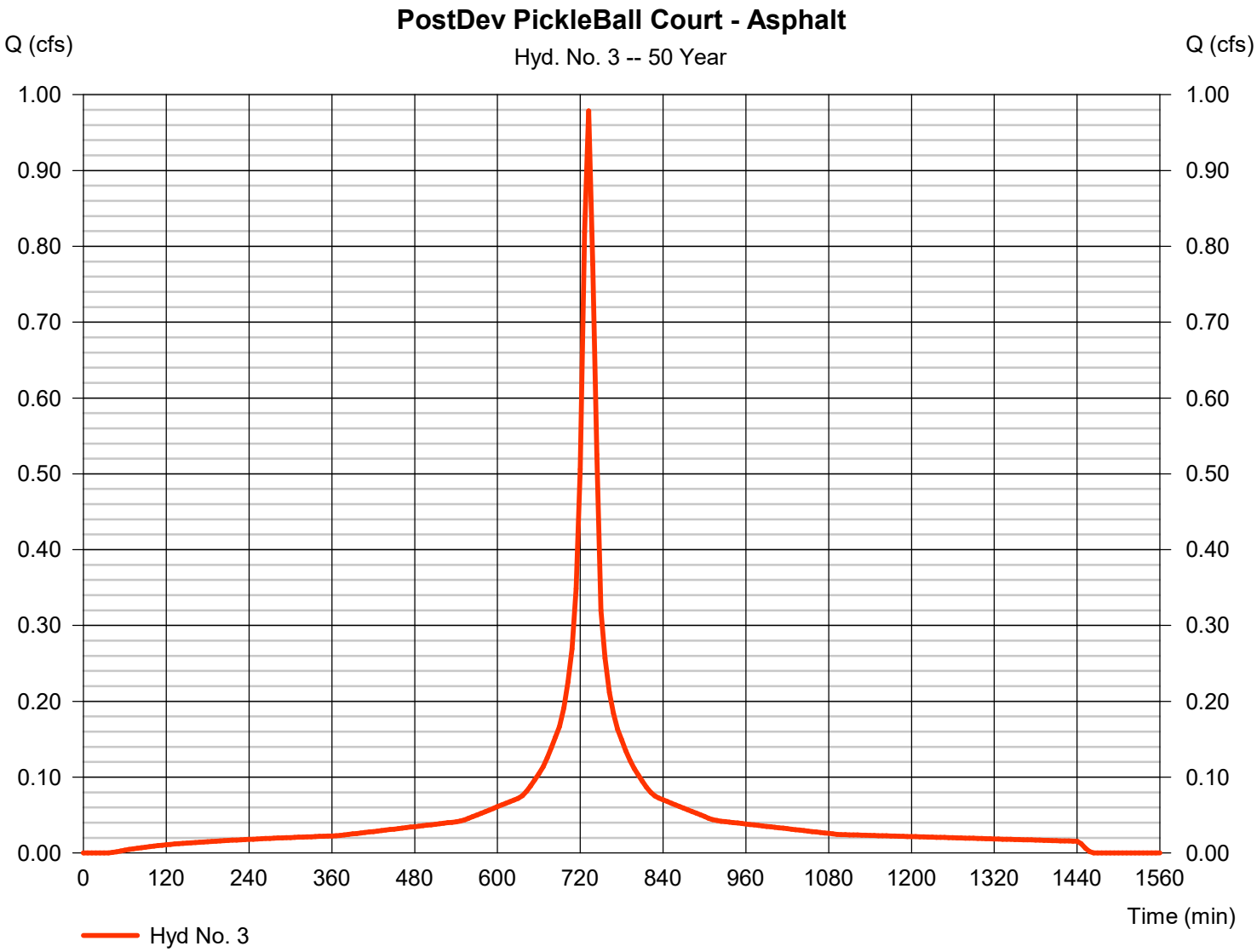
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 3

PostDev PickleBall Court - Asphalt

Hydrograph type	= SCS Runoff	Peak discharge	= 0.978 cfs
Storm frequency	= 50 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 4,846 cuft
Drainage area	= 0.200 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.36 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



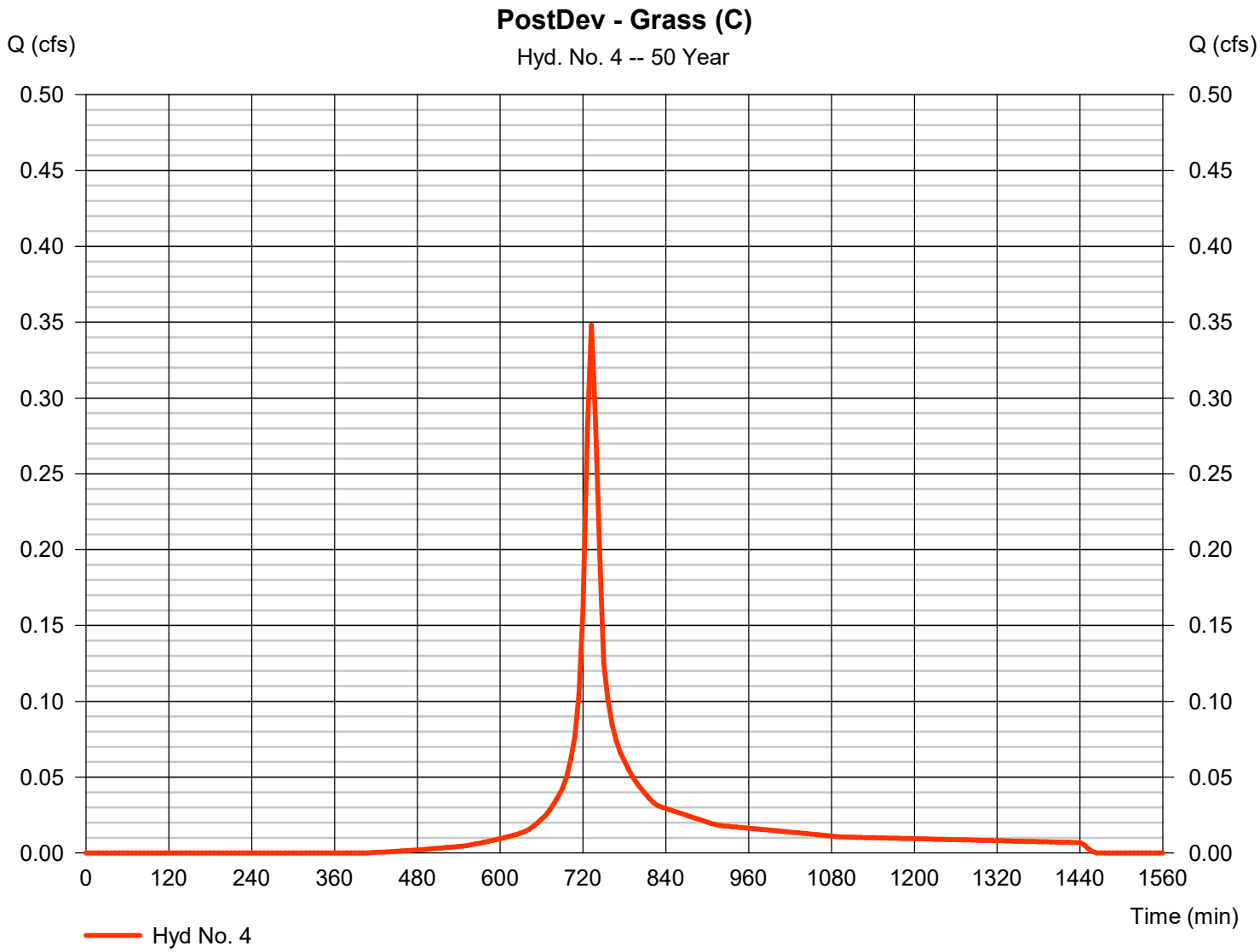
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 4

PostDev - Grass (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 0.348 cfs
Storm frequency	= 50 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 1,483 cuft
Drainage area	= 0.100 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 7.36 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



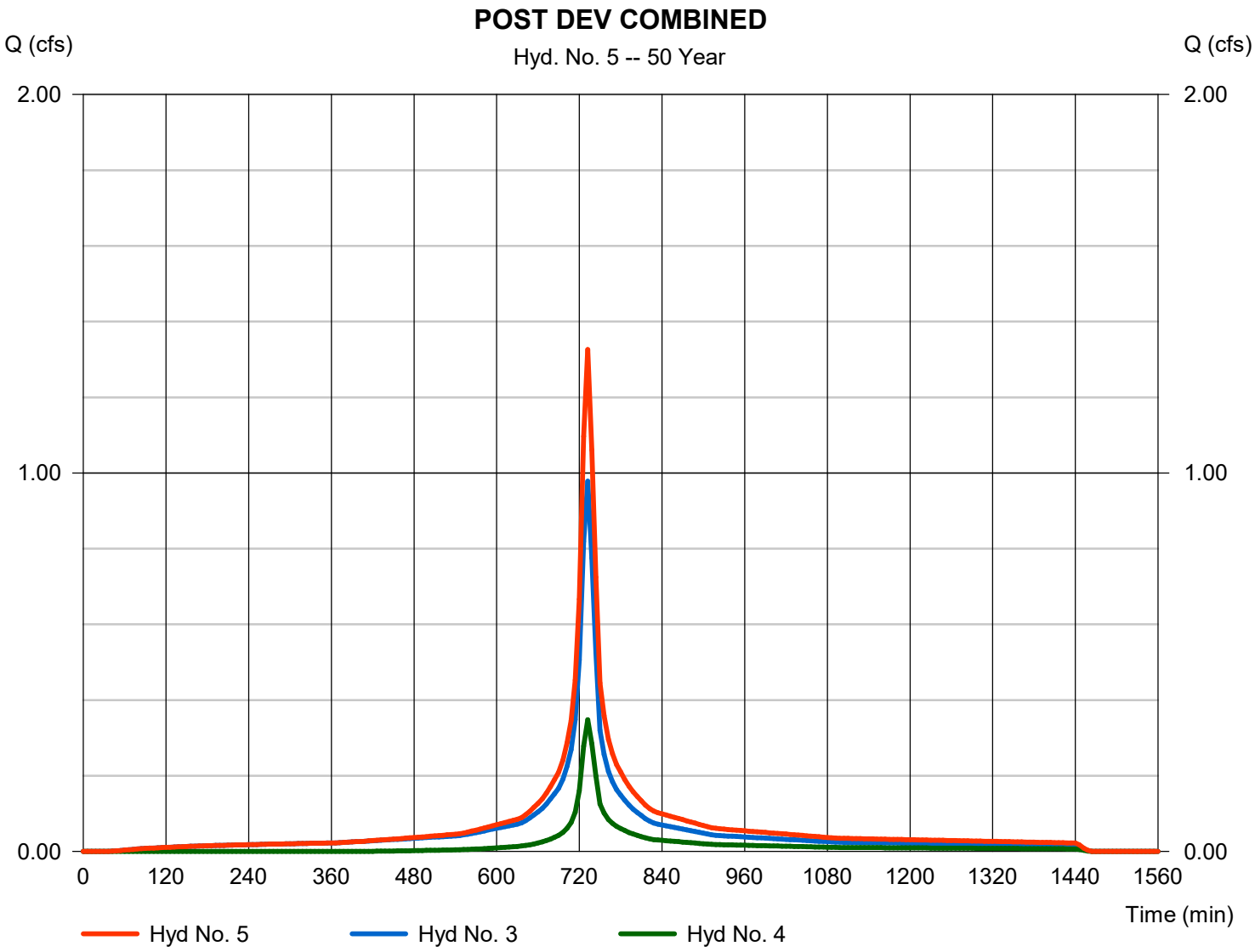
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 5

POST DEV COMBINED

Hydrograph type	= Combine	Peak discharge	= 1.326 cfs
Storm frequency	= 50 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 6,329 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.300 ac



Hydrograph Report

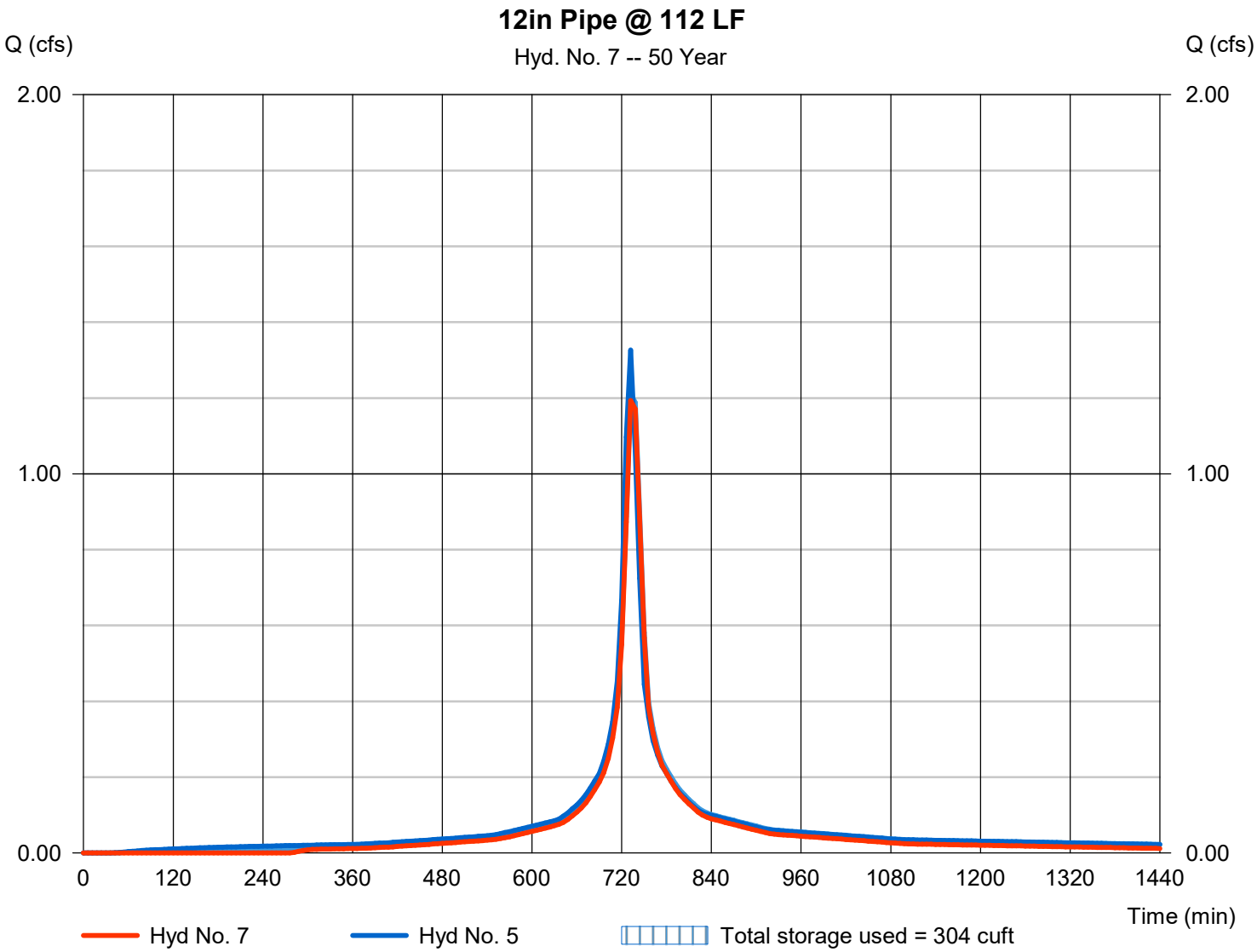
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 7

12in Pipe @ 112 LF

Hydrograph type	= Reservoir	Peak discharge	= 1.193 cfs
Storm frequency	= 50 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 5,360 cuft
Inflow hyd. No.	= 5 - POST DEV COMBINED	Max. Elevation	= 177.97 ft
Reservoir name	= PIPE2	Max. Storage	= 304 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.614	6	732	7,368	------	------	------	Existing Tennis Court - HarTru (C)
3	SCS Runoff	1.136	6	732	5,649	------	------	------	PostDev PickleBall Court - Asphalt
4	SCS Runoff	0.430	6	732	1,842	------	------	------	PostDev - Grass (C)
5	Combine	1.566	6	732	7,491	3, 4	------	------	POST DEV COMBINED
7	Reservoir	1.576	6	732	6,502	5	178.08	319	12in Pipe @ 112 LF

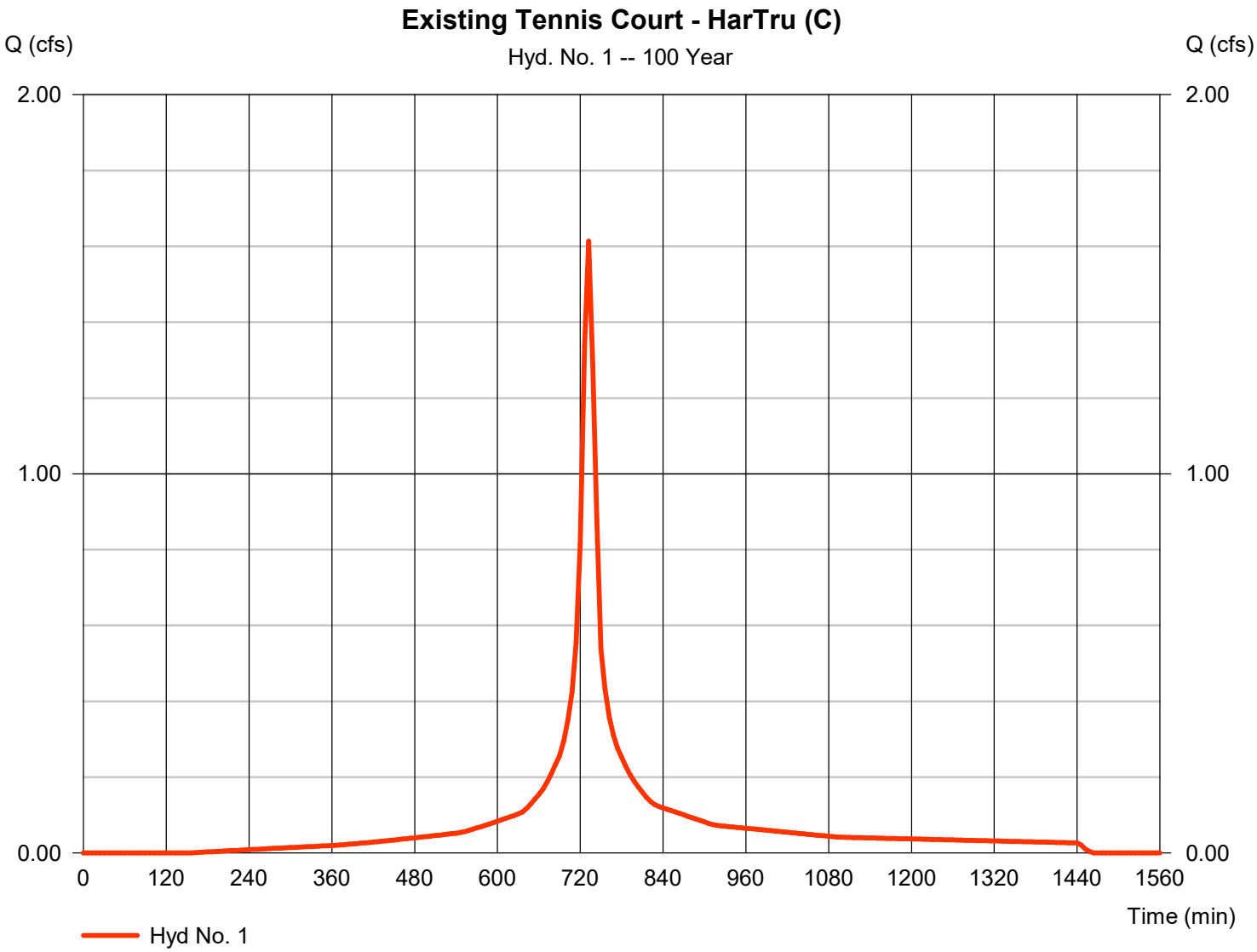
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 1

Existing Tennis Court - HarTru (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 1.614 cfs
Storm frequency	= 100 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 7,368 cuft
Drainage area	= 0.300 ac	Curve number	= 89
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.54 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



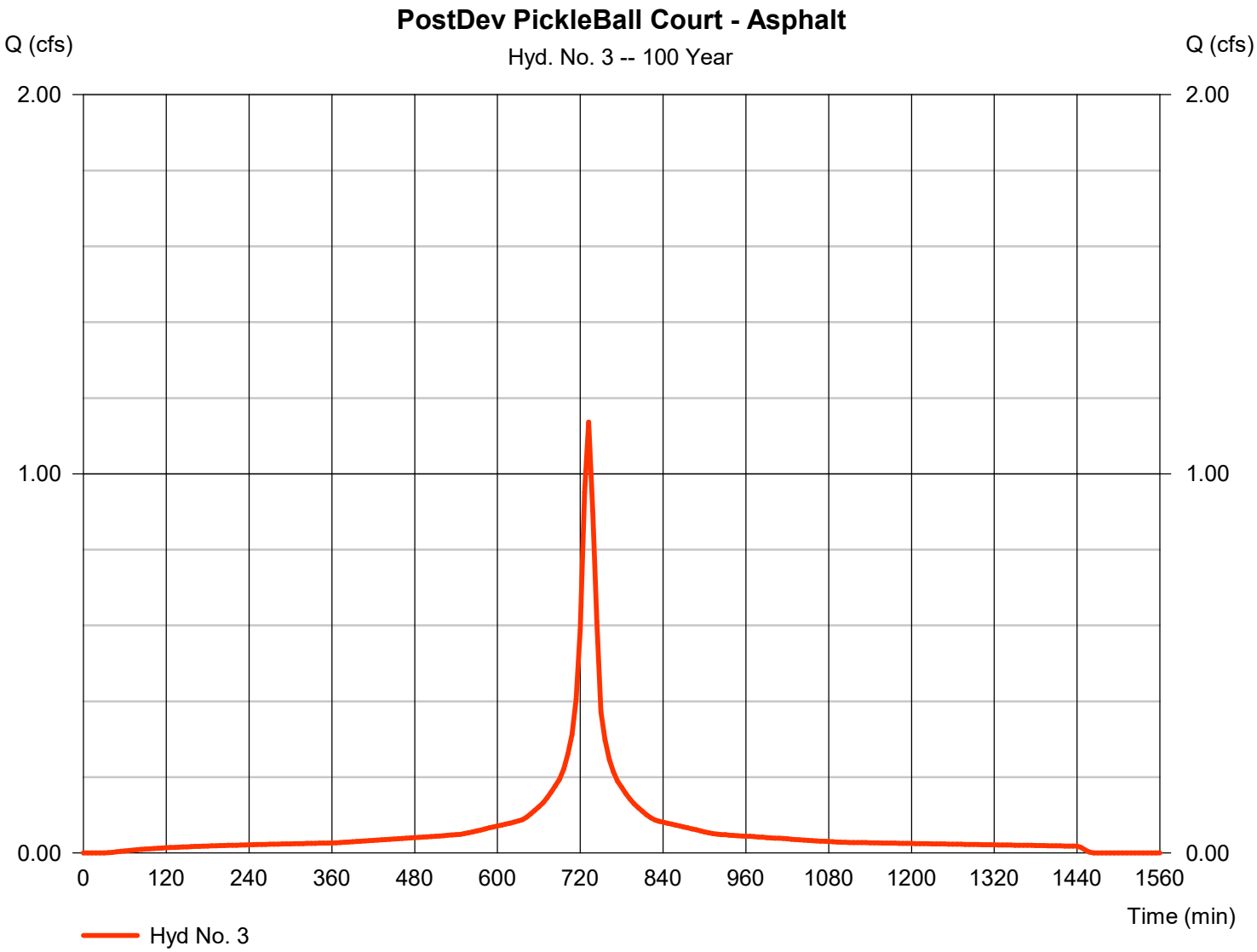
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 3

PostDev PickleBall Court - Asphalt

Hydrograph type	= SCS Runoff	Peak discharge	= 1.136 cfs
Storm frequency	= 100 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 5,649 cuft
Drainage area	= 0.200 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.54 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



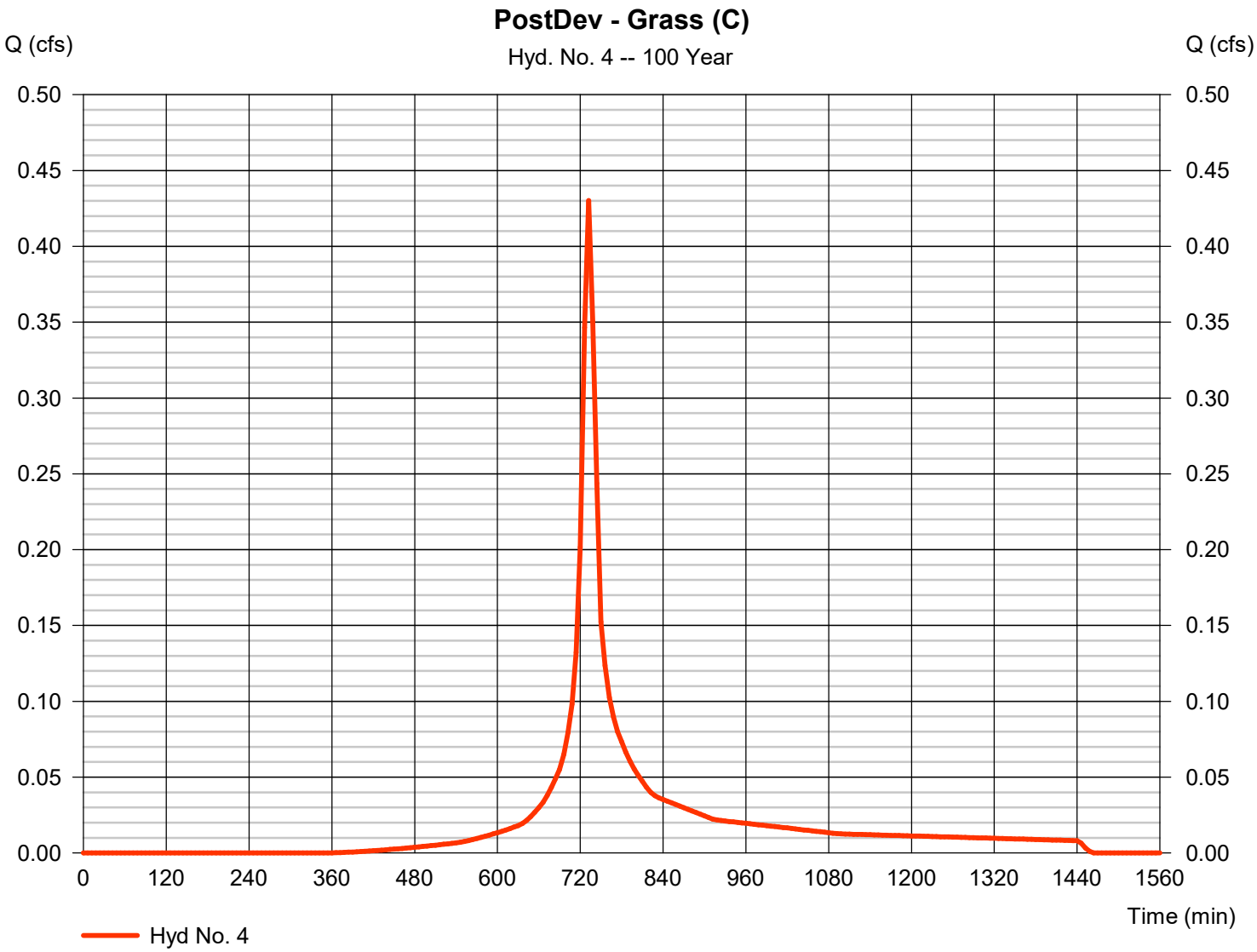
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 4

PostDev - Grass (C)

Hydrograph type	= SCS Runoff	Peak discharge	= 0.430 cfs
Storm frequency	= 100 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 1,842 cuft
Drainage area	= 0.100 ac	Curve number	= 74
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 10.00 min
Total precip.	= 8.54 in	Distribution	= Custom
Storm duration	= G:\Users\Frank\TypeD Distribution.pcs	Shape factor	= 484



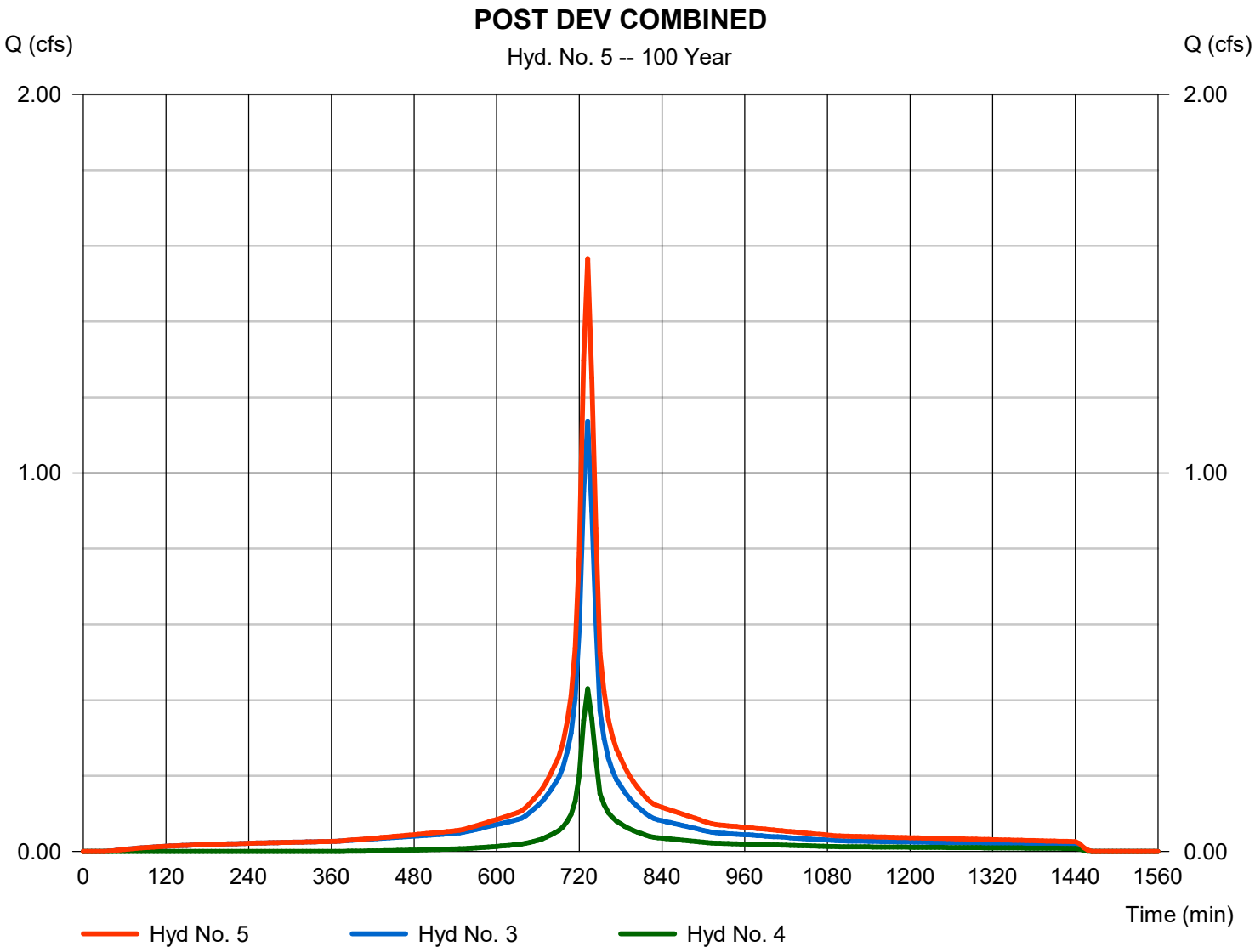
Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 5

POST DEV COMBINED

Hydrograph type	= Combine	Peak discharge	= 1.566 cfs
Storm frequency	= 100 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 7,491 cuft
Inflow hyds.	= 3, 4	Contrib. drain. area	= 0.300 ac



Hydrograph Report

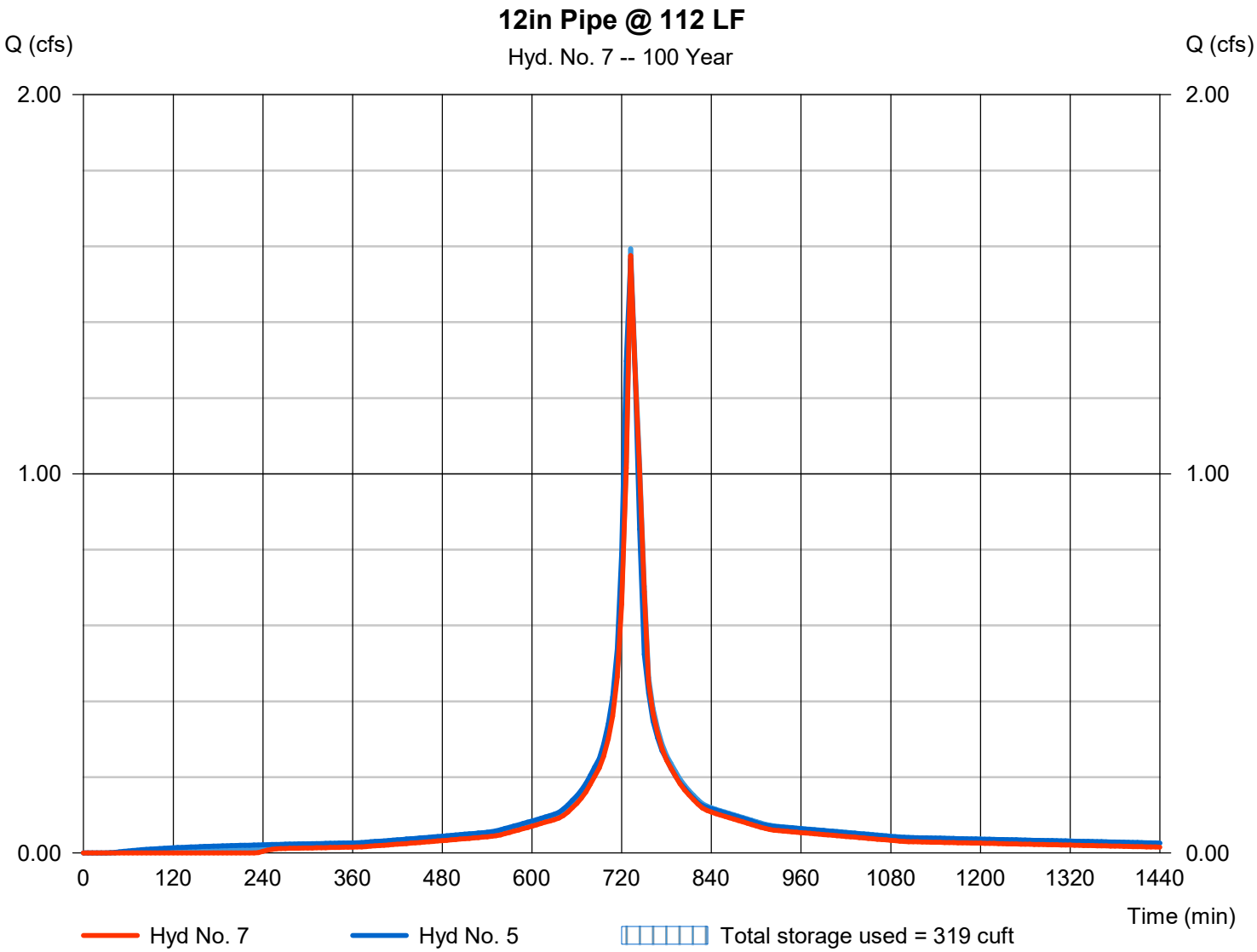
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Hyd. No. 7

12in Pipe @ 112 LF

Hydrograph type	= Reservoir	Peak discharge	= 1.576 cfs
Storm frequency	= 100 yrs	Time to peak	= 732 min
Time interval	= 6 min	Hyd. volume	= 6,502 cuft
Inflow hyd. No.	= 5 - POST DEV COMBINED	Max. Elevation	= 178.08 ft
Reservoir name	= PIPE2	Max. Storage	= 319 cuft

Storage Indication method used. Exfiltration extracted from Outflow.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2024 Friday, 05 / 8 / 2026

Pond No. 17 - PIPE2

Pond Data

UG Chambers -Invert elev. = 176.60 ft, Rise x Span = 1.00 x 1.00 ft, Barrel Len = 112.00 ft, No. Barrels = 1, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 176.10 ft, Width = 3.00 ft, Height = 3.00 ft, Voids = 40.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	176.10	n/a	0	0
0.30	176.40	n/a	40	40
0.60	176.70	n/a	43	83
0.90	177.00	n/a	57	141
1.20	177.30	n/a	60	201
1.50	177.60	n/a	54	254
1.80	177.90	n/a	40	295
2.10	178.20	n/a	40	335
2.40	178.50	n/a	40	375
2.70	178.80	n/a	40	416
3.00	179.10	n/a	40	456

Culvert / Orifice Structures

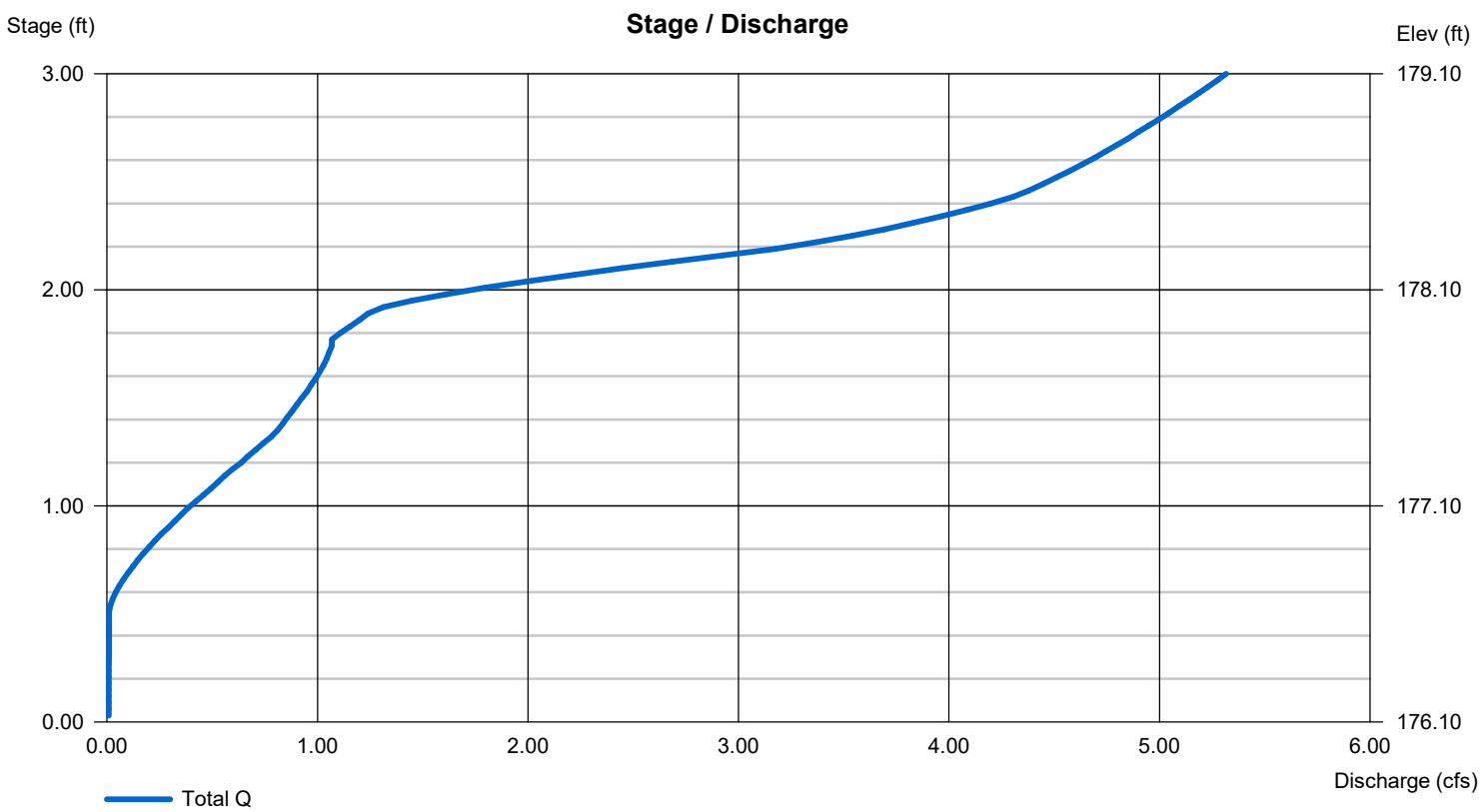
		[A]	[B]	[C]	[PrfRsr]
Rise (in)	=	12.00	10.00	Inactive	0.00
Span (in)	=	12.00	6.00	6.00	0.00
No. Barrels	=	1	1	1	0
Invert El. (ft)	=	176.60	176.60	177.20	0.00
Length (ft)	=	10.00	0.00	0.00	0.00
Slope (%)	=	0.50	0.00	0.00	n/a
N-Value	=	.013	.013	.013	n/a
Orifice Coeff.	=	0.60	0.60	0.60	0.60
Multi-Stage	=	n/a	Yes	Yes	No

Weir Structures

		[A]	[B]	[C]	[D]
Crest Len (ft)	=	4.00	0.00	0.00	0.00
Crest El. (ft)	=	178.00	0.00	0.00	0.00
Weir Coeff.	=	3.33	3.33	3.33	3.33
Weir Type	=	1	---	---	---
Multi-Stage	=	Yes	No	No	No

Exfil.(in/hr) = 1.000 (by Wet area)
TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



BOROUGH OF CHATHAM
Borough of Chatham, 54 Fairmount Avenue, Chatham, New Jersey 07928

APPLICATION FOR DEVELOPMENT (appendix 1)
[ ] Planning Board
[●] Zoning Board

1. PROPERTY INFORMATION
Address: Inlnd Long Passaic R ZONE: R-1
Tax Map Number: _____ Block: 43 Lot: 1
Present use:
~~Swim and racquet club.~~

Has there been any previous application involving these premises by the applicant or any prior owner of the property
(●) Yes [attach copies] ( ) No ( ) Unknown [if unsure file OPRA with the Clerk's Office]
If yes, nature of application, date and determination: _____

Does the applicant own adjacent Property ( ) Yes (●) No If yes, address of property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
( ) Yes [attach copies] (●) No ( ) Proposed

**** Is the property in the Historic District? ( ) Yes (●) No If yes the application will need to be reviewed by the Historic Preservation Commission prior to being heard by the Board.**

2. APPLICANT INFORMATION
Name: Minisink Club Inc.
Address: 1 Princeton Street
City/State/Zip: Chatham, New Jersey 07928
Phone #: [redacted] Email: [redacted]
Applicant is a(n): ( ) Individual ( ) Partnership (●) Corporation

CONTACT FOR APPLICATION
Name: Erica Edwards, Esq. / Erica Edwards, Esq. Law Offices LLC
Address: 47 East Main Street, Bldg. 2, P.O. Box 252
City/State/Zip: Flemington, New Jersey 08822
Phone #: [redacted] Email: [redacted]

3. DISCLOSURE STATEMENT
Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of persons owning 10% of the stock in a corporate application of 10% interest in any partnership application bust be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation of partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% of ownership criterion have been disclosed. (Attach pages as necessary to comply)
Name: N/A Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____

APPLICATION FOR DEVELOPMENT continued

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information:

Owner's Name: Owner is Applicant.

Address: _____ Phone # _____

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name: Erica Edwards, Esq. / Erica Edwards, Esq. Law Offices LLC

Address: 47 East Main Street, Bldg. 2, P.O. Box 252

City/State/Zip: Flemington, New Jersey 08822

Phone #: (_____ Email: _____

6. APPLICANT'S ENGINEER

Name: Frank W. Farrell, P.E. New Jersey License #GE51556 / Grotto Engineering Associates, LLC

Address: 77 Brant Avenue, Suite 105

City/State/Zip: Clark, New Jersey 07066

Phone #: ([redacted] Email: [redacted]

7. APPLICANT'S ARCHITECT

Name: N/A

Address: _____

City/State/Zip: _____

Phone #: _____ Email: _____

NATURE OF THE APPLICATION (check all applicable items)

( ) Conceptual subdivision plan
( ) Minor subdivision
( ) Major subdivision, preliminary
( ) Major subdivision, final
( ) Amendment to approved plat
( ) Lot line adjustment
( ) Conditional use
( ) Use variance
( ) Variance, residential fence or deck
( ) Variance, other residential
( ) Variance other (non-residential)
( ) Zone change
( ) Conceptual site plan
( ) Site plan, approval, preliminary residential
( ) Site plan, approval, preliminary non-residential
( ) Site plan approval, final
(●) Amendments to approved site plans
( ) Change of permitted use with waiver of site plan
( ) Wireless telecommunications application
( ) Appeal from administrative decision
( ) Interpretation of zoning ordinance

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alterafion, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residenfial, business, or commercial use provide hours of operafion, number of employees. Number of parking spaces, intenfion to sell or rent, and another informafion important for considerafion:

[redacted]

___Conversion of particular tennis courts to pickle ball courts.

10. DOES THE APPLICANT COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violafion, arficle, secfion and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Aftach any lefter or document from the Zoning Official or any other office of the Borough of Chatham which has been issued to you regarding this property.

[redacted]

SEE ZONING TABLE ON SITE PLAN

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

[redacted] SEE SITE PLAN.

I hereby affirm that all of the above and statements contained in the papers submifted herewith are true.

Signature of the Attorney for the Applicant/Owner Erica Edwards **Date:** April 10 , 2025

IF THE APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT FORM. (appendix 1A)

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1H

PERMISSION TO ENTER APPLICANT'S PROPERTY

We, the undersigned applicant(s), have made an application for development, variances or other relief before the Chatham Borough Board members, the appropriate Borough (Planning Board) (Zoning Board of Adjustment). We understand that the Board members, the appropriate Borough officials, and any counsel or other experts retained by the Board must have an opportunity to go on our property and examine the same, in order to be able to fully understand and evaluate our application.

We, therefore, grant permission to the members of the Board before which we will be appearing, their counsel and retained experts, the Borough Construction Official, the Borough Engineer, the Borough Fire Inspector, and any other appropriate Borough officials to come on our property during daylight hours in order to make a thorough examination of the same for the purpose of more effectively deciding our application. We understand that in all cases the Board members and other referred to here:

1. Will carry, available for inspection by the Applicants, photograph identification cards or other documentation that may readily identify them.
2. In all cases where the property contains the Applicant's residence, they shall ring the doorbell and announce their presence before proceeding with their inspections.
3. Whenever possible, they will call the applicants in advance before coming to the property.

Erica Edwards

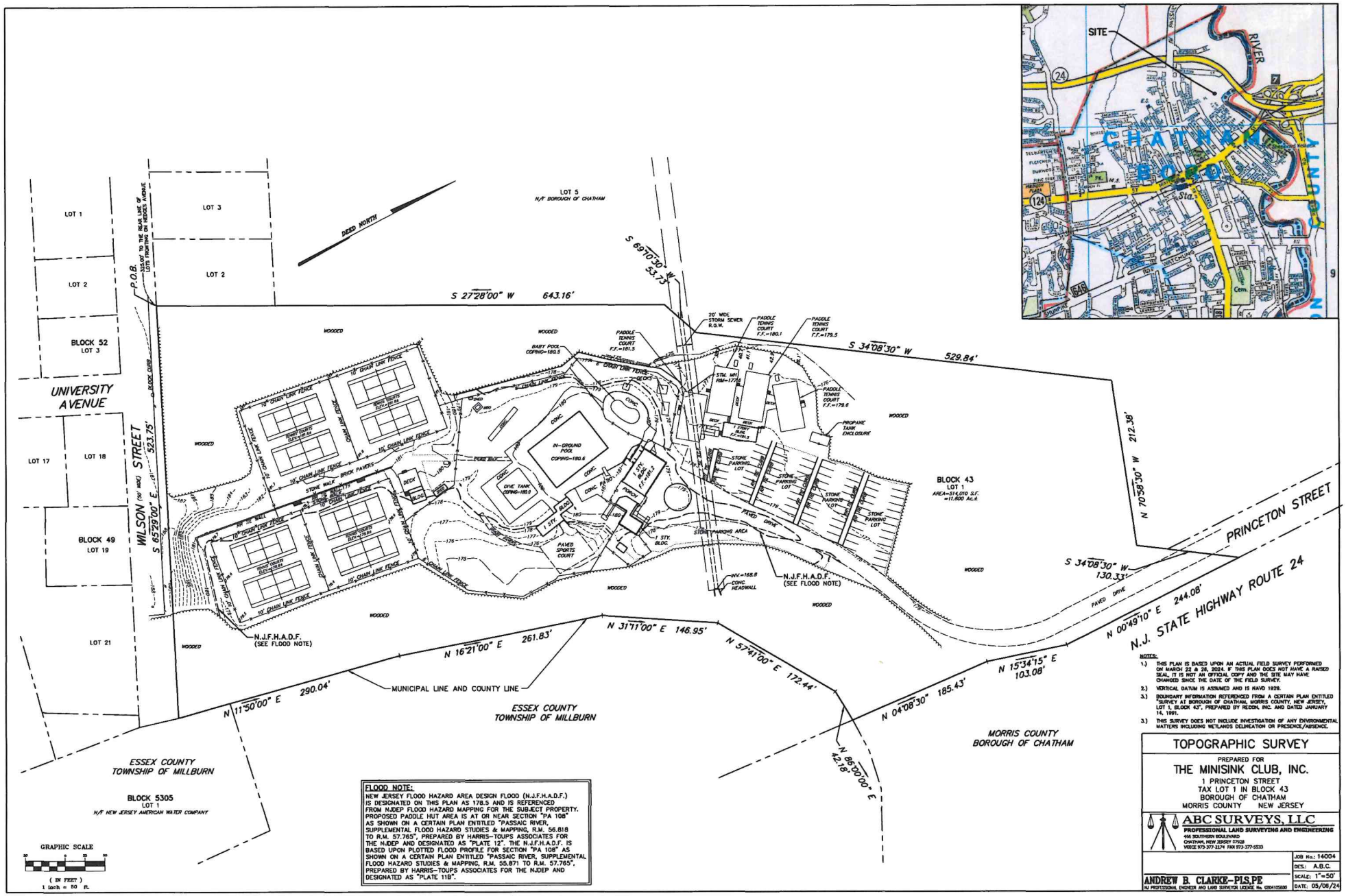
Erica Edwards
Attorney for Applicant/Owner April 10, 2025

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST A – GENERAL REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT

***This checklist shall not be applicable to Requests for Interpretation, appeals of a Decision of a Borough Official, or Change of Permitted Use with Request for Waiver of Site Plan. Checklists E and F are required for those applications.**

Items	**Checklist A General Requirements**	**submitted**	**Borough use**
1	Completed and signed application for development	Yes	
2	Permission to Enter Applicant's Property (appendix 1H)	Yes	
3	Owner's consent when owner is not the applicant (appendix 1A)	N/A	
4	applicable checklist(s)	Yes	
5	Payment of application fee and escrow	Yes	
6	Property survey, signed and sealed by land surveyor or engineer, must be dated within 5 years from the date of the application and must show all current improvements and conditions on the property, including the location of all fences, decks, etc.,	Yes	
7	Letter from Borough water and Sewer Department that all fees and charges are paid and current. (appendix 1C)	Yes	
8	Certificate from Borough Tax Collector that taxes for the property have been paid (current date) (appendix 1D)	Yes	
9	Certified list of all property owners with 200 feet of the property from Borough's Tax assessors' office (appendix 1E)	Yes	
10	Photographs of the property from the front, back and both sides (please label what the pictures are)	Yes	
11	Copies of any prior resolutions of approval for this property from either the Planning Board or Zoning Board of Adjustment	Yes	
12	Copies of any letters or notices received from any Borough official, office, board, or agency	N/A	
13	List of any witness or experts who will be presenting testimony or reports regarding this application – Name, address, and phone number (attach any of said reports to your application)	See application	
14	Copies of any and all approvals received from any other governmental agency, and if any permits have been issued attached hereto full and complete copes of any and all such notices documents, approvals, or permits.	N/A	
15	Copies of any deed restrictions or easements that affect the property	N/A	
16	Proposed notice to affected property owners and/ or to be published for hearing	To be provided.	
17	Statement of reasons why the application is necessary and all facts and information that would support an approval	Yes.	



FLOOD NOTE:
NEW JERSEY FLOOD HAZARD AREA DESIGN FLOOD (N.J.F.H.A.D.F.) IS DESIGNATED ON THIS PLAN AS 178.5 AND IS REFERENCED FROM NJDEP FLOOD HAZARD MAPPING FOR THE SUBJECT PROPERTY. PROPOSED PADDLE HUT AREA IS AT OR NEAR SECTION "PA 108" AS SHOWN ON A CERTAIN PLAN ENTITLED "PASSAIC RIVER, SUPPLEMENTAL FLOOD HAZARD STUDIES & MAPPING, R.M. 56.818 TO R.M. 57.765", PREPARED BY HARRIS–TOUPS ASSOCIATES FOR THE NJDEP AND DESIGNATED AS "PLATE 12". THE N.J.F.H.A.D.F. IS BASED UPON PLOTTED FLOOD PROFILE FOR SECTION "PA 108" AS SHOWN ON A CERTAIN PLAN ENTITLED "PASSAIC RIVER, SUPPLEMENTAL FLOOD HAZARD STUDIES & MAPPING, R.M. 55.871 TO R.M. 57.765", PREPARED BY HARRIS–TOUPS ASSOCIATES FOR THE NJDEP AND DESIGNATED AS "PLATE 11B".

NOTES:

1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON MARCH 22 & 28, 2024. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.

2.) VERTICAL DATUM IS ASSUMED AND IS NAVD 1929.

3.) BOUNDARY INFORMATION REFERENCED FROM A CERTAIN PLAN ENTITLED "SURVEY AT BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY, LOT 1, BLOCK 43", PREPARED BY RECON, INC. AND DATED JANUARY 14, 1991.

3.) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.

TOPOGRAPHIC SURVEY

PREPARED FOR
THE MINISINK CLUB, INC.
1 PRINCETON STREET
TAX LOT 1 IN BLOCK 43
BOROUGH OF CHATHAM
MORRIS COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
446 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE–PLS,PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GD24105600

JOB No.:	14004
DES.:	A.B.C.
SCALE:	1"=50'
DATE:	05/06/24

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF UTILITIES PAID

Appendix 1C

Property location: INLND LONG PASSAIC R WILSON ST

Block: 43 Lot: 1

Owner's name: MINISINK CLUB INC

Please email this form to Cheri Morris cmorris@chathamborough.org.

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised that the water and sewer charges for the above property are paid current as of today's date 4/21/25.

Cheri Morris

Cheri Morris
Utilities Clerk

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF TAXES PAID

Appendix 1D

Property location: Inlnd Long Passaic R

Block: 43 **Lot:** 1

Owner's name: Minisink Club Inc

Please email this form to Lydia Blide taxcollector@chathamborough.org

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the taxes for the above property have been paid for the 1st quarter of 2025 and are therefore current.

Today's date 4/22/2025

Lydia Blide Expires 5/13/25

Lydia Blide, Tax Collector

Borough of Chatham

BOROUGH HALL
54 FAIRMOUNT AVENUE
CHATHAM, NEW JERSEY 07928

Tel: 973-635-0674
Fax: 973-635-2417

200 Ft Radius List **April 22, 2025**

Property list within 200 Ft of: 1 Princeton St

Block: 43 Lot: 1 Address: 1 Princeton St

Please write to:

- ***Bell Atlantic, 540 Broad Street, Newark, NJ 07102***
- ***One Verizon Way, Basking Ridge, NJ 07920***
- ***Optimum, 461 Route 10 East, Ledgewood, NJ 07852***
- ***PSE&G, Manager – Corporate properties, 80 Park Plaza, T6B, Newark NJ 07102***
- ***JCP&L, Attn; Craig Mandel, JCP&L Real Estate, 300 Madison Ave, P O Box 1911, Morristown, NJ 07960-1911***

Should your property border RT 124 or County Roads, please send notifications to:

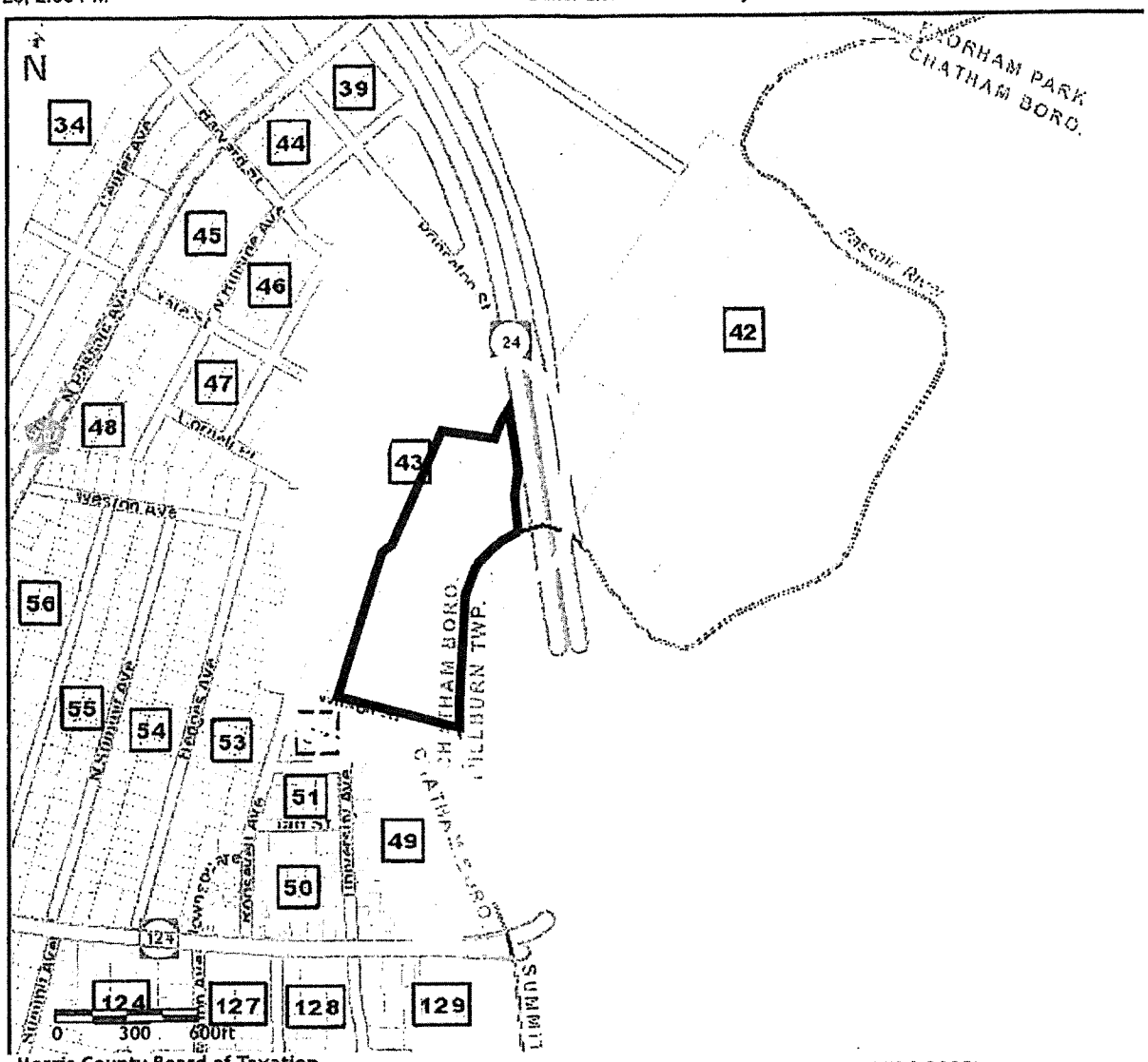
Route 124 (Main St) is a state road – please write to: **Department of Transportation,** 1035 Partway Ave, Trenton, NJ 08618

Watchung Ave, Fairmount Ave, N. Passaic Ave are County Roads, please write to: Morris County Planning Board, P.O. Box 900 Morristown NJ 07963

I hereby certify that the attached 200ft-property list is true and correct to the best of my knowledge. And, after 60 days, this list will be invalid thereafter.

Very truly yours,

Evelyn Campo
Tax Assessor Assistant.



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

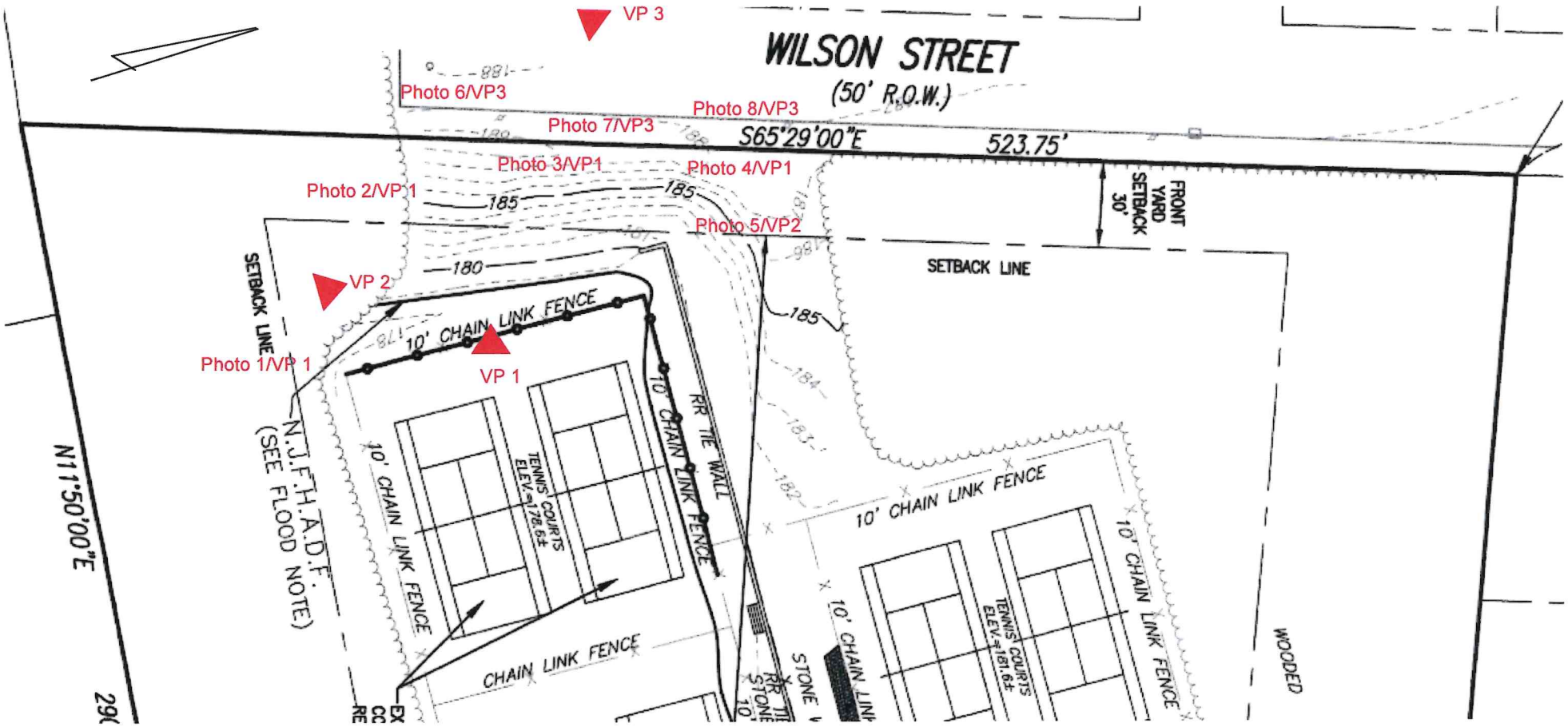
The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_43_1	11.6300	INLND LONG PASSAIC R	MINISINK CLUB INC	1 PRINCETON ST CHATHAM, NJ 07928

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_43_1	11.6300	INLND LONG PASSAIC R	MINISINK CLUB INC	1 PRINCETON ST CHATHAM, NJ 07928
1404_43_2	0.2927	18 WILSON ST	KLATT, BRIAN/SUZANNE	18 WILSON ST CHATHAM, NJ 07928
1404_43_3	0.2927	22 WILSON ST	WANG/HUANG, PING/WEN	22 WILSON ST CHATHAM, NJ 07928
1404_43_4	0.2927	26 WILSON ST	MC PARTLAND, BRENDAN/PARISI, LAUREN	26 WILSON ST CHATHAM, NJ 07928
1404_43_5	25.3133	N OF WILSON ST	BOROUGH OF CHATHAM	MUNICIPAL BLDG CHATHAM, NJ 07928
1404_49_16	0.1194	34 UNIVERSITY AVE	ROCHE, CAROLE M	34 UNIVERSITY AVE CHATHAM, NJ 07928
1404_49_17	0.1963	36 UNIVERSITY AVE	APOGEE DEVELOPERS LLC	327 1/2 MILLBURN MILLBURN, NJ 07041
1404_49_18	0.1980	38 UNIVERSITY AVE	SPINELLI, ALESSANDRO/CARBONE, J	38 UNIVERSITY AVE CHATHAM, NJ 07928
1404_49_19	0.3444	3 WILSON ST	ERICKSEN, WILLIAM/SUSAN C G	3 WILSON ST CHATHAM, NJ 07928
1404_49_2	4.0310	26 MAIN ST	26 MAIN ST CHATHAM LLC MTN DEVELOP	56 LIVINGSTON AVE, # 200 ROSELAND,NEW JERSEY 07068
1404_49_21	0.4787	1 WILSON ST	MC BRIDE, MARK LEON/LEAH	1 WILSON ST CHATHAM, N.J. 07928
1404_52_1	0.2296	42 ROOSEVELT AVE	MALHOTRA, SANDEEP/CHENG, AMANDA	42 ROOSEVELT AVE CHATHAM, NJ 07928
1404_52_2	0.1722	15 WILSON ST	MC BRATNEY, MARK	15 WILSON ST CHATHAM, NJ 07928
1404_52_3	0.1722	11 WILSON ST	DE ALMEIDA,PATRICK/LAZZARI,LUCIANE	37 UNIVERSITY AVE CHATHAM, NJ 07928
1404_52_4	0.3193	4 HARDING ST	GATES, WILLIAM S & CAROL J	4 HARDING ST CHATHAM, NJ 07928
1404_52_5	0.1292	6 HARDING ST	CONOVER, PATRICIA BARWICK	6 HARDING ST CHATHAM, NJ 07928
1404_52_8	0.1458	38 ROOSEVELT AVE	MORRISSEY, JOHN P/JEAN G	38 ROOSEVELT AVE CHATHAM, NJ 07928



LEGEND

Not to Scale

VP No. = Vantage Point Number, Location from which photograph was taken

Photo No./VP No. = Photograph Number from Vanatage Point Number; Proximity of area that was photographed

Notes:
1. Photographs taken on December 12, 2025.
2. Basis for drawing is "Preliminary & Final Site Plan for Minisink Swim & Racquet Club", prepared by Grotto Engineering Associates, LLC, dated September 9, 2024 and revised through July 29, 2025.

Plan of Photographs and Vantage Points for
Minisink Swim & Racquet Club
1 Princeton Street
Block 43, Lot 1
Borough of Chatham
Morris County, New Jersey
Prepared by Mark A. Remsa, PP, LLA, AICP, ASLA
10 Dewberry Court
Mount Laurel, New Jersey 08054
Date: December 17, 2025

Photograph 1 / Vantage Point 1

Photograph 2 / Vantage Point 1

Photograph 3 / Vantage Point 1

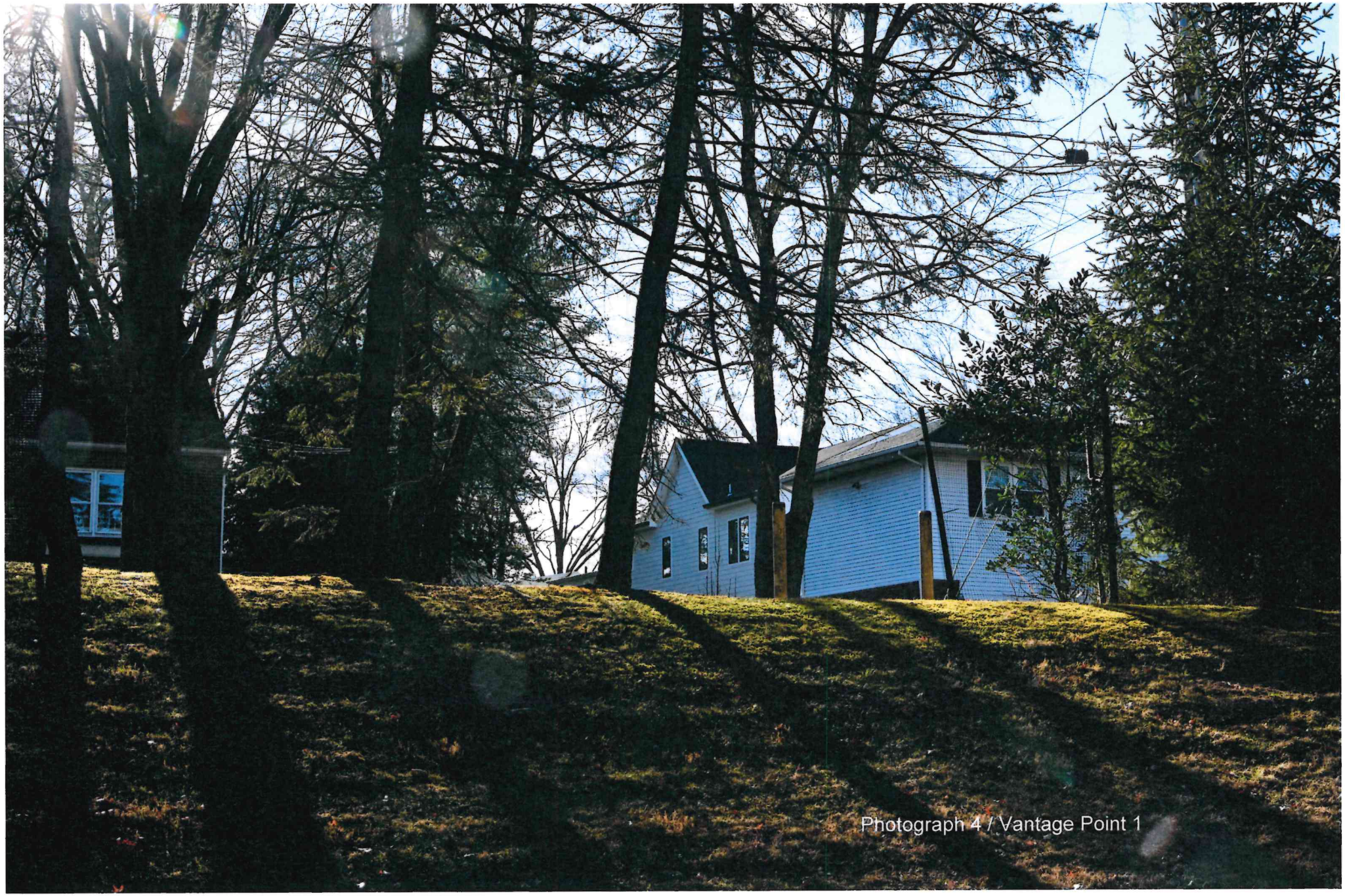

Photograph 4 / Vantage Point 1

PHOTO 5 / VP 2

Photograph 6 / Vantage Point 3

Photograph 7 / Vantage Point 3

Photograph 8 / Vantage Point 3

BOROUGH OF CHATHAM

RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT

Decided: September 28, 2016
Memorialized: October 26, 2016

APPROVAL OF APPLICATION
MINISINK CLUB, INC.
FOR "C" AND "D" VARIANCE RELIEF
1 PRINCETON STREET
BLOCK 43, LOT 1
ZBA APPLICATION #15-17

WHEREAS, Minisink Club, Inc., ("Applicant") having made application for "c" and "d" variance relief to the Borough of Chatham Zoning Board of Adjustment (Application #15-17) regarding property located at 1 Princeton Street, Chatham, NJ (the "Premises"), and known as Lot 1 in Block 43 on the tax map of the Borough of Chatham (the "Borough"); and

WHEREAS the Board having accepted jurisdiction based upon proof of publication and notices provided in accordance with the Municipal Land Use Law; and

WHEREAS, a public hearing having been conducted at meetings held on February 24, 2016, March 23, 2016 and September 28, 2016 and the Board having heard testimony of the Applicant and their witness Robert Kraus, Andrew Clarke, P.E., Janet Siegel, RA, Alex McDonald, John Peel and Robert Newell and the Board having considered the report from its Consulting Engineer Ferriero Engineering dated December 1, 2015, and the report from Board Planner Susan Glickstein, AICP, PhD dated September 22, 2015, revised October 29, 2015 and considered the exhibits submitted by Applicant and the objectors, and considered the comments of all members of the public desiring to be heard and having deliberated on the merits of the application;

NOW, BE IT RESOLVED AS FOLLOWS:

EVIDENCE SUBMITTED

In summary, the following evidence was submitted in connection with the application and considered by the Board:

1. The Board received the application and the documents submitted therewith, including:

(i) Borough of Chatham Application for Development Form,
(ii) Permission to Enter Applicant's Property,
(iii) Verification of Paid Real Estate Taxes,
(iv) Verification of Paid Water/Sewer and Solid Waste Charges,
(v) 200' list,
(vi) List of Applicant's Professionals,
(vii) Letter from Borough Zoning Official Leonard J. Taylor to Siegel Architects, P.C. dated July 31, 2001,
(viii) Notice,
(ix) Luminaire and Lamp Schedule for Minisink Tennis Club prepared by Robert Newell Lighting Design dated June 1, 2015 consisting of two (2) pages,
(x) Photographs of the subject premises taken by Janet Siegel, RA dated April 8, 2015 (2 photos) and April 11, 2014 (4 photos),
(xi) List of Waiver Requests,
(xii) Checklist,
(xiii) Environmental Assessment/Summary prepared by P.K. Environmental dated October 16, 2015 (7 pages),
(xiv) Site Plan drawings prepared by Andrew P. Clarke, Professional Land Surveying and Engineering dated September 29, 2015 (Sheets SP-1 through SP-5),
(xv) Architectural Drawings prepared by Siegel Architects, PC dated October 19, 2015 (Sheets A-1 through A-6), and
(xvi) Lighting Calculations and Specifications prepared by Robert Newell Lighting Design dated September 30, 2015 (Sheets L-1 through L-4).

In addition the Board received:

(i) Resolution of the Board of Adjustment dated October 29, 1954,
(ii) Resolution of the Board of Adjustment dated November 17, 1954,
(iii) Letter from the Board of Adjustment to R. Kraus dated November 19, 1954,
(iv) Letter to the Board of Adjustment by its Secretary dated November 26, 1954,
(v) Minutes of the Board of Adjustment Meeting, dated December 1, 1954,
(vi) Letter to the Mayor and Council from the Board of Adjustment dated December 9, 1954,
(vii) Minutes of a Meeting of the Planning Board held on October, 1974,
(viii) Resolution of the Borough Planning Board approved on August 7, 1974,

(ix) Letter to Fred Shauger, Esq., from the Board Attorney dated January 25, 2016,
(x) Letter to Janet Siegel, AIA from Fred Shauger, Esq., dated October 12, 2015 attaching proposed Deed and Encroachment Agreement between Applicant and the Borough of Chatham (signed by Applicant but not by the Borough), and
(xi) Letter to the Board from Siegel Architects dated October 19, 2015.

2. The Board accepted into evidence the following exhibits:

A-1 Photo Board of pictures of the Applicant's premises taken October, 2015 by Siegel Architects
A-2 Rendering and photographs of houses taken by Siegel Architects
A-3 Elevation Comparison depicting side view of existing and proposed platform tennis court
A-4 Minisink existing platform tennis court luminaries by Robert Newell
A-5 Minisink proposed platform tennis court luminaries by Robert Newell
A-6 Calculation drawing showing light levels on the residential side of Wilson Street by Robert Newell
A-7 Report from Peter Steck, PP dated March 22, 2016 (5 pages)

O-1 Photos of view of Miniskink from Wilson Street by resident Bill Ericksen
O-2 Binder of photos of view of Minisink from Wilson Street submitted by resident Leah McBride
O-3 Letter to the Board from Residents of Wilson Street, University and Roosevelt Avenue "seeking the enforcement of all existing resolutions establishing and allowing the operation of Minisink Club" (4 pages, submitted during public comment on March 23, 2016)
O-4 Letter to the Mayor and Members of the Borough Council from the Secretary of the Chatham Borough Board of Adjustment dated December 9, 1954; and Minutes of the meeting of the Board of Adjustment held on October 25, 1967 (3 pages)
O-5 Photos of Minisink and Wilson Street

3. Fred Shauger, Esq., appeared on behalf of the Applicant.

4. Applicant's first witness was Rob Kraus, President of the Board of Trustees of Minisink Club, Inc. (the "Club"). Mr. Kraus described the Club as a swim and tennis club with different levels of membership for individuals, families, and seniors. He described the premises as having a swimming pool, diving tank, showers, and kitchen. There are also three

(3) existing platform tennis courts which are lit, a platform tennis hut, and eight (8) Har-Tru tennis courts which are not lit. He stated the Club currently has just under 300 families as members, that pursuant to their By-Laws the maximum number of families is 310 and there are no plans to expand the membership. The Applicant proposes to replace/upgrade the existing platform tennis hut, add a fourth platform tennis court with lights, install an ADA ramp to the platform tennis hut, and install lighting for the eight (8) tennis courts.

5. In response to the Board's questions he stated that the platform tennis courts are open 9 a.m. until 10 p.m. twelve (12) months of the year. The Club has teams which play in leagues which play matches generally on Saturdays. The teams also engage in interclub play with other nearby platform tennis clubs usually on weeknights. He stated that there are approximately 35 to 40 men on the men's platform tennis teams and approximately 35 to 40 women on the women's platform tennis teams. In response to questions about lighting the tennis courts, Mr. Kraus stated that members would like to play tennis after work and adding lights will afford them the opportunity. Responding to other questions he noted that the Club membership allows members to engage in all of the Club's activities, there is no public address system, and the tennis teams play approximately twice per week. There is a full-time general manager but he does not stay until 10 p.m. every night. The new platform tennis hut is intended to be larger with more amenities including a small kitchenette, a unisex bathroom and fireplace. It is not intended to be a place for parties.

6. In response to questions from the Board Engineer Mr. Kraus responded that the tennis courts are kept clean by the members who sweep after they play. The courts are also sometimes swept by club staff. He stated that it takes approximately one half hour to sweep all 8 of the tennis courts.

7. In response to questions from the public Mr. Kraus responded that the Club staff sometimes use a golf cart to drag a roller or a brush to sweep the courts; the courts have been there for "30 to 40 years;" there would be no activity after 10:00 p.m., in the summer the pool closes at 8 p.m., the Club has three (3) annual parties including one on St. Patrick's Day, one in the summer and one for Oktoberfest. He noted there were approximately 70-80 platform tennis players who belonged to the Club.

8. Andrew Clarke, PE was sworn and qualified as an expert in engineering. He testified that there are currently eight (8) tennis courts on the property, four (4) of which are located to the west and four (4) to

the east. The four (4) western courts are located 6 ft below the grade of Wilson Avenue and the four (4) east courts are 9 ft below the grade of Wilson Avenue. He testified that the distance between the proposed new lights for the tennis courts to the nearest property line on Wilson Street is 100 ft and approximately 130 ft to the nearest house on Wilson Street. Regarding lights on the newly added platform tennis court, he noted that the distance to the nearest house on Wilson Street would be approximately 700 ft. He stated that the location of the proposed platform tennis court was chosen due to existing site conditions and the Applicant's desire not to displace the existing propane tank. He noted that there was no entrance to the tennis courts from Wilson Street because the gate surrounding the courts was locked and access was through the pathway leading from the parking lot.

In response to questions from the Borough Engineer, Mr. Clarke stated that the Applicant had reached an agreement to modify the easement owned by the Borough of Chatham and an Easement Encroachment Agreement had been drafted and approved by both parties and signed by the Applicant, but that the Borough Council was waiting to hear the outcome of this application before co-signing. The easement now owned by the Borough is for a stormwater drain and the newly proposed platform tennis court would be placed over that drain.

9. Applicant called Alex McDonald who was sworn and stated that he worked as the general manager for the Minisink Club and his duties include supervision of all operations. He noted that a majority of maintenance for the courts are done in the morning. For the tennis courts that includes rolling, bushing, watering in the morning and for the platform tennis courts it involves resurfacing one platform tennis court each year. He noted that if maintenance was not concluded in a timely fashion in the evening, that it could be undertaken in the morning. He stated that the maintenance could begin at 7 a.m. and the tennis courts open at 8 a.m. He stated that if he is not there when the club closes at night that the members are supposed to brush the courts after they play. He noted that the members have keys to get into both the tennis and the platform tennis courts.

In response to questions from the Board Engineer he noted that the westerly four (4) tennis courts are generally opened at 8 a.m. and the lower four (4) tennis courts open at 9 a.m.

In response to public questions, he noted that the pool costs between 8 and 8:30 p.m. and that is when the Club closes.

10. Applicant called Janet Siegel, AIA who was sworn and qualified as an expert in architecture. Ms. Siegel explained that she had first met with the Minisink Club regarding this application back in 2013 and that since that time they have been gathering experts and evidence and meeting with the Zoning Officer regarding their proposed project. She introduced Exhibits A-1, A-2 and A-3 and described each, including a photo board with pictures of the Club as well as a rendering of the proposed platform tennis hut and an elevation comparison for side view of the proposed platform tennis hut. She noted that the application involved enlarging the platform tennis hut and adding a bathroom and making it handicapped accessible. She noted that the new platform tennis had been located in an area so as not to disturb the natural landscaping or an existing propane tank. She stated that the proposed platform tennis hut would increase in size from 400 sq ft to 800 sq ft. In reviewing the light poles for the new platform tennis/tennis courts she noted that the poles would be 20 ft high. The platform tennis court would be slightly higher in elevation (1' 4 ¼" in above ground) because this elevation was chosen as a result of flood searches. Fencing around the platform tennis courts is 12 ft high. She noted that lot coverage would be increased as a result of the new platform tennis court, but that the ordinance does not account for the tennis courts as partially impervious in nature and that they absorb water, and that the pool is also not an impervious surface. She testified that the Applicant would agree to the stipulation that the tennis court could not be made less permeable than they currently are.

11. In response to questions from the Board Mr. Krause was recalled and indicated that the platform tennis hut was for players after play and waiting to play, and that the Club does not rent out its property. The Club may on occasions have tournaments with up to 20 players waiting. In response to questions Mr. Krause indicated that the Club would agree to automatic shut off for the lights.

12. When the hearing resumed on March 23, 2016, the Applicant called John Peel who was sworn and qualified as an expert in environmental issues. Mr. Peel testified that he is President of PK Environmental and that he authored the report submitted to the Board dated October 16, 2015. Mr. Peel stated that the proposed new platform tennis court would be raised approximately 1' 1/4" in higher than the existing courts in order to meet the DEP guidelines regarding flood storage capacity and that in his opinion none of the proposed improvements in this application would intrude into the 50 ft buffer for wetlands.

13. Applicant called Robert Newell who was sworn and qualified as an expert in lighting. Mr. Newell testified that he had been hired to design lights for the new platform tennis court, as well as the eight (8) tennis

courts. He stated that the Applicant intended to replace the existing fixtures on the platform tennis courts, as well as to install new light fixtures for the proposed 4th court. These fixtures would be downward facing so that none of the light sources would be visible offsite. He noted that the existing lighting was metal halide and the proposed fixtures would be LED which are more efficient and can be better controlled and directed. Currently there are 18 poles lighting the platform tennis courts and on the proposed plan there would be 24 poles. The light from these new fixtures would "spill down not out" and be "well defined". The new fixtures would have 220 watts. He noted that the fixtures could be controlled to automatically turn off at 10 p.m., but generally there is an override which can be utilized in the case of an emergency. He noted that each court could be controlled separately and that the lights are instant on/instant off with no wait time. He testified that the lights would be better than the existing lights which are angled slightly upward which allows more light to escape off-site. He stated that the new lights would comply with Chatham Borough Ordinance 165-78(c)(2)(b) because the fixtures would be no higher than 20 ft. The application would also comply with Code Section 165-78(c)(3) in that the maximum vertical illumination shall be no greater than 0.1 vertical foot handles when measured at a point at the adjacent property line at a height of 6 ft and facing the light fixture. Regarding the tennis courts Mr. Newell acknowledged that there are currently no lights on the tennis court and that the proposed lights will be using fixtures similar to those to be installed on the platform tennis courts, but larger. A total of 34 poles and 48 luminaries would be used to light the tennis courts. He testified that in accordance with the standards for lighting issued by the Illuminating Engineering Society and the Tennis Federation, the lighting for the tennis courts had been designed to met the intensity recommended by those organizations. For residential tennis courts, (i.e. tennis courts located in a residential area) the lighting standard is recommended to be between 20 and 30 footcandles and the design proposed by the Applicant was just below 30 footcandles. He noted that the lighting would be controlled for pairs of tennis courts. Introducing as Exhibit A-6 he showed calculations which showed that the lighting at the neighbor's property line was less than .1 footcandles.

In response to Board questions he noted that the proposed lighting system would be different from the type of lighting one would observe on many existing fixtures because the lights to be used in this case would be directed downwards. He stated that cutoff shields would not be needed because the lights are recessed inside the fixture.

Responding to the review letter from Board Engineer Ferrello dated December 1, 2015, Applicant agreed that an as-built light meter reading diagram would be provided to the Board as a condition of any approval.

Mr. Newell stated that in the event the Board wishes to limit the number of tennis courts which would be lit, the Applicant would prefer that tennis courts designated as number 5 and 6 on the plans would be the two chosen to be lit since they are closest to the tennis shack and are lower in grade elevation to Wilson Street.

In response to questions by the public Mr. Newell testified that the proposed lighting would be between 23 and 27 footcandles for the platform tennis courts and approximately 27 footcandles for the tennis courts and explained that the standards for "residential play" was intended to provided minimum amount necessary for safe play. He further noted that the lights would not go on automatically but would be turned on manually.

14. Applicant then called Peter Steck, PP who was sworn and qualified as an expert in planning. Mr. Steck introduced Exhibit A-7 which is a planning report with aerial photographs of the site, photographs of the site and nearby houses and portions of the Chatham Borough Zoning Map and Flood Hazard Area Map. Mr. Steck noted that the Club had been in existence since 1955 and that the tennis courts had been there for at least 30 years. He noted that the club was adjacent to Route 24 and that vehicle noise was evident for anyone who was on the Club property. He noted that each of the courts numbered 5, 6, 7 and 8 on his Exhibit A-7 were at the lower elevation. He testified much of the Club property is semi-permeable in nature such as the pool and the tennis courts which are Har-Tru, and that the platform tennis courts also have openings in the floors which allows rain to pass through them. He stated that although these are not considered impervious under the ordinance that in fact in practice they are. He stated that according to his scale that the nearest house to the proposed new platform tennis court was at 18 Wilson Street and it was approximately 600 ft away. He noted that the Master Plan says that recreational facilities are important, that the 2002 Open Space Plan Master Plan Element indicates that open space should be preserved and that the 2005 Master Plan indicated that flood damage should be reduced when possible. He noted that the R-1 Zone allows public recreational facilities but that the Applicant is a private recreational facility. He further noted that the zoning would allow approximately 5 houses to be built if the Club were not there and that the impact of those 5 houses in terms of light and noise would be greater than what is being proposed by the Club. He testified that Applicant is seeking a d(2) variance which has a lesser burden of proof than a d(1) use variance. He stated that in his opinion the application would further the purpose of zoning including to a) to guide the appropriate use of the development of land to promote public health, safety and welfare, to b) by securing safety from flood, to e) by promoting the establishment of appropriate population

densities that contribute to the well being of persons, neighborhoods and communities and by g) providing special space and appropriate locations for a variety of different uses both public and private according to their respectively environmental requirements. He testified that the variances sought could be granted without substantial detriment to the public good nor substantial impairment to the zoning plan and ordinance. He stated that the application for improving this existing private recreational facility will take pressure off of the demand for use of public recreational faculties, that the new technology for lights allow for better control, that the use of the club for the proposed activates would be intermittent, that the nearest house to the platform tennis courts would be 600 ft away, that there are only minor additions to the total coverage and they are offset by the permeable nature of certain club structures such as the tennis courts, pool and platform tennis courts. He noted that the Applicant would consider replacing some of the evergreens along Wilson Street which were planted last year but which have not survived.

14. Several members of the public addressed the Board to express concerns with the proposed application. Their concerns included that lighting the tennis courts would create a nuisance for their neighborhood, that adding more light would disrupt their neighborhood, that workers have in the past used Wilson Street to access the tennis courts in violation of a condition of prior approvals, that the Club has had loud parties with a loud disc jockey which went late into the night, that it is a matter of the quality of life and property values versus acceding to the wishes of a few people who belong to the Club, that it would be harmful to have more lighted facilities which would be open seven days a week and that screening along Wilson Street is inadequate. Objectors introduced into evidence Exhibits outlining the reasons behind their opposition which were presented by those in attendance, as well as photographs and Resolutions of prior approvals for the Club dated December 9, 1954 and October 25, 1967.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

15. The subject premises are located in the R-1 Zone which permits single family residences and public recreational facilities but not Applicant's private recreational use. Applicant is able to operate by reason of a use variance previously granted.

16. The Applicant seeks to expand its current pre-existing non-conforming use by adding the following facilities: (i) a fourth platform tennis court, (ii) new lighting for the platform tennis courts, (iii) new decking for the platform tennis courts, (iv) a new platform tennis hut, and (v) lighting for the eight tennis courts.

17. The evidence presented regarding prior approvals from Chatham Borough land use boards included the following:

Oct. 29, 1954 Minutes of meeting at which application for variance to permit a "Swimming Pool and Bath House" on premises at Block 49, Lot 2 was discussed and action "deferred for a possible special meeting."

Nov. 17, 1954 Minutes of continued hearing on application by Minisink. Application for a variance "so as to permit the erection of a Swimming Pool and Bath House on the premises Block 49, Lot 2 along the Passaic River, Chatham, NJ be denied on the grounds that there is no adequate access to the property without creating a very undesirable traffic problem."

Nov. 19, 1954 Letter from the Board to Mr. Kraus, President of Minisink Club advising of the Board's denial.

Nov. 26, 1954 Letter to Board of Adjustment from its Secretary advising that the application by the Minisink Club will be on the agenda on Dec. 1, 1954 for a "re-hearing" because the Club was endeavoring to purchase a lot from the Borough to create an alternate entrance into the tract owned by Minisink.

Dec. 1, 1954 Minutes of meeting at which the reapplication by Minisink to use Princeton Avenue as an alternative entrance to the site was tabled.

Dec. 7, 1954 Minisink submitted further evidence to the Board.

Dec. 9, 1954 Letter from the Board to the Mayor and Council advising that the Board adopted a Resolution on Dec. 7, 1954 granting the application by Minisink with conditions, including:

1. Princeton Street shall be used as the exclusive road of entry into and exit out of Lot 2, Block 49, provided that right-of-way be acquired and licensed through Lot 1 Block 47 by Borough Council authorization.
2. That stipulation be entered on the record that membership of the Club will be prohibited from using University and Roosevelt Avenues for parking or any

other use in connection with the operation of the Club. No access to Lot 2 Block 49, vehicular or pedestrian, from Wilson Street to be permitted.

3. That any other entrance which may be required because of future property development not now anticipated require the sanction of the Board of Adjustment and approval by the Borough Council and Planning Board.
4. No commercial activities will be conducted which will tend to create nuisance.
5. It is understood and explicitly agreed that Club regulations be adopted to control any noise or objectionable action which would constitute a public nuisance.
6. Adequate parking facilities be provided within the confines of the Club property and no parking permitted on any adjacent public streets or other property.
7. Provisions for pool drainage and water usage have the approval of the appropriate Borough authorities.
8. This application is granted for the specific Club program before the Board of Adjustment consisting of a maximum membership of 250. Any additional facilities which might be required if the membership were to be increased beyond the 250 limit shall require the sanction of the Board of Adjustment with concurrent approval of the Borough Council.
9. That this use is recommended for immediate adoption and that it will expire by limitation 12 months from date of confirming action by the Borough Council.

Oct. 25, 1967 Minutes of Board meeting regarding application by Minisink to 1) construct one platform tennis tennis court, (2) install outdoor lights on three platform tennis tennis courts, and 3) construct eight new tennis courts. Application approved with the condition "that should the occasion arise in the future, proper screening will be installed by the Minisink Club, and subject to establishing a time for shutting off the lights for platform tennis tennis at 10:00 p.m."

Aug. 7, 1974 Minutes of Borough Planning Board meeting adopting a Resolution approving the application by Minisink to add a diving pool, a third platform tennis court and a warming hut.

Aug. 7, 1974 Resolution of the Borough Planning Board approving addition of "a third platform tennis-tennis court, a warming hut adjacent thereto, and a new diving pool."

18. The application requires variance relief as follows:

- Expansion of a pre-existing non-conforming use d(2)
- Height of Lights (20' allowed, 24.1' proposed)
- Lot Coverage (13% allowed, 29.5% existing, 30.1 % proposed)

19. The Board finds that only part of the d(2) variance relief requested is warranted, namely, all of the changes except lights on the tennis courts.

20. The evidence showed that the Applicant had been granted a use variance to operate a swim club and bath house at this location in 1954. Since that time the use has been expanded to add 3 platform tennis courts and 8 tennis courts in 1967 and 1974. The standard of proof necessary for a d(2) variance is less than that for a d(1) variance because the use already exists at the site. The question is whether the site can accommodate expanding that use even though it is not allowed in the zone, without resulting in substantial detriments to the neighborhood and impairment to the zone plan and ordinance.

21. In this case the prior Resolutions and minutes of board meetings make clear that access to the Club property was a major concern and should be gained only through a driveway off Princeton Street and not by way of other adjacent streets such as Wilson and University Avenue. The additions proposed in this application do not involve those access restrictions which will remain intact and continue to protect the nearest residential neighbors.

22. It is noted that the proposed expansion of the platform tennis court area is well away from neighboring houses, the testimony indicating that the nearest home is more than 600' away. The evidence further showed that the proposed expansion of the platform tennis

facilities will be done in a manner which promotes goals of zoning as outlined in MLUL §2: the increase in height of the decking and lighting around the platform tennis courts would allow for greater stormwater capacity pursuant to newer DEP guidelines and will protect against flooding per MLUL 2(b); the expansion of the Club's private recreational use would provide sufficient space in appropriate locations for a variety of different uses both public and private according to their respective environmental requirements by taking pressure off the demand for use of public recreational facilities in the Borough.

23. Conversely the proposed lighting of the tennis courts would occur much closer to nearby resident's houses, the testimony being that it would be approximately 130 feet away. The tennis court lights would therefore have a much greater negative impact upon the nearby residential neighbors since they would create additional light up to 10 p.m. for a good portion of the year. The resulting impact would be exactly the type of substantial offsite detriments which the original use variance sought to limit by imposing access restrictions. While the objecting neighbors who testified shared minimal concern about the additional platform tennis court and new lighting, there was great concern about the proposed tennis court lights due to their proximity.

24. The Board further finds that the proposed variance for impervious surface (67,075 sf allowed, 151,762 sf existing, 154,678 sf proposed) can be justified under MLUL 70(c)(2). The increase in lot coverage is relatively minor and the property has a great deal of semi-pervious surface in the tennis courts, pool and platform tennis court slatted platforms. The new lot coverage will not cause problematic flooding nor impede light and air to any substantial amount. As for the height of the new platform tennis court lights, it is necessary to allow for the increase stormwater regulations.

25. In sum the Board finds that all of the relief sought by Applicant can be justified except for the proposed tennis court lights. It is noted that the Applicant modified its application on the record to ask for lighting on only two tennis courts, however; the Board finds that even a reduced amount of lighting on two tennis courts could not be granted for all of the reasons stated above.

THE DECISION AND CONDITIONS

WHEREAS, the Board, having reviewed the application for "c" and "d" variance relief and having considered the impact of the proposed application on the Borough and its residents and the surrounding property owners, and having considered whether the proposal complies with and furthers the goals of the master plan and zoning ordinances of the Borough of Chatham and the Municipal Land Use Law; hereby, concludes that good cause has been shown to approve the application to the extent set forth above.

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of the Borough of Chatham that the application for "c" and "d" variance as set forth in the plans, reports, representations, testimony, stipulations and Exhibits offered by the Applicant is hereby approved, except for the proposed tennis court lights which are disapproved. The approval herein is subject to the following conditions.

1. The Applicant shall comply with all applicable Borough, County and State laws, ordinances, regulations and directives, including without limitation, obtaining all applicable local and state approvals and/or permits.

2. In the event that any other required regulatory approval conflicts with the terms and conditions hereof, or materially alters the same, or the terms and conditions hereof are materially altered by any change in applicable law or regulation other than those municipal regulations for which change is prohibited by the Municipal Land Use Law (MLUL), or in the event Applicant or its successors or assigns construct or attempt to construct any improvement in conflict with or in violation of the terms of this approval, the Board hereby reserves the right to withdraw, amend or supplant the instant approval.

3. All construction, use and development of the property shall be in conformance with the plans approved herein, all representations of the Applicant and its witnesses during the public hearing, all exhibits introduced by the Applicant, and all terms and conditions of this resolution.

4. The Applicant shall pay all outstanding taxes, application fees, technical review fees, inspection fees and performance guarantees that may be required hereunder. The Applicant shall pay any additional fees or escrow deposits which may be due and owing within thirty (30) days of notification or this approval shall be deemed withdrawn.

5. Approval is subject to the review and approval of the Borough Engineer for drainage.

6. All conditions of approval to be shown on the plans.

7. Applicant shall comply with the conditions required by the review letter of Ferriero Engineering dated December 1, 2015.

8. All conditions of prior Resolutions shall remain in full force and effect except as set forth otherwise herein.

9. Applicant shall not resurface or otherwise change the tennis courts to make them less pervious than they presently are as Har-Tru courts.

10. This Board retains jurisdiction over the site and any proposed future changes.

11. Applicant shall execute an Easement Encroachment Agreement with the Borough of Chatham regarding continued access and use of the easement reserved in the Deed to Applicant dated February 23, 1955 recorded at Deed Book G-58, Page 64.

12. The platform tennis courts lights shall have separate on/off switches for each court with each having automatic shut off at 10 p.m.

13. Play on all courts shall cease at 10 p.m.

14. There shall be no parties held in the new platform tennis hut.

15. Applicant shall replace the dead evergreens in the landscape buffer along Wilson Place.

IN WITNESS WHEREOF, the Board has caused this Resolution to be executed by its Secretary on the 26th day of October, 2016.

Helen Kecskemety

Helen Kecskemety, Secretary

For Publication – By Resolution adopted on October 26, 2016 the Chatham Borough Zoning Board granted "c" and "d" variance relief for improvements to the Minisink Club's facilities at 1 Princeton Street, Chatham, NJ.

Vote on the Action Taken by the Board
To approve the proposals for the platform, decking, and parking lot

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Michael A. Cifelli, Chair					X	
Jean-Eudes Haeringer			X			
Douglas Herbert			X			
Frederick Infante			X			
Alida Kass						X
Helen Kecskemety			X			
H.H. Montague			X			
Jonathan Richardson (2nd Alt.)			X			
Patrick Tobia (1st Alt.)			X			

Vote on the Action Taken by the Board
To approve the proposed lighting for the tennis courts (5 & 6)

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Michael A. Cifelli, Chair					X	
Jean-Eudes Haeringer				X		
Douglas Herbert				X		
Frederick Infante				X		
Alida Kass						X
Helen Kecskemety			X			
H.H. Montague			X			
Jonathan Richardson (2nd Alt.)				X		
Patrick Tobia (1st Alt.)				X		

Vote on the Resolution

Board Member	Motion	Second	Aye	Nay	Abstain	Absent
Michael A. Cifelli, Chair					X	
Jean-Eudes Haeringer		X	X			
Douglas Herbert						X
Frederick Infante	X		X			
Alida Kass					X	
Helen Kecskemety			X			
H.H. Montague			X			
Jonathan Richardson (2nd Alt.)						X
Patrick Tobia (1st Alt.)						X

BOSWELL

Western New Jersey
180 Main Street P.O. Box 571
Chester, NJ 07930

O 908 879 6209
info@boswellengineering.com
boswellengineering.com

January 20, 2026

email only

Chatham Borough Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Re: Minisink Club, Inc.
Site Plan and Variance Application
Block 43, Lot 1
Application No. ZB25-11
Our Project No. CHZ-111

Dear Mr. Cifelli and Members of the Board:

This office is in receipt of the following information submitted in connection with the above referenced project:

- Site Plan drawings prepared by Grotto Engineering Associates, LLC consisting of six (6) sheets dated September 9, 2024 and last revised December 19, 2025.
- December 19, 2025 transmittal/response letter from Grotto Engineering Associates, Inc.
- Eight (8) photographs included with the above letter showing portions of the property near Wilson Street.
- Survey of the property prepared by ABC Surveys, LLC Dated May 6, 2024.
- Drainage Report prepared by Grotto Engineering Associates, LLC dated September 5, 2025.
- Traffic and Parking Study prepared by Dolan & Dean Consulting Engineers, LLC dated February 8, 2025 and revised October 2, 2025.
- Application package with Checklists A and C.

This application proposes the conversion of two (2) Har-Tru tennis courts into four (4) pickleball courts and a grass amenity area. We have the following comments and or recommendations, which are subsequent to and supersede our letters of June 17, 2025 and December 3, 2025:

A. General

1. The property in question is located in the R-1 Residential District and contains approximately 514,010 square feet or 11.8 acres based on the provided survey. The property is presently developed with the existing swim club, which includes the in-ground pool; drive tank; infant pool; four (4) platform tennis courts; eight (8) tennis courts; access drive and parking areas; and associated buildings, patios and walkways.
2. The property was most recently the subject of an application before the Board under ZBA Application No. 15-17, where approval was granted to expand the previously approved nonconforming use (2015 Application). The 2015 application included a fourth platform tennis

Re: Minisink Club, Inc.
Site Plan and Variance Application
Block 43, Lot 1
Application No. ZB25-11
Our Project No. CHZ-111

court; new lighting for the platform tennis courts; new platform tennis court decking and; a new platform tennis court warming hut. The application included proposed lighting for the existing tennis courts, which was denied by the Board.

3. The resolution of approval for the 2015 project required under Condition 9 that the Applicant shall not resurface or otherwise change the tennis court to make them less pervious than they presently are as Har-Tru courts. The application to create asphalt pickleball courts will require modification to this condition of approval since an asphalt surface will be less pervious.

4. We offer the following with regard to application completeness and the checklists included in the application package.

   a. *Checklist A, Item 10 requires photographs of the property from the front, back and both sides of the property.* The checklist submitted with the application indicates that a completeness waiver is being requested. With the submittal of the photographs referenced above, this office can recommend a waiver for completeness, subject to the inclusion of any additional photographs that the Board may deem necessary during the hearing process.

   b. *Checklist C, Item 38 requires existing trees 8-inches and over in diameter be depicted.* The checklist submitted with the application indicates that this item has been provided. The revised plans include a limited tree inventory along Wilson Street. Based on the partial tree inventory, this office can recommend a waiver for completeness, subject to the inclusion of any additional tree locations that the Board may deem necessary during the hearing process.

   c. *Checklist C, Item 39 requires a landscaping plan.* While the checklist submitted with the application indicates N/A for this item, the transmittal/response letter referenced above indicates that a waiver is being requested for completeness. It is the recommendation of this office that a waiver be granted for completeness, subject to the Board reviewing the information discussed above and determining if a landscape plan is required.

5. It is the recommendation of this office that the application be deemed complete.

B. Plan Review *(All comments are carried from our December 3, 2025 letter since these have not been addressed in the Applicant's Engineering response letter.)*

1. We note the following non-conformities and variances required for approval of the application:

   a. The Applicant's private recreational club is not permitted in the R-1 Zone. The proposal increases the number of racket courts, where eight (8) tennis courts were approved previously and the proposal to convert two (2) tennis courts to four (4) pickleball courts increases the total number of racket courts to ten (10), which appears to require a use variance.

   b. The existing property is nonconforming with regard to lot coverage where, based on a lot area of 514,010 square feet, which is shown on the survey, 67,074 square feet is permitted and approximately 154,717 square feet is existing and approved by variance under Application No. 15-17.

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2. The table of zoning requirements on sheet 1 of the variance plans should be revised as follows:
   a. Based on a lot width of 514 feet, the required side yard setback figure should be changed to 77 feet; 15% of the lot width.
3. The following comments pertain to the proposed improvement plan on sheet 3 of the variance plans:
   a. The plan indicates an area measuring 48 feet by 120 feet, which is a portion of the southwesterly most tennis court being removed, that will be utilized as a lawn area for seating, tables, chairs umbrellas and various amenities. Testimony should be provided to specifically indicate what is intended by "various amenities."
   b. It is not clear why the proposed noise-reducing fence does not follow the westerly line of the proposed pickleball courts. Do any of the other proposed amenities require noise reducing fence? Will there be any new fence installed that separates the pickleball courts end to end or side to side? Without these fence lines, interruptions in play should be expected.
4. The following comments pertain to the grading and utility plan on sheet 3 of the variance plans:
   a. The plan does not provide any information to confirm whether any of the indicated spot grades are existing grades or proposed grades. Are the 178.6 spot grades along the south, west and north side of the court area existing grades being meet?
   b. The slopes shown for the proposed grass space are flat and directed to the center of the pickleball courts. The slopes proposed for the pickleball courts are also flat and direct surface flow along the common boundary line of the courts. Surface flows could be impeded if a fence was installed to separate courts end to end. We would anticipate areas of ponding.
   c. Inverts have not been provided for the proposed 24-inch perforated stormwater storage pipe. Assuming the outlet invert of 176.60 is maintained and the pipe is installed level as indicated, the top of the proposed pipe will be higher than the 178.0 spot grade at the low point of the pickleball court surface. Allowing for a minimum of 6-inches of decorative stone above the 24-inch pipe, the pipe will need to be lowered a minimum of 18-inches.
   d. Also, an inlet should be provided at the point where the surface flows will be concentrated; at the 178.0 spot grade.
   e. Considering the need to lower the proposed storm drain to maintain adequate cover over the pipe, it appears that the 15-inch outlet pipe will need to be extended out past the 175-contour line. Additional contour information should be provided to demonstrate that there is an adequate outlet point.
   f. Has there been any consideration to flipping the location of the pickleball courts and the lawn area, which would perhaps allow the pickleball courts to drain into the lawn area with more pitch. Based on the 178-contour line, it appears that there may be an existing swale along the

Re: Minisink Club, Inc.
Site Plan and Variance Application
Block 43, Lot 1
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south side of the courts. Additional spot grades and contour information should be provided around the perimeter of the court to demonstrate the direction of surface flow and to determine if there is an opportunity for an outlet point near the southeast corner, shortening or eliminating the run along the har-tru courts.

g. Is there any type of barrier that will prevent the Har-Tru clay material from traveling onto the pickleball courts? Has there been any consideration to installing a perimeter curb around the pickleball courts, which could facilitate grading concerns as well.

5. The improvement plan on sheet 3 indicates a portion of the existing tennis court fence will be fitted with a 10-foot noise reducing material. Literature appears to suggest that pickleball generates a high-pitched sound that can reach 70dB at a distance of 100 feet. The following should be addressed by the Applicant:

   a. Expert testimony should be provided to confirm the sound levels expected from the proposed pickleball courts and the expected noise reducing fence material, specifically addressing New Jersey's Noise Control Act.

   b. Explain why the proposed noise reduction fence terminates where shown on the plan, rather that enclosing the entire perimeter of the pickleball court area.

   c. Explain why the two (2) courts that are the closest to Willson Street by perhaps 50 feet and where there is less natural buffer, were selected for replacement.

   d. Testimony should be provided to demonstrate that the proposed height and location for the sound reducing fence is the most effective considering that Wilson Street is approximately 10 feet higher than the tennis court surface and the homes on Wilson Street may be higher than the street, possibly providing a direct line over the proposed fence.

   e. A detail/manufacturer's literature of the proposed noise fence should be provided. The notes on the plans indicate two different sound transmission class ratings (STC). The note also indicates an option for the selected material or an approved equal. Any approval should be conditioned on providing the exact STC rating represented to and approved by the Board.

6. Testimony/site photographs should be provided to demonstrate that the existing evergreen buffer along Wilson Street has been restored in accordance with Condition 15 of the 2015 application's resolution of approval.

7. The following comments pertain to the soil erosion and sediment control plan, sheet 4:

   a. The plans indicates that there will be a construction access from Wilson Street to the proposed pickleball courts. The access is shown to run directly down the 20% plus slope. The construction access should be relocated.

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8. The limit of disturbance line should be labeled. The plan does not indicate silt fence along the low side of the proposed 24-inch storm drain. Also, it does not appear that an adequate limit of disturbance has been provided to allow for the pipe installation.
9. Typical details should be added to the plans for the proposed perforated pipe trench. The detail should include the width and depth of the stone surrounding the pipe, filter fabric and decorative stone or similar method to ensure that surface flows can reach the storage pipe.
10. Details should be provided for the noise reducing fence. There is a detail for a fence on sheet 6, but it appears to be for a 6-foot board on board fence, typically used for screening not noise reduction.
11. The existing tennis courts are shown to be within the limits of the Flood Hazard Area. The flood hazard area should be shown on the proposed development plans. A permit will be required from NJDEP to allow the conversion of the tennis courts to an asphalt surface, which should include mapping of the FHA based on the latest amendment to the rules.
12. In accordance with the NJDEP Geo-web, freshwater wetlands are indicated along the east and south side of the existing tennis courts. Freshwater wetland permits may be required for the conversion of the courts to asphalt and installation of the storm drain stormwater outfall.

C. Stormwater Management

1. The prior 2015 application, based on our December 1, 2015 letter (as Ferriero Engineering) and the resolution of approval, resulted in a net increase in impervious surface of approximately 2,900 square feet. Since the cumulative increase in impervious surface is tracked from February, 2004, it appears that the 10,800 square foot increase proposed under the current application triggers the requirements for major development under the stormwater rules.
2. The following comments pertain to the stormwater management report, which require clarification and or correction:
   a. The third paragraph under the Introduction on page 2 should indicate that two existing Har-tru tennis courts will be reconstructed into four (4) pickleball courts and a lawn area.
   b. The second paragraph under the Existing Site section indicates that there was a 3,084 square foot increase in impervious surface for the 2015 project while the plans indicate a 2,916 square foot increase.
   c. The fourth paragraph under the Existing Site section indicates that the existing soils are somewhat poorly drained and that the depth to the water table is estimated to be 7 to 18 inches. The stormwater management design, which currently proposes a perforated pipe system at a depth of 30 to 36 inches will need to be reconciled with existing soil conditions.
   d. The prior report indicated that there was published data indicating that the Curve Number for a Har-Tur tennis court ranges between 60-80. We requested supporting documents,

Re: Minisink Club, Inc.
Site Plan and Variance Application
Block 43, Lot 1
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including a typical gradation analysis should be submitted to confirm the statement. The statement was removed from the report and a Curve Number of 89 continues to be utilized for the existing courts. It appears that the court material is well drained, similar to C33 sand.

e. If supporting documents verify the CN range of 60 to 80 can be provided, it is not clear why the analysis utilizes a Curve Number of 89 for the existing courts, paragraph 1, page 3.

f. Table 2 on page 3 indicates 5,760 square feet of Har-tru court surface, with a CN of 89 and 7,200 square feet of grass with a CN of 74. The table should be corrected since 5,760 square feet of grass and 7,200 square feet of asphalt, with corresponding CN values of 74 and 98 are proposed.

g. The text of page 3 states that exfiltration has not been included in the routing calculations, while the footnote on hydrograph No. 7, 24 in pipe, indicates exfiltration extracted from the outflow. We note that there is a reduction from the inflow volume, to the outflow volume for all storm events in the basin routings. This would require the system to infiltrate. Clarification is required.

h. A soil test pit, one near each end of the system should be conducted to demonstrate the minimum separation to the seasonal high groundwater table.

i. The source of the rainfall depths being utilized should be provided in the report along with supporting documentation.

j. The report references "Section 10.2.6 of the City Engineering, Utility, and Landscape Standards" on page 5. This appears to reference a standard in another municipality.

k. A pond report needs to be provided in the routing analysis. The pond report should include the stage storage and stage discharge (including any orifices/weirs etc.) being utilized with corresponding elevations.

l. The plans indicate a 6"x10" low flow orifice and a 15" diameter outlet pipe that were not included in the routing of the basin. The analysis should be revised accordingly.

m. It remains unclear if the existing tennis courts that are proposed to be redeveloped drain by sheet flow towards the wooded area or if there is an underdrain system. Downstream stability from the new point discharge from the 24-inch pipe should be demonstrated.

n. The project results in a net increase of 7,200 square feet of impervious surface, which is considered a minor stormwater development, which typically requires a system designed to infiltrate/store 3-inches of runoff over the net increase in impervious surface. The standard would require approximately 1,800 cubic feet storage. The proposed 240 linear feet of 24-inch diameter pipe would provide approximately 754 cubic feet if completely full. The report indicates the proposed system has a capacity of up to 1,317 cubic feet, but it is not clear from the information provided how that amount of storage has been calculated.

Re: Minisink Club, Inc.
Site Plan and Variance Application
Block 43, Lot 1
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o. The 6-minute time interval used in the hydrograph reports should be reduced to 1-minute intervals to ensure the actual peak flowrates are not missed.

p. The analysis assumes 10-minute time of concentrations (Tc). The drainage areas should have their actual Tc's calculated and the corresponding flow paths should be indicated.

q. Based on the partial topography depicted, it appears that there are areas outside the courts that drain across the courts and into the proposed pipe basin system. These off-court drainage areas need to be accounted for in the analysis and/or additional topography provided to demonstrate that the system is isolated.

D. Other Matters

1. As mentioned, approvals will be required from the New Jersey Department of Environmental Protection for disturbance to freshwater wetlands/transition areas and for work within a regulated floodplain and or riparian buffer zone.
2. Approval will be required from the Morris County Soil Conservation District.
3. Approval or an exemption will be required from the Morris County Planning Board.
4. Any approval should be conditioned upon the Applicant entering a developer's agreement with the Borough and posting any required performance guarantees and engineering and inspection escrow deposits.
5. Any approval should be conditioned upon the Applicant submitting six (6) copies of revised plans for signature by the Board.

Should you have any questions or need additional information, please do not hesitate to contact this office.

Very truly yours,

Robert C. Brightly, PE, PP, CME
Boswell Engineering

cc: Patrick J Dwyer, Esq. (via email)
Kendra Lelie, PP, AICP, LLA
Erica Edwards, Esq. (via email)
Frank W. Farrell, PE (via email)

Borough of Chatham
BOROUGH HALL
54 FAIRMOUNT AVENUE
CHATHAM, NEW JERSEY 07928
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May 13, 2024

Minisnk Swim Club
Patrick Grady
1 Princeton Street
Chatham, NJ 07928

Re: Zoning Permit Application
1 Princeton Street
Chatham, New Jersey 07928
Block 43, Lot 1 Zone R-1

Dear Patrick Grady,

Please be advised that your zoning permit application referenced above is hereby denied for the following reasons:

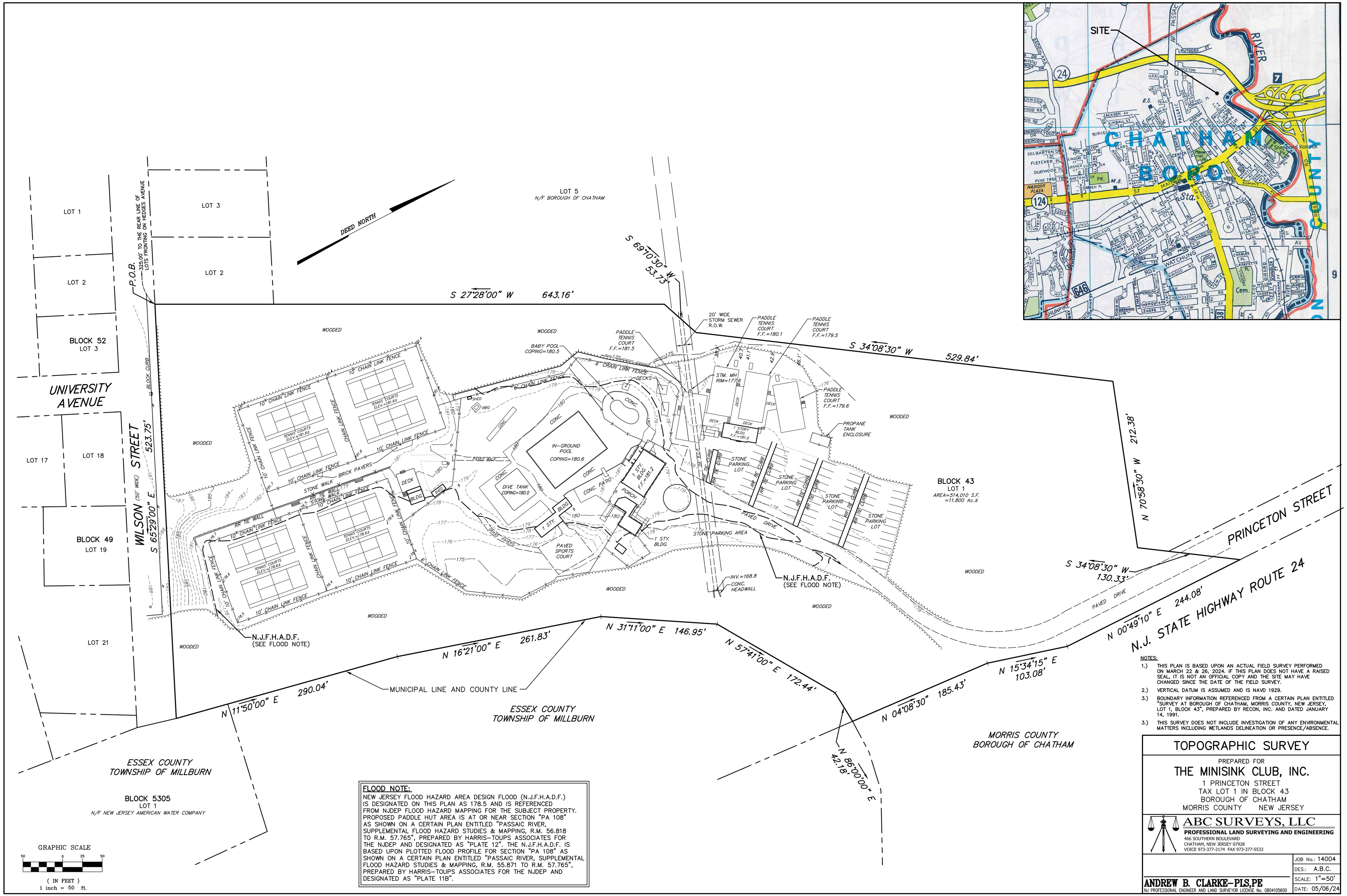
1. Proposed reconstruction requires the following variances:

    - The Resolution from the Zoning Board of Adjustments Decided September 28, 2016 and Memorialized October 26, 2016. 9) Applicant shall not resurface or otherwise change the tennis courts to make them less pervious than they presently are as Har-Tru courts.

If you have any questions, please feel free to contact our office at 973-701-6834.

Thank you,

Glen Turi
Zoning Official



FLOOD NOTE:

NEW JERSEY FLOOD HAZARD AREA DESIGN FLOOD (N.J.F.H.A.D.F.) IS DESIGNATED ON THIS PLAN AS 178.5 AND IS REFERENCED FROM NJDEP FLOOD HAZARD MAPPING FOR THE SUBJECT PROPERTY. PROPOSED PADDLE HUT AREA IS AT OR NEAR SECTION "PA 108" AS SHOWN ON A CERTAIN PLAN ENTITLED "PASSAIC RIVER, SUPPLEMENTAL FLOOD HAZARD STUDIES & MAPPING, R.M. 56.818 TO R.M. 57.765", PREPARED BY HARRIS–TOUPS ASSOCIATES FOR THE NJDEP AND DESIGNATED AS "PLATE 12". THE N.J.F.H.A.D.F. IS BASED UPON PLOTTED FLOOD PROFILE FOR SECTION "PA 108" AS SHOWN ON A CERTAIN PLAN ENTITLED "PASSAIC RIVER, SUPPLEMENTAL FLOOD HAZARD STUDIES & MAPPING, R.M. 55.871 TO R.M. 57.765", PREPARED BY HARRIS–TOUPS ASSOCIATES FOR THE NJDEP AND DESIGNATED AS "PLATE 11B".

NOTES:

1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON MARCH 22 & 26, 2024. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.

2.) VERTICAL DATUM IS ASSUMED AND IS NAVD 1929.

3.) BOUNDARY INFORMATION REFERENCED FROM A CERTAIN PLAN ENTITLED "SURVEY AT BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY, LOT 1, BLOCK 43", PREPARED BY RECON, INC. AND DATED JANUARY 14, 1991.

3.) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.

TOPOGRAPHIC SURVEY

PREPARED FOR

THE MINISINK CLUB, INC.

1 PRINCETON STREET
TAX LOT 1 IN BLOCK 43
BOROUGH OF CHATHAM
MORRIS COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE–PLS,PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

JOB No.:	14004
DES.:	A.B.C.
SCALE:	1"=50'
DATE:	05/06/24

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF TAXES PAID

Appendix 1D

Property location: Inlnd Long Passaic R

Block: 43 **Lot:** 1

Owner's name: Minisink Club Inc

Please email this form to Lydia Blide taxcollector@chathamborough.org

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the taxes for the above property have been paid for the 1st quarter of 2026 and are therefore current.

Today's date 3 / 23 / 2026

Lydia Blide Expires 5-12-26

Lydia Blide, Tax Collector

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF UTILITIES PAID

Appendix 1C

Property location: INLAND LONG PASSAIC R WILSON AVENUE

Block: 43 Lot: 1

Owner's name: MINISINK CLUB INC

Please email this form to Cheri Morris cmorris@chathamborough.org.

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised that the water and sewer charges for the above property are paid current as of today's date 3/20/26.

Cheri Morris

Cheri Morris
Utilities Clerk

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST C – PLAN REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT INCLUDING CONCEPTUAL SITE PLAN AND/OR SUBDIVISION REVIEW PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL. THIS CHECKLIST SHALL BE USED FOR ALL VARIANCES (NOT COVERED IN CHECKLIST B)

Items	**Checklist C - General Requirements**	**submitted**	**Borough use**
1	Floor Plans for each floor of the building or structure with clearly displayed dimensions of all rooms, perimeters.	N/A	
2	Building facades of elevations for all ides of the building or structure with roof height measurements included.	N/A	
3	Written statement of reasons why variance (s) is/are necessary	Yes	
4	If any lighting is proposed, location, mounting height, fixture type, and description of such lighting in detail.	N/A	
5	Statement as to any existing structure of improvement that will be removed from the property as part of the installation of the deck and/or fence now being proposed.	N/A	

Items	**For Subdivision and Preliminary Site Plan Plan Details Required**	**submitted**	**Borough use**
1	Plans neat and accurate, with consecutive numbering and descriptive label §165-162 (A)(1)	X	
2	Identification block §165-162 (A)(2)	x	
3	Plans certified with identity of preparer with dates of preparation and revision §165-162 (A)(3) and §165-162 (A)(4)	X	
4	Standard sheet sizes; 8x13 inches, 15 by 21 inches, or 24 by 36 inches §165-162 (A)(1)	X	
5	Proper scale §165-162 (A)(6)	x	
6	Key Map, North arrow on each page, reference meridian, 200' list of property owners with names and addresses §165-162 (A)(7), (A)(8), (A)(9)	X	
7	Zoning analysis showing requir3ed, existing, and proposed zoning conditions, variances and design waivers identified §165-162 (A)(10),	X	
8	Show exiting a proposed zoning conditions, variances and design waivers identified §165-162 (A)(11)	X	
9	Show existing and proposed additional floor area for each floor, basement, attic, porch area and garage area, and proposed additional floor area for the basement and each floor and attic §165-162 (A)(12)	N/A	
10	Signature block with necessary signatures on first page of plans§165-162 (A)(13)	X	
11	Dimensions in feet and inches, area values in square feet, ratios in percent to two decimal places §165-162 (B)(1)	X	
12	Width, depth, and height dimensions in feet and inches §165-162 (B)(2)	X	
	Continued on next page		

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
13	Proposed location and size of all structures, mechanicals, and any and all improvements §165-162 (B)(3)	X	
14	Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds §165-162 (B)(4)	X	
15	Indication of any reference corners and location dimensions and kind of each permanent property monument §165-162 (B)(5)	X	
16	Location of Zoning District boundaries within 200 feet or development §165-162 (B)(6)	X	
17	Location of Municipal boundary lines within 200 feet of development §165-162 (B)(7)	X	
18	Proposed front, side, and rear yard setbacks, and second story overhanging setbacks, distances in feet to two decimal places §165-162 (B)(8)	X	
19	Lot frontage, width, depth and area §165-162 (B)(9)	X	
20	Any street or roadway access and proposed directions of travel §165-162 (B)(10)	X	
21	Location and size (width and depth) of base height, from the original ground elevation to top element §165-162 (B)(11)	X	
22	Location, size, materials, method of attachment, and description of any signs, in accordance with Article XIII §165-162 (B)(12)	X	
23	Location, size, and description of any exterior lighting, with direction of illumination, power, and candlepower diagram, showing conformance with Section §165-162 (B)(13)	N/A	
24	Location, size and description of all existing and proposed utilities §165-162 (B)(14)	X	
25	Floor plans and gross floor area (both total and footprint) §165-162 (B)(15)	N/A	
26	Façade (elevation) drawings of proposed and existing buildings §165-162 (B)(16)	N/A	
27	Spot elevations (at building corners) and first floor building elevation §165-162 (B)(17)	N/A	
28	Fences and walls – height, locations, dimensions, setbacks, materials §165-162 (B)(18)	N/A	
29	Curbing, sidewalks, driveways, loading area §165-162 (B)(19)	N/A	
30	Refuse Storage – locations, type, dimensions, proposed enclosures, volume of storage §165-162 (B)(20)	N/A	
31	Existing and proposed public improvements, easements, rights of way, and restrictions of record, with accurate metes and bounds descriptions for same §165-162 (B)(21)	X	
32	Depiction of any existing natural features on the property and within 200 feet of each boundary line §165-162 (B)(22)	X	
33	Wetlands, wetlands delineations and buffers, water courses, conservation areas and easements, well heads, floodplain area, underground tanks and other environmental items §165-162 (B)(23)	X	
34	Stormwater management structure, dry wells, culverts, outlets and other details for stormwater drainage and management §165-162 (B)(24)	X	
	Continued on next page		

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
35	Steep slopes, contours, elevations, and calculations in accordance with Section §165-14 (D)(2), §165-14 (D)(3), §165-14 (G); §165-162 (B)(25)	X	
36	Loading and unloading area(s) §165-162 (B)(26)		
37	Parking layout plan accordance with Section 165-163 § 165-162 (B)(27)	X	
38	Existing trees depiction for trees 8 inches and over in diameter at 3' above ground elevation § 165-162 (B)(28)	X	
39	Landscaping plan in accordance with Section 165-163 § 165-162 (B)(29)	N/A	
40	Soil erosion and sediment control plan § 165-162 (B)(30)	N/A	

Items	Other Requirements for Subdivision and Preliminary Site Plan	submitted	Borough use
42	Written environmental statement including all documentation outline in §165-161 (B)	N/A	
43	Wetlands – written statement, report and/or documentation §165-161 (B)(23)	N/A	
44	Stormwater management addressed in accordance with §165-161 (B)	X	
45	Traffic impact study in accordance with §165-163 (B)	To the extent applicable, waiver requested for completeness.	
46	Parking management report in accordance with §165-161 (C)		
47	Documentation showing compliance with Well Head Protection Areas (Article IX) and Flood Damage prevention (Article XI)	N/A	
48	Written statement describing requests and basis for all Checklist waivers	X	

BOROUGH OF CHATHAM
CERTIFICATION OF COMPLETE APPLICATION

Applicant: Jag Construction

Address: 205 Hillside Ave

TAKE NOTICE that on the 22nd of July, 2026 your application to the:

( ) Planning Board

(x) Zoning Board

was reviewed in accordance with the rules of said Board and the applicable ordinances of the Borough of Chatham, and it was thereupon determined that all checklist items are in order and said application is complete. The time within which said Board must act on said application pursuant To N.J.S.A. 40:55D-1 et seq,. has commenced to run from said date.

Vanessa L. Nienhouse, RMC, CMC
Certified Planning and Zoning Board
Administrative Assistant
Municipal Clerk

SEND TO:

(x) Planner
(x) Board Engineer

BOROUGH OF CHATHAM
Borough of Chatham, 54 Fairmount Avenue, Chatham, New Jersey 07928

APPLICATION FOR DEVELOPMENT (appendix 1)
[ ] Planning Board
[●] Zoning Board

1. PROPERTY INFORMATION
Address: 205 Hillside Avenue ZONE: R-3
Tax Map Number: 21 Block: 104 Lot: 1
Present use:
Single Family Dwelling

Has there been any previous application involving these premises by the applicant or any prior owner of the property
( ) Yes [attach copies] (●) No ( ) Unknown [if unsure file OPRA with the Clerk's Office]
If yes, nature of application, date and determination: _____

Does the applicant own adjacent Property ( ) Yes (●) No If yes, address of property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
( ) Yes [attach copies] (●) No ( ) Proposed

**** Is the property in the Historic District? ( ) Yes (●) No If yes the application will need to be reviewed by the Historic Preservation Commission prior to being heard by the Board.**

2. APPLICANT INFORMATION
Name: JAG Construction Services, LLC (Jack Alpert)
Address: 17 Deerfield Road
City/State/Zip: Mendham, NJ 07945
Phone #: _____ Email: _____
Applicant is a(n): ( ) Individual ( ) Partnership (●) Corporation

CONTACT FOR APPLICATION
Name: JAG Construction Services, LLC (Jack Alpert)
Address: 17 Deerfield Road
City/State/Zip: Mendham, NJ 07945
Phone #: _____ Email: _____

3. DISCLOSURE STATEMENT
Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of persons owning 10% of the stock in a corporate application of 10% interest in any partnership application bust be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation of partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% of ownership criterion have been disclosed. (Attach pages as necessary to comply)
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____

APPLICATION FOR DEVELOPMENT continued

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information:

Owner's Name: _____

Address: _____ Phone # _____

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name: Nino A. Coviello-Saiber Attorneys at Law

Address: 7 Giralda Farms - Suite 360

City/State/Zip: Madison, NJ 07940

Phone #: 973-645-4800 Email: ncoviello@saiber.com

6. APPLICANT'S ENGINEER

Name: ABC Surveys, LLC (Andrew Clark) Planner's Name: Paul Ricci

Address: 466 Southern Boulevard Planner's Address: 177 Monmouth Avenue

City/State/Zip: Chatham, NJ 07928 Planner's City/State/NJ: Atlantic Highlands, NJ 07716

Phone #: 973-377-2174 Planner's #: 908-642-0700 Email: andrew@abc-surveys.com Planner's Email: paul@ricciplanning.com

7. APPLICANT'S ARCHITECT

Name: Douglas E. Miller, A.I.A. RA AI 15550

Address: 281 Main Street

City/State/Zip: Millburn, NJ 07041

Phone #: 973-258-0800 Email: dmiller@ahmarchitects.com

NATURE OF THE APPLICATION (check all applicable items)

( ) Conceptual subdivision plan
( ) Minor subdivision
( ) Major subdivision, preliminary
( ) Major subdivision, final
( ) Amendment to approved plat
( ) Lot line adjustment
( ) Conditional use
(●) Use variance
( ) Variance, residential fence or deck
(●) Variance, other residential
( ) Variance other (non-residential)
( ) Zone change
( ) Conceptual site plan
( ) Site plan, approval, preliminary residential
( ) Site plan, approval, preliminary non-residential
( ) Site plan approval, final
( ) Amendments to approved site plans
( ) Change of permitted use with waiver of site plan
( ) Wireless telecommunications application
( ) Appeal from administrative decision
( ) Interpretation of zoning ordinance

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alteration, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provide hours of operation, number of employees. Number of parking spaces, intention to sell or rent, and another information important for consideration:

~~Razing existing house to construct a 2-1/2 story Single Family Dwelling~~

10. DOES THE APPLICANT COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official or any other office of the Borough of Chatham which has been issued to you regarding this property.

Side Yard Setback, Section 165-14E-1a; Front Yard Setback, Section 164-14E-1b; Front Yard Setback, Section 165-14E-1b; Rear Yard Setback, Section 165-14E-1c; Building Coverage and Floor Area Ratio, Section 165-14F(1) for razing existing house to construct a 2-1/2 story single family dwelling

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

NA

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of the Applicant: Paul Colgert **Date:** 5/20/26

IF THE APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT FORM. (appendix 1A)

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1H

PERMISSION TO ENTER APPLICANT'S PROPERTY

We, the undersigned applicant(s), have made an application for development, variances or other relief before the Chatham Borough Board members, the appropriate Borough (Planning Board) (Zoning Board of Adjustment). We understand that the Board members, the appropriate Borough officials, and any counsel or other experts retained by the Board must have an opportunity to go on our property and examine the same, in order to be able to fully understand and evaluate our application.

We, therefore, grant permission to the members of the Board before which we will be appearing, their counsel and retained experts, the Borough Construction Official, the Borough Engineer, the Borough Fire Inspector, and any other appropriate Borough officials to come on our property during daylight hours in order to make a thorough examination of the same for the purpose of more effectively deciding our application. We understand that in all cases the Board members and other referred to here:

1. Will carry, available for inspection by the Applicants, photograph identification cards or other documentation that may readily identify them.
2. In all cases where the property contains the Applicant's residence, they shall ring the doorbell and announce their presence before proceeding with their inspections.
3. Whenever possible, they will call the applicants in advance before coming to the property.

Owner(s) Signature

Owner(s) Signature

Dated: 5/20/26

Borough of Chatham

Office of the Administrator

54 Fairmount Avenue ▪ Chatham ▪ NJ 07928
973-701-6824 ▪ ChathamBorough.org

August 4, 2026

JAG Construction Services, LLC
205 Hillside Avenue
Chatham, NJ 07928
Block 104 Lot 1 R-3

Dear Applicant,
Please be advised that your zoning permit application referenced above is hereby denied for the following reasons:

1. Proposed additions require the following variances:

    1. §165-14 (E-1a) **Side yard setback** 12 ft. required; 7.2 ft. existing non-conforming, and 10 ft. proposed (C) Variance.
    2. §165-14 (E-1b) **Front yard setback** 34.85 ft. required; 30.4 ft. existing non-conforming, and 31.0 ft. proposed (C) Variance.
    3. §165-14 (E-1b) **Exterior side yard setback** 30 ft. required; 19.1 ft. existing non-conforming, and 14 ft. proposed (C) Variance.
    4. §165-14 (E-1c) **Rear Yard setback** 52.5 ft. required; 62.7 ft existing, and 46.3 ft proposed (C) Variance.
    5. §165-14 (F-1) **Maximum Building Coverage** of 1,380 sq. ft. permitted, 1,128 sq. ft. existing, and 1,627 sq. ft. proposed. (C) Variance.
    6. §165-14 (F-1) **Floor Area Ratio (FAR)** 2,760 sq. ft. required; existing home to be demolished, 3,063 sq. ft. proposed. (D) Variance.

If you have any questions, please feel free to contact my office at 973-701-6824

Thank you,

Melanie Politi

Melanie Politi
Zoning Official

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST A – GENERAL REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT

***This checklist shall not be applicable to Requests for Interpretation, appeals of a Decision of a Borough Official, or Change of Permitted Use with Request for Waiver of Site Plan. Checklists E and F are required for those applications.**

Items	**Checklist A General Requirements**	**submitted**	**Borough use**
1	Completed and signed application for development	X	
2	Permission to Enter Applicant's Property (appendix 1H)	X	
3	Owner's consent when owner is not the applicant (appendix 1A)		
4	applicable checklist(s)	X	
5	Payment of application fee and escrow	X	
6	Property survey, signed and sealed by land surveyor or engineer, must be dated within 5 years from the date of the application and must show all current improvements and conditions on the property, including the location of all fences, decks, etc.,	X	
7	Letter from Borough water and Sewer Department that all fees and charges are paid and current. (appendix 1C)	X	
8	Certificate from Borough Tax Collector that taxes for the property have been paid (current date) (appendix 1D)	X	
9	Certified list of all property owners with 200 feet of the property from Borough's Tax assessors' office (appendix 1E)	X	
10	Photographs of the property from the front, back and both sides (please label what the pictures are)	NA	
11	Copies of any prior resolutions of approval for this property from either the Planning Board or Zoning Board of Adjustment	X	
12	Copies of any letters or notices received from any Borough official, office, board, or agency	NA	
13	List of any witness or experts who will be presenting testimony or reports regarding this application – Name, address, and phone number (attach any of said reports to your application)	NA	
14	Copies of any and all approvals received from any other governmental agency, and if any permits have been issued attached hereto full and complete copes of any and all such notices documents, approvals, or permits.	NA	
15	Copies of any deed restrictions or easements that affect the property	NA	
16	Proposed notice to affected property owners and/ or to be published for hearing	X	
17	Statement of reasons why the application is necessary and all facts and information that would support an approval	X	

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST B – "C" VARIANCES FOR DECKS AND FENCES ON SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL PROPERTIES

Items	**Checklist B General Requirements**	**submitted**	**Borough use**
1	Letter from Zoning Officer denying your permit- approval	X	
2	Plans to scale the deck on sheets no larger than 2 by 3 feet. Height-elevation of deck. Detailed description of the proposed fence as to height, type of fence (open vs. solid), complete construction details. Present survey and separate survey with the location of the deck or fence proposed accurately measured and marked with setbacks noted. Attach any brochures or other materials that show the details and materials to be used for the deck or fence.	x	
3	Landscaping plan showing existing landscaping and locations of any proposed planting and/ or buffer areas to be provided.	NA	
4	If any lighting is proposed, location, mounting height, fixture type, and description of such lighting in detail.	NA	
5	Statement as to any existing structure of improvement that will be removed from the property as part of the installation of the deck and/or fence now being proposed.	X	

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST C – PLAN REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT*
CONCEPTUAL SITE PLAN AND/OR SUBDIVISION REVIEW PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL. THIS CHECKLIST IS ALSO REQUIRED FOR ALL OTHER VARIANCES (NOT COVERED IN CHECKLIST B)

Items	**Checklist C - General Requirements**	**submitted**	**Borough use**
1	Floor Plans for each floor of the building or structure with clearly displayed dimensions of all rooms, perimeters.	X	
2	Building facades of elevations for all ides of the building or structure with roof height measurements included.	X	
3	Written statement of reasons why variance (s) is/are necessary	x	
4	If any lighting is proposed, location, mounting height, fixture type, and description of such lighting in detail.	NA	
5	Statement as to any existing structure of improvement that will be removed from the property as part of the installation of the deck and/or fence now being proposed.	NA	

Items	**For Subdivision and Preliminary Site Plan Plan Details Required**	**submitted**	**Borough use**
1	Plans neat and accurate, with consecutive numbering and descriptive label §165-162 (A)(1)	X	
2	Identification block §165-162 (A)(2)	X	
3	Plans certified with identity of preparer with dates of preparation and revision §165-162 (A)(3) and §165-162 (A)(4)	X	
4	Standard sheet sizes; 8x13 inches, 15 by 21 inches, or 24 by 36 inches §165-162 (A)(1)	X	
5	Proper scale §165-162 (A)(6)	X	
6	Key Map, North arrow on each page, reference meridian, 200' list of property owners with names and addresses §165-162 (A)(7), (A)(8), (A)(9)	X	
7	Zoning analysis showing requir3ed, existing, and proposed zoning conditions, variances and design waivers identified §165-162 (A)(10),	X	
8	Show exiting a proposed zoning conditions, variances and design waivers identified §165-162 (A)(11)		
9	Show existing and proposed additional floor area for each floor, basement, attic, porch area and garage area, and proposed additional floor area for the basement and each floor and attic §165-162 (A)(12)	X	
10	Signature block with necessary signatures on first page of plans§165-162 (A)(13)	NA	
11	Dimensions in feet and inches, area values in square feet, ratios in percent to two decimal places §165-162 (B)(1)	X	
12	Width, depth, and height dimensions in feet and inches §165-162 (B)(2)	X	
	Continued on next page		

Items	**For Subdivision and Preliminary Site Plan** **Plan Details Required continued**	**submitted**	**Borough use**
13	Proposed location and size of all structures, mechanicals, and any and all improvements §165-162 (B)(3)	NA	
14	Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds §165-162 (B)(4)	X	
15	Indication of any reference corners and location dimensions and kind of each permanent property monument §165-162 (B)(5)	NA	
16	Location of Zoning District boundaries within 200 feet or development §165-162 (B)(6)	X	
17	Location of Municipal boundary lines within 200 feet of development §165-162 (B)(7)	X	
18	Proposed front, side, and rear yard setbacks, and second story overhanging setbacks, distances in feet to two decimal places §165-162 (B)(8)	X	
19	Lot frontage, width, depth and area §165-162 (B)(9)	X	
20	Any street or roadway access and proposed directions of travel §165-162 (B)(10)	NA	
21	Location and size (width and depth) of base height, from the original ground elevation to top element §165-162 (B)(11)	NA	
22	Location, size, materials, method of attachment, and description of any signs, in accordance with Article XIII §165-162 (B)(12)	NA	
23	Location, size, and description of any exterior lighting, with direction of illumination, power, and candlepower diagram, showing conformance with Section §165-162 (B)(13)	NA	
24	Location, size and description of all existing and proposed utilities §165-162 (B)(14)	NA	
25	Floor plans and gross floor area (both total and footprint) §165-162 (B)(15)	X	
26	Façade (elevation) drawings of proposed and existing buildings §165-162 (B)(16)	X	
27	Spot elevations (at building corners) and first floor building elevation §165-162 (B)(17)	X	
28	Fences and walls – height, locations, dimensions, setbacks, materials §165-162 (B)(18)	NA	
29	Curbing, sidewalks, driveways, loading area §165-162 (B)(19)	NA	
30	Refuse Storage – locations, type, dimensions, proposed enclosures, volume of storage §165-162 (B)(20)	NA	
31	Existing and proposed public improvements, easements, rights of way, and restrictions of record, with accurate metes and bounds descriptions for same §165-162 (B)(21)		
32	Depiction of any existing natural features on the property and within 200 feet of each boundary line §165-162 (B)(22)	NA	
33	Wetlands, wetlands delineations and buffers, water courses, conservation areas and easements, well heads, floodplain area, underground tanks and other environmental items §165-162 (B)(23)	NA	
34	Stormwater management structure, dry wells, culverts, outlets and other details for stormwater drainage and management §165-162 (B)(24)	NA	
	Continued on next page		

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
35	Steep slopes, contours, elevations, and calculations in accordance with Section §165-14 (D)(2), §165-14 (D)(3), §165-14 (G); §165-162 (B)(25)		
36	Loading and unloading area(s) §165-162 (B)(26)		
37	Parking layout plan accordance with Section 165-163 § 165-162 (B)(27)		
38	Existing trees depiction for trees 8 inches and over in diameter at 3' above ground elevation § 165-162 (B)(28)		
39	Landscaping plan in accordance with Section 165-163 § 165-162 (B)(29)		
40	Soil erosion and sediment control plan § 165-162 (B)(30)		

Items	Other Requirements for Subdivision and Preliminary Site Plan	submitted	Borough use
42	Written environmental statement including all documentation outline in §165-161 (B)		
43	Wetlands – written statement, report and/or documentation §165-161 (B)(23)		
44	Stormwater management addressed in accordance with §165-161 (B)		
45	Traffic impact study in accordance with §165-163 (B)		
46	Parking management report in accordance with §165-161 (C)		
47	Documentation showing compliance with Well Head Protection Areas (Article IX) and Flood Damage prevention (Article XI)		
48	Written statement describing requests and basis for all Checklist waivers		

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF UTILITIES PAID

Appendix 1C

Property location: 205 Hillside Ave

Block: 104 **Lot:** 1

Owner's name: JAG Construction

Please email this form to Cherri Morris cmorris@chathamborough.org.

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the water, sewer, and solid waste charges for the above property are paid current as of today's date 05/22/2026.

Cheri Morris
Utilities Clerk

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF TAXES PAID

Appendix 1D

Property location: 205 Hillside Ave

Block: 104 **Lot:** 1

Owner's name: JAG Construction

Please email this form to Lydia Blide at taxcollector@Chathamborough.org

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the taxes for the above property have been paid for the 2nd quarter of 2026

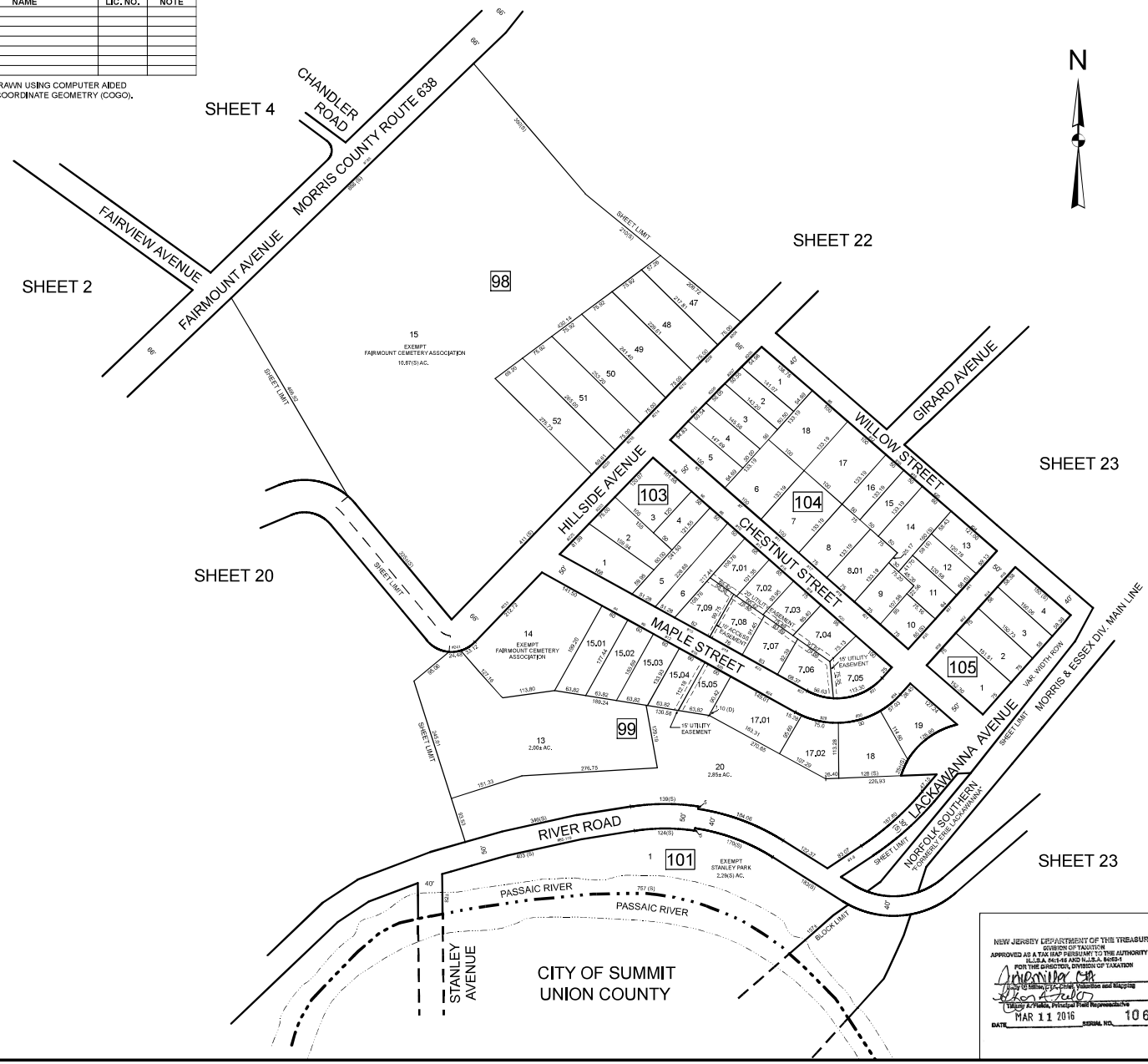
and are therefore current.

Today's date 6/ 1 / 2026

Lydia Blide, Tax Collector

REVISIONS			
DATE	NAME	LIC. NO.	NOTE

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING (CAD) AND COORDINATE GEOMETRY (COGO).



NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
APPROVED AS A TAX MAP PERSUANT TO THE AUTHORITY OF R.S.54:4-46 AND N.J.S.A. 54:5-1
FOR THE DIRECTOR, DIVISION OF TAXATION

Andrew Ciff
Chief, Bureau of Tax Map Production and Mapping

Gloria Arteaga
Deputy Director, Principal Field Representative

DATE MAR 11 2016 SERIAL NO. 1069

TAX ASSESSMENT MAP
CHATHAM BOROUGH

MORRIS COUNTY **NEW JERSEY**

SCALE 1 " = 100 ' **JANUARY 30, 2015**

WILLIAM A. DIBARTOLO JR.
NEW JERSEY PROFESSIONAL LAND SURVEYOR NO. NJGS04331200
MORRIS COUNTY OFFICE OF INFORMATION TECHNOLOGY
30 SCHUYLER PLACE, MORRISTOWN, NEW JERSEY 07963

200 Ft Radius List **May 22, 2026**

Property list within 200 Ft of: JAG Construction Services LLC.

Block: 104 Lot: 1 Address: 205 Hillside Ave

Please write to:

- ***Bell Atlantic, 540 Broad Street, Newark, NJ 07102***
- ***One Verizon Way, Basking Ridge, NJ 07920***
- ***Optimum, 461 Route 10 East, Ledgewood, NJ 07852***
- ***PSE&G, Manager – Corporate properties, 80 Park Plaza, T6B, Newark NJ 07102***
- ***JCP&L, Attn; Craig Mandel, JCP&L Real Estate, 300 Madison Ave, P O Box 1911, Morristown, NJ 07960-1911***

If your property is intersected with the streets below, please send notification to:

Route 124 (Main St) is a state road – please write to: **Department of Transportation,** 1035 Partway Ave, Trenton, NJ 08618

Watchung Ave, Fairmount Ave, N. Passaic Ave are County Roads, please write to: Morris County Planning Board, P.O. Box 900 Morristown NJ 07963

I hereby certify that the attached 200ft-property list is true and correct to the best of my knowledge. And, after 60 days, this list will be invalid thereafter.

Very truly yours,

Evelyn Campo
Tax Assessor Assistant.

Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this infomration. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_104_1	0.1723	205 HILLSIDE AVE	JAG CONSTRUCTION SERVICES LLC	17 DEERFIELD RD MENDHAM, NJ 07945

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_104_1	0.1723	205 HILLSIDE AVE	JAG CONSTRUCTION SERVICES LLC	17 DEERFIELD RD MENDHAM, NJ 07945
1404_104_16	0.1527	16 WILLOW ST	BANG, KATHRYN KOLLEM	16 WILLOW ST CHATHAM, NJ 07928
1404_104_17	0.3053	12 WILLOW ST	LEWIS, L JEFFREY/BARBARA B	12 WILLOW ST CHATHAM, NJ 07928
1404_104_18	0.3053	8 WILLOW ST	CORNISH, SAMUEL S/KATHLEEN TAPPAAN	8 WILLOW ST CHATHAM, NJ 07928
1404_104_2	0.1630	207 HILLSIDE AVE	YAUN/NICHOLSON, KEITH/NANCY	207 HILLSIDE AVE CHATHAM, NJ 07928
1404_104_3	0.1851	209 HILLSIDE AVE	MCHALE, ANN M	209 HILLSIDE AVE CHATHAM, NJ 07928
1404_104_4	0.1676	211 HILLSIDE AVE	SULIT, DANIEL/MAY	211 HILLSIDE AVE CHATHAM, NJ 07928
1404_104_5	0.1869	3 CHESTNUT ST	BECKER, ANDREW K/LAURA A	3 CHESTNUT ST CHATHAM, NJ 07928
1404_104_6	0.3053	7 CHESTNUT ST	FRIEDMAN, MARK/CHRISTINE	7 CHESTNUT ST CHATHAM, NJ 07928
1404_104_7	0.3053	11 CHESTNUT ST	CAMPANILE, MICHAEL V/DAWN	11 CHESTNUT ST CHATHAM, NJ 07928
1404_107_1	0.1946	1 WILLOW ST	WILLOW PROPERTY MANAGEMENT LLC	25 HUGHES PL SUMMIT, NJ 07901
1404_107_2	0.1722	197 HILLSIDE AVE	SPEACE, ROBERT M/SARAH SHAILER	197 HILLSIDE AVE CHATHAM, NJ 07928
1404_107_3	0.2600	195 HILLSIDE AVE	PAULSON, PETER S/BETH A	195 HILLSIDE AVE CHATHAM, NJ 07928
1404_107_36	0.2295	11 WILLOW ST	MOORE, KIMBERLY A & WILLIAM LIFE ES	11 WILLOW ST CHATHAM, NJ 07928
1404_107_37	0.4614	7 WILLOW ST	SAVARESE, JOHN L/KELLY K H/W	7 WILLOW ST CHATHAM, NJ 07928
1404_107_38	0.1825	3 WILLOW ST	REITTER, JAMES/JANICE	3 WILLOW ST CHATHAM, NJ 07928
1404_98_15.06	0.0000	185 FAIRMOUNT AVE	FAIRMOUNT CEMETERY ASSN	233 HILLSIDE AVE CHATHAM, NJ 07928
1404_98_43	0.1791	194 HILLSIDE AVE	MOSTERT, EDUARD/MARIETJIE	194 HILLSIDE AVE CHATHAM NJ 07928
1404_98_44	0.1653	198 HILLSIDE AVE	CHOPRA, ALKA/VIVEK	198 HILLSIDE AVE CHATHAM, NJ 07928
1404_98_45	0.1515	200 HILLSIDE AVE	HOFFMAN, DAMIEN/JAMIE	200 HILLSIDE AVE CHATHAM, NJ 07928
1404_98_46	0.1625	202 HILLSIDE AVE	WEAVER, JERRY J/MEI-LU	202 HILLSIDE AVE CHATHAM, NJ 07928
1404_98_47	0.3374	204 HILLSIDE AVE	204 CHATHAM LLC & KULL,V J LIFE EST	25 EAST MADISON AVE FLORHAM PARK, NJ 07932
1404_98_48	0.3840	208 HILLSIDE AVE	HONER, CHRISTIAN M/DEBRA A DUDAS-	208 HILLSIDE AVE CHATHAM, NJ 07928

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_98_49	0.4046	210 HILLSIDE AVE	SORIANO, JOHN P/DEVON K	210 HILLSIDE AVE CHATHAM, NJ 07928
1404_98_50	0.4253	214 HILLSIDE AVE	BOWKER, ROBERT T/RHONDA L	214 HILLSIDE AVE CHATHAM, NJ 07928

NOTICE OF HEARING ON APPLICATION

BOROUGH OF CHATHAM

(ZONING BOARD OF ADJUSTMENT)

TAKE NOTICE, that on the **26th day of August, 2026** at 7:30 p.m., a public hearing will be held before the Zoning Board of Adjustment for the Borough of Chatham at the Chatham Borough Hall located at 54 Fairmount Avenue, Chatham, New Jersey 07928.

An application for development has been submitted to the Zoning Board of Adjustment seeking variance approval as to permit razing the existing house to construct a two and half story single family dwelling on the premises at 205 Hillside Avenue and designated as Lot 1 and Block 104 on the Borough of Chatham Tax Map, and this notice is being published and sent to those property owners of property in the immediate vicinity.

Any required variances and/or waivers required for this application are as follows:

Side Yard Setback, Section 165-14E(1)(a) where 12ft is required, 7.2ft existing non-conforming, and 10ft proposed (C) Variance; Front Yard Setback Section 165-14E(1)(b) on Hillside Avenue where 34.85ft is required; 30.4 ft existing non-conforming, and 31.0ft is proposed (C) Variance; Front Yard Setback Section 165-14E(1)(b) on Willow Street where 30ft is required, 19.1ft existing non-conforming, and 14.0ft is proposed (C) Variance; Rear Yard Setback, Section 165-14E(1)(c) where 52.5ft is required; 62.7ft existing, and 46.3ft is proposed (C) Variance; Building Coverage, Section 165-14F(1) where 1,380 s.f. is permitted, 1,128 s.f. is existing and 1,627 s.f. is proposed (C) Variance; Floor Area Ration (FAR), Section 165-14F(1) where 2,760 s.f. is required, existing home to be demolished and proposed 3,063 s.f. for new house (D) Variance.

And any variances, waivers, exceptions or other types of relief which are identified during the hearing of the application.

All interested parties are invited to appear and be heard at the public hearing on this application. Documents relating to this application may be inspected by the Public during normal business hours in the Clerk's Office at the Chatham Borough Hall, 54 Fairmount Avenue, Chatham, New Jersey, weekdays from 9:00 a.m. to 3:00 p.m.

Jack Alpert

ARCHITECTS LLC

STEVEN C. HOCKSTEIN, AIA
NJ RA 14360
DOUGLAS E. MILLER, AIA
NJ RA 15550

PHONE: 973-258-0800
FAX: 973-258-1333

281 MAIN STREET, MILLBURN, NJ 07041

AHMARCHITECTS.COM

July 31, 2026

Chatham Borough
Zoning Board of Adjustment
54 Fairmount Avenue
Chatham, NJ 07928

RE: Variance Application for:
JAG Construction Service, LLC
205 Hillside Avenue
Block 104, Lot 1
Chatham, NJ

Dear Members of the Board:

Please accept this letter to explain the variance request for the proposed new house at 205 Hillside Avenue, Block 104, Lot 1, in the Borough of Chatham.

Our corner lot is 54.96' x 139.8', which creates front yard setbacks on the street sides, it has a small garage that does not accommodate current car sizes, and the home is only 1-1/2 stories.

We are requesting a “C” variances for side yard setback, section 165-14E(1)(a) where 12ft is required, 7.2ft existing non-conforming, and 10ft proposed; front yard setback, section 165-14E(1)(b) on Hillside Avenue where 34.85ft is required; 30.4 ft existing non-conforming, and 31.0ft is proposed; front yard setback, section 165-14E(1)(b) on Willow Street where 30ft is required, 19.1ft existing non-conforming, and 14.0ft is proposed; rear yard setback, section 165-14E(1)(c) where 52.5ft is required; 62.7ft existing, and 46.3ft is proposed; building coverage, section 165-14F(1) where 1,380 s.f. is permitted, 1,128 s.f. is existing and 1,637 s.f. is proposed and “D” variance for floor area ratio (FAR), section 165-14F(1) where 2,760 s.f. is required, existing home to be demolished and proposed 3,063 s.f.

The existing non-conforming home does not meet the current standards for today's modern family. Any additions to the house would require variances due to the narrow size of the corner lot, the placement of the house, and the setback requirements. Therefore, it is best to raze the home and replace it with a new single family dwelling.

The new house will be further away on Hillside Avenue. It will have a garage as required by the current zoning ordinance. The house would encroach less into the required setback (on Hillside Avenue), than the existing home. A building coverage variance cannot be avoided due to the size of the interior spaces required for a single family home.

The changes will enhance the usefulness of the home, do not deter from the overall aesthetic, and will be a benefit to the neighborhood and the community of Chatham Borough. We have worked hard to conform to all other requirements for the zone. Granting the variance will not be a detriment to the neighborhood or the Zoning Plan of Chatham Borough. The proposed addition does not adversely affect the open space in the neighborhood.

Thank you for taking the time to review our application.

Very truly yours,

Douglas E. Miller, AIA
AHM Architects, LLC

FRONT VIEW (ON WILLOW STREET)

REAR VIEW

LEFT SIDE VIEW

RIGHT SIDE VIEW (ON HILLSIDE AVENUE)

Borough of Chatham

Office of the Administrator

54 Fairmount Avenue ▪ Chatham ▪ NJ 07928
973-701-6824 ▪ ChathamBorough.org

August 4, 2026

JAG Construction Services, LLC
205 Hillside Avenue
Chatham, NJ 07928
Block 104 Lot 1 R-3

Dear Applicant,
Please be advised that your zoning permit application referenced above is hereby denied for the following reasons:

1. Proposed additions require the following variances:

    1. §165-14 (E-1a) **Side yard setback** 12 ft. required; 7.2 ft. existing non-conforming, and 10 ft. proposed (C) Variance.
    2. §165-14 (E-1b) **Front yard setback** 34.85 ft. required; 30.4 ft. existing non-conforming, and 31.0 ft. proposed (C) Variance.
    3. §165-14 (E-1b) **Exterior side yard setback** 30 ft. required; 19.1 ft. existing non-conforming, and 14 ft. proposed (C) Variance.
    4. §165-14 (E-1c) **Rear Yard setback** 52.5 ft. required; 62.7 ft existing, and 46.3 ft proposed (C) Variance.
    5. §165-14 (F-1) **Maximum Building Coverage** of 1,380 sq. ft. permitted, 1,128 sq. ft. existing, and 1,627 sq. ft. proposed. (C) Variance.
    6. §165-14 (F-1) **Floor Area Ratio (FAR)** 2,760 sq. ft. required; existing home to be demolished, 3,063 sq. ft. proposed. (D) Variance.

If you have any questions, please feel free to contact my office at 973-701-6824

Thank you,

Melanie Politi

Melanie Politi
Zoning Official

BOSWELL
EST 1924

Western New Jersey
180 Main Street P.O. Box 571
Chester, NJ 07930

O 908 879 6209
info@boswellengineering.com
boswellengineering.com

July 22, 2026

email only

Chatham Borough Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Re: Jag Construction Services Variance Application
Block 104, Lot 1
205 Hillside Avenue
Application No. ZB26-008
Our Project No. 26CHZ-108

Dear Mr. Cifelli and Members of the Board:

This office is in receipt of the following information submitted in connection with the above referenced project:

- Variance plan prepared by ABC Surveys, LLC. dated July 13, 2026.
- Architectural plans prepared by AHM Architects, consisting of four (4) sheets dated April 28, 2026 and revised through July 7, 2026.
- Topographic survey prepared by ABC Surveys, LLC. dated March 19, 2026.
- Application package, with Checklists A and C.
- July 17, 2026 response letter to our July 1, 2026 review, prepared by ABC Surveys, LLC.

This application proposes to raze the existing residential structure and associated improvements and construct a new dwelling on the property. We have the following comments and or recommendations, which are subsequent to and supersede our letter of July 1, 2026:

A. General

1. The property in question is located in the R-2 zone and contains approximately 7,667 square feet or 0.176 acres. The property is presently developed with the existing dwelling and associated improvements.
2. We offer the following with regard to application completeness and the checklists included in the application package.
   a. *Checklist C, second part, Item 10 requires a signature block in accordance with §165-162A(13).* The architectural drawings should include the required signature legends on the first sheet of the drawings. We recommend a waiver for completeness only.
3. It is our recommendation that the application be deemed complete.

B. Plan Review

Re: Jag Construction Services Variance Application
Block 104, Lot 1
205 Hillside Avenue
Application No. ZB26-008
Our Project No. 26CHZ-108

1. The property is considered a corner lot, located at the southwest corner of Hillside Avenue and Willow Street. Under the definition of a corner lot, the owner, when first applying for a building permit, shall designate which of the two streets is to be the principal frontage for the purpose of establishing the front, rear and side yard requirements. Based on the table of zoning requirements on the variance plan drawing, Hillside Avenue is being considered the principal frontage. We note the following variances and nonconformities required for approval of the application, noting again that for the purposes of this zoning analysis, Hillside Avenue, which also has the narrower frontage width is considered the principal frontage:

   a. A variance is required to exceed the maximum building coverage where 1,380 square feet is permitted and 1,626 square feet is proposed.

   b. A variance is required to exceed the allowable floor area where 2,760 square feet is permitted and 3,061 square feet is proposed.

   c. A variance is required to exceed the allowable floor area ratio where 36.05% is permitted and 39.92% is proposed.

   d. A variance is required for the exterior side yard (Willow Street frontage) setback where 30 feet is required and a setback of 14.0 feet is proposed. *(See the definition under §165-14.E(1)(d) which only provides a "front yard" setback exemption for entry porticos being added to an existing landing or stairs.)*

   e. A variance is required for the interior side yard where a setback of 12 feet is required and a setback of 7.9 feet is proposed when measured to the fireplace bump out.

   f. A variance is required for the front yard (Hillside Avenue frontage) setback where 34.9 feet is required based on the proposed building height and a setback of feet 31.0 is proposed.

   g. A variance is required for the rear yard setback where 52.35 feet is required based on the proposed building height and a setback of 46.3 feet is proposed.

   h. On a corner lot, §165-14.E(1)(e) requires that attached garages that face a public street shall face the street associated with the side façade of the principal structure. The dwelling and garage are proposed to visually face Willow Street. The Board should confirm that Willow Street can be considered the "side façade of the principal structure," noting that the ordinance allows the owner to designate the principal "frontage" for zoning purposes.

   i. The property is nonconforming with regard to lot area where 9,300 square feet is required and the property contains 7,667 square feet.

   j. The lot is nonconforming with regard to lot frontage and lot width where 75 feet is required for both standards and lot frontage and lot width of 54.96 feet is existing.

Re: Jag Construction Services Variance Application
Block 104, Lot 1
205 Hillside Avenue
Application No. ZB26-008
Our Project No. 26CHZ-108

2. The table of zoning requirements on the plot plan drawing should be revised as follows:
   a. The required rear yard setback, based on a proposed building height of 34.85 feet, average, should be indicated as 52.3 feet, or 52.35 if a building height of 34.9 feet as indicated in the table is applied.
3. We note that the existing driveway has an opening/curb cut of approximately 23 feet while the proposed driveway opening/curb cut is 18 feet. Under §165-82.A(4)(a), driveways in excess of 16 feet at the street line shall be prohibited. A design exception is required for the proposed 18-foot driveway opening at the curb line.
4. The curb detail should be revised to include full depth pavement repair within Willow Street, as follows:
   a. Indicate that the existing pavement is to be sawcut with a minimum full depth pavement repair width of 2 feet.
   b. Indicate a 2-inch thick surface course layer of Hot Mix Asphalt 9.5M64.
   c. Indicate a 6-inch thick base course layer of Hot Mix Asphalt 19M64.
   d. Indicate dense grade aggregate from the bottom of the curb footing depth to the bottom of the HMA base layer.
   e. Tack coat to be applied to the existing edge of asphalt.
   f. All construction to be in accordance with NJDOT standards.
5. It should be determined if any of the existing utility service lines can be utilized for the new structure, particularly the building sewer lateral in order to avoid unnecessary openings in the street. If utilizing the existing sewer lateral, a cleanout should be provided at the right-of-way line if a cleanout currently does not exist. Any new connections to the sewer line should be subject to the approval of the DPW.
6. The following comments pertain to the architectural drawings:
   a. The required signature legends, discussed above under completeness, should be added to the first sheet of the set.
   b. The finished basement plan on sheet A-2 indicates a guest bedroom. The egress well that was shown on the previous plans was removed while the note indicating an egress well remains on the plan. Clarification/testimony should be provided to confirm whether or not an egress well is required or if the window added to the rear elevation meets egress requirements for the proposed bedroom.
   c. The elevation views on sheet A-4 do not align with the table of zoning requirements with regard to front and side yards, which could result in some confusion. We note the following:

Re: Jag Construction Services Variance Application
Block 104, Lot 1
205 Hillside Avenue
Application No. ZB26-008
Our Project No. 26CHZ-108

i) The schematic front elevation shown on sheet A-1, at least for the current zoning analysis, is considered the exterior side yard. The view should be labeled as, "Exterior Side Yard/Willow Street Frontage Elevation."

ii) The elevation view in the top left corner of sheet A-4 should be labeled as, "Interior Side Yard Elevation."

iii) The elevation view in the top right corner of sheet A-4 should be labeled as "Rear Yard Elevation."

iv) The elevation view in the lower left corner of sheet A-4 should be labeled as, "Exterior Side Yard/Willow Street Frontage Elevation."

v) The elevation view in the lower right corner of sheet A-4 should be labeled as, "Front Yard/Hillside Avenue Frontage Elevation."

7. While the project proposes a net decrease in impervious surface, there will be a net increase in roof area and we therefore recommend the drywell indicated on the plans be required as a condition of approval.
8. The amount of engineering and inspection fees required for the proposed drywell system should be determined by the Borough Engineer.
9. Approval will be required from the Morris County Soil Conservation District prior to the start of construction.
10. Any approval should be conditioned upon the Applicant submitting six (6) copies of revised plans for signature by the Board.

We trust this information is useful for the Board's review of the application. Should you have any questions or need additional information, please do not hesitate to contact this office.

Very truly yours,

Robert C. Brightly, PE, CME
Boswell Engineering

cc: Patrick J Dwyer, Esq. (via email)
Kendra Lelie, PP, AICP, ASLA (via email)
Nino A. Coviello, Esq (via email)
Douglas E. Miller, AIA (via email)
Andrew B. Clark, PE, LS (via email)
Jack Alpert (via email)

ABC SURVEYS, LLC

Professional Land Surveying and Engineering
466 Southern Boulevard, Chatham, New Jersey 07928
Phone 973.377.2174 Fax 973.377.5533
andrew@abc-surveys.com

July 17, 2026

Robert C. Brightly, PE, PP, CME
Boswell Engineering
180 Main Street
P.O. Box 571
Chester, NJ 07930

RE: ZB26-008
JAG Construction Services
Lot 1 in Block 104
205 Hillside Avenue

Dear Mr. Brightly:

I am in receipt of the Completeness Review and Technical Review dated July 1, 2026. The plans have been revised in response to this review memo.

To assist the review of the revised plans, the following responses are enumerated to correspond with the comments from the 07/01/26 memo:

A. General
   1. Statement of fact.
   2. Completeness items
      a. Requested notation was clarified on the plan. In addition, there is a stand-alone survey plan that is included in this submission.
      b. Required site photographs are included in this submission.
      c. No variances are being sought for a deck or fence.
      d. The key map and 200' owner list has been added to the revised plan.
      e. The site data table has been revised to show the percentage for the residential floor area.
      f. Architectural plans have been revised.
      g. Signature block has been added to the revised plan.
      h. Proposed setbacks to AC generator and chimney have been added to the revised plan.

B. Plan Review
   1. Plan has been reformatted and titled as "Variance Plan".
   2. This comment is documenting and enumerating the requested variances.
   3. The zoning table has been revised to indicate the following:
      a. The Willow Street side has been designated as the "Exterior Side Yard".

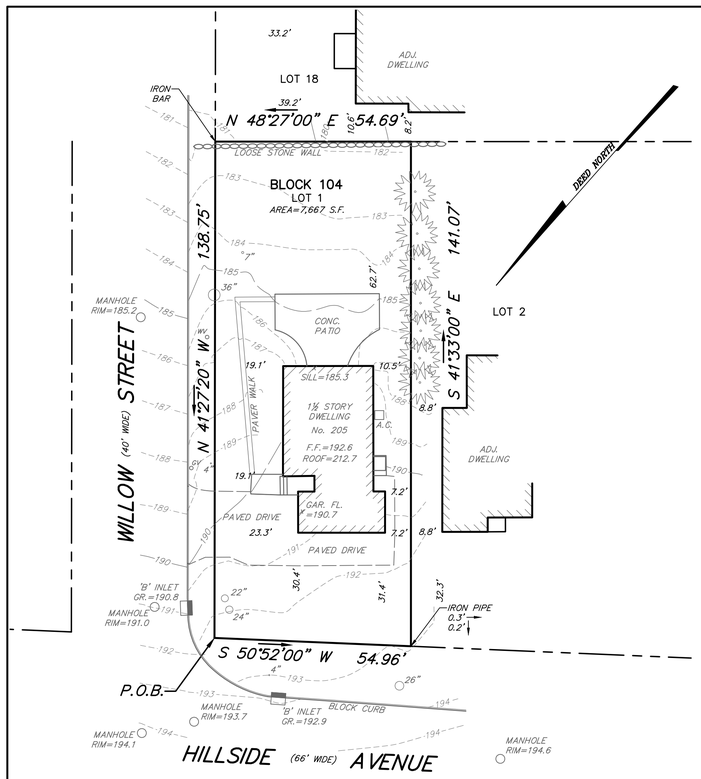
   b. The percentage for the Residential Floor Area has been added.
   c. The Exterior Side Yard data has been added and reflects the 14.0 foot proposed dimension to the portico.
   d. The discrepancy has been corrected.
   e. The setback to the garage has been added for verification of the setback from the front principal building line. This dimension is 4.5 feet as further confirmed on the architectural plans.
4. The various requested proposed setback dimensions have been added to the revised plan.
5. The proposed setbacks to the walkway landing have been added to the revised plan.
6. The proposed grading has been revised to stop short of the right of way line along Willow Street.
7. A label has been added to the revised plan clarifying that block curb is proposed along the proposed driveway.
8. A dimension has been added to the revised plan for the driveway. A design waiver is being requested for the width exceeding 16 feet.
9. Notation has been added to the revised plan indicating where and how much full height curb is to be restored near the driveway opening.
10. The curb detail with the pavement repair will be revised as specified if/when the application is approved.
11. Notation has been added to the revised plans with respect to the utility connections.
12. The architectural plans have been revised.
13. Understood.
14. The requested note has been added to the dry well detail.
15. It is understood that soil erosion certification will be required if the application is approved and proceeds to construction permitting.

We trust these revisions have provided sufficient information to permit this application to advance to a board hearing. If you require further information, please do not hesitate to contact me.

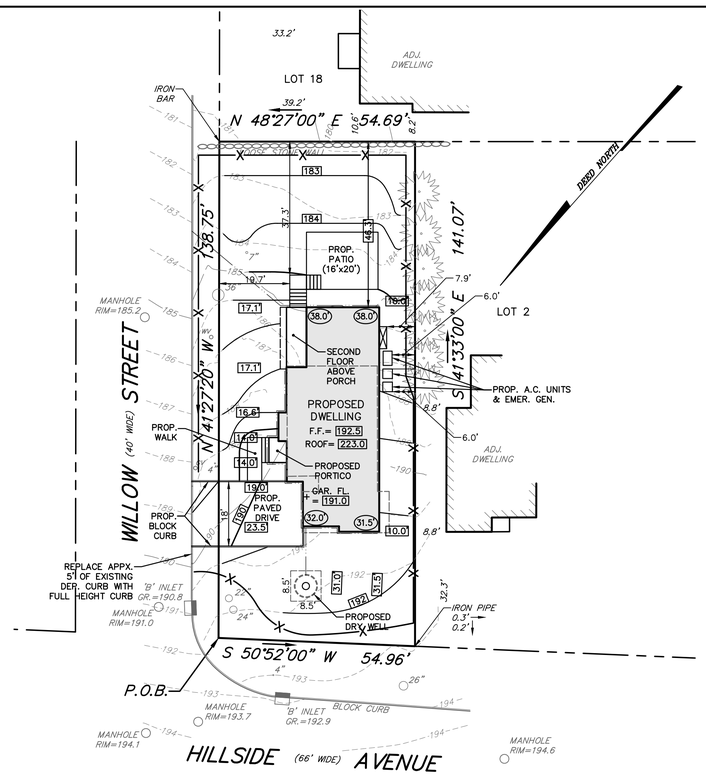
Very truly yours,

Andrew Clarke, PLS, PE

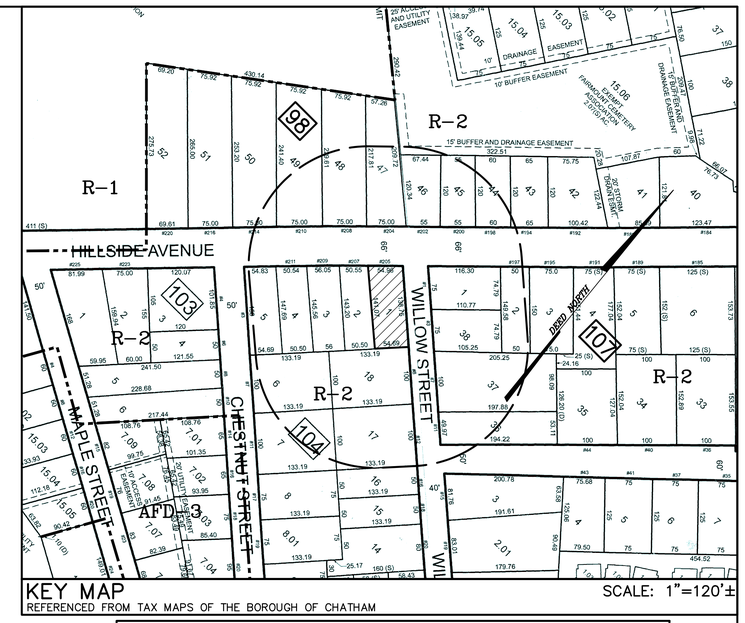
Cover Letter-205 Hillside Avenue-JAG-071726.doc



EXISTING CONDITIONS



PROPOSED CONDITIONS



KEY MAP
REFERENCED FROM TAX MAPS OF THE BOROUGH OF CHATHAM
SCALE: 1"=120'±

200' OWNER LIST – 05/22/26

BLOCK	LOT	OWNER/ADDRESS	BLOCK	LOT	OWNER/ADDRESS
104	1	JAG CONSTRUCTION SERVICES, LLC 17 DEERFIELD ROAD MENDHAM, NJ 07945	107	36	KIMBERLY A. & WILLIAM MOORE LIFE ES. 11 WILLOW STREET CHATHAM, NJ 07928
	2	KEITH YAUN AND NANCY NICHOLSON 207 HILLSIDE AVENUE CHATHAM, NJ 07928		37	JOHN L. & KELLY K. SAVARESE 7 WILLOW STREET CHATHAM, NJ 07928
	3	ANN M. McHALE 209 HILLSIDE AVENUE CHATHAM, NJ 07928		38	JAMES & JANICE REITTER 3 WILLOW STREET CHATHAM, NJ 07928
	4	DANIEL & MAY SULIT 211 HILLSIDE AVENUE CHATHAM, NJ 07928	98	15.06	FAIRMOUNT CEMETERY ASSN 233 HILLSIDE AVENUE CHATHAM, NJ 07928
	5	ANDREW K. & LAURA A. BECKER 3 CHESTNUT STREET CHATHAM, NJ 07928		43	EDUARD & MARIETJIE MOSTERT 194 HILLLSIDE AVENUE CHATHAM, NJ 07928
	6	MARK & CHRISTINE FRIEDMAN 7 CHESTNUT STREET CHATHAM, NJ 07928		44	ALKA & VIVEK CHOPRA 198 HILLSIDE AVENUE CHATHAM, NJ 07928
	7	MICHAEL V. & DAWN CAMPANILE 11 CHESTNUT STREET CHATHAM, NJ 07928		45	DAMIEN & JAMIE HOFFMAN 200 HILLSIDE AVENUE CHATHAM, NJ 07928
	16	KATHRYN KOLLEM BANG 16 WILLOW STREET CHATHAM, NJ 07928		46	JERRY L. & MEI–LU WEAVER 202 HILLSIDE AVENUE CHATHAM, NJ 07928
	17	L. JEFFREY & BARBARA B. LEWIS 12 WILLOW STREET CHATHAM, NJ 07928		47	204 CHATHAM LLC & V J KULL LIFE EST 25 EAST MADISON AVENUE FLORHAM PARK, NJ 07932
	18	SAMUEL S. & KATHLEEN TAPPAN CORNISH 8 WILLOW STREET CHATHAM, NJ 07928		48	CHRISTIAN M. HONER & DEBRA A. DUDAS–HONER 208 HILLSIDE AVENUE CHATHAM, NJ 07928
107	1	WILLOW PROPERTY MANAGEMENT, LLC 25 HUGHES PLACE SUMMIT, NJ 07901		49	JOHN P. & DEVON K. SORIANO 210 HILLSIDE AVENUE CHATHAM, NJ 07928
	2	ROBERT M. & SARAH SHAILER SPEACE 197 HILLSIDE AVENUE CHATHAM, NJ 07928		50	ROBERT T. & RHONDA L. BOWKER 214 HILLSIDE AVENUE CHATHAM, NJ 07928
	3	PETER S. & BETH A. PAULSON 195 HILLSIDE AVENUE CHATHAM, NJ 07928			

UTILITIES & GOVERNMENTAL BODIES TO BE NOTIFIED:

PUBLIC SERVICE ELECTRIC AND GAS COMPANY
MANAGER – CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102

ONE VERIZON WAY
BASKING RIDGE, NJ 07920

JCP&L
ATTN: CRAIG MANDEL
JCP&L REAL ESTATE
300 MADISON AVENUE
MORRISTOWN, NJ 07960

OPTIMUM
461 ROUTE 10 EAST
LEDGEWOOD, NJ 07852

BELL ATLANTIC
540 BROAD STREET
NEWARK, NJ 07102

BOROUGH OF CHATHAM
ATTN: CATHY BALDWIN
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

HEIGHT ANALYSIS:

(30.0') INDICATES HEIGHT AT BUILDING CORNER

31.5' + 32.0' + 38.0' + 38.0' = 139.5'
PROPOSED HEIGHT = 139.5'/4 = 34.9'

PREVAILING FRONT SETBACK ANALYSIS:

207 HILLSIDE AVENUE (BL. 104/LOT 2) = 32.3'
209 HILLSIDE AVENUE (BL. 104/LOT 3) = 31.0'
211 HILLSIDE AVENUE (BL. 104/LOT 4) = 37.0'
3 CHESTNUT STREET (BL. 104/LOT 5) = 39.1'
TOTAL = 139.4'
AVERAGE SETBACK = 139.4/4 = 34.85'

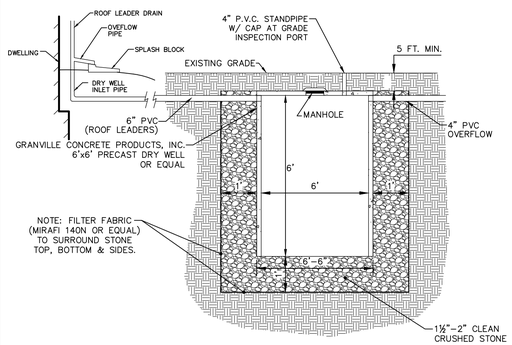
UTILITY NOTE:
EXISTING SERVICE CONNECTIONS TO BE UTLIZED WHERE POSSIBLE. IF NEW SERVICE CONNECTIONS ARE REQUIRED, A ROAD OPENING PERMIT WILL BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.

NOTES:

1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON MARCH 19, 2026 BY ABC SURVEYS, LLC. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.
2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RIMS AS SHOWN ON THIS PLAN, ELEVATIONS AS SHOWN.
3.) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.
4.) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE, MARKOUTS BY THE UTILITIY COMPANIES AND RECORDS AS LISTED ON THIS PLAN AS REFERENCES. ANDREW B. CLARKE, PLS, PE, MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE, WHETHER OR NOT SHOWN ON THIS PLAN. IT IS THE RESPONSIBILTY OF ANY CONTRACTOR INTENDING TO EXCAVATE TO CALL FOR A MARKOUT AND VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

DRY WELL NOTES:

1.) BOROUGH ENGINEER IS TO BE CONTACTED PRIOR TO DRY WELL INSTALLATION TO COORDINATE AND SCHEDULE AN INSPECTION FOR THE INSTALLATION.
2.) SUMP PUMP DISCHARGES SHALL NOT BE TO THE DRY WELL OR THROUGH THE CURB IN THE ROADWAY. DIRECT CONNECTION TO A MUNICIPAL STORM STRUCTURE IS PERMITTED OR THE DISCHARGE SHALL BE OUTSIDE THE DWELLING TO A SPLASH BLOCK OR SIMILAR FEATURE TO DISPERSE FLOWS AND AVOID ANY CONCENTRATED FLOWS. SUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE IN A MANNER WHICH DOES NOT ADVERSELY IMPACT AN ADJACENT PROPERTY OR CAUSE A HAZARDOUS CONDITION IN THE BOROUGH RIGHT OF WAY (ie–ICING).



DRY WELL DETAIL

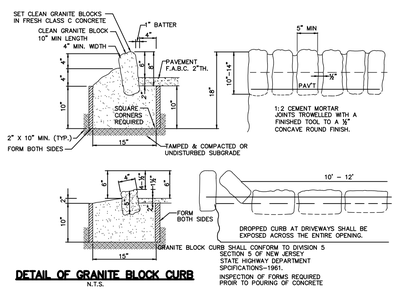
SCALE N.T.S.

DRY WELL DESIGN

CAPTURED ROOF AREA = 1,200 FT.^{2} ±
REQUIRED STORAGE:
(1,200 FT.^{2})x(3/12) = 300 FT.^{3}

STORAGE PROVIDED:
USING ONE 6' DIA.x6' HIGH TANK + STONE w/ 40% VOID RATIO
TANK – (3.14)(3^2)(6) = 169 FT.^{3}
STONE – (0.4) [(8.5x8.5x7)–169] = 134 FT.^{3}

TOTAL STORAGE PROVIDED = 303 FT.^{3} > 300 FT.^{3} –OK



DETAIL OF GRANITE BLOCK CURB
N.T.S.

I HAVE REVIEWED THIS PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

BOROUGH ENGINEER DATE

I HEREBY CERTIFY THAT ALL THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR A BOND POSTED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

BOROUGH ENGINEER DATE

THESE PLANS HAVE BEEN APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF CHATHAM BY RESOLUTION ENTERED ON _____.

CHAIRPERSON DATE

SECRETARY DATE

I, JAG CONTSTRUCTION, LLC, THE PROPERTY OWNER, CONSENT TO THE FILING OF THIS PLAN WITH THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF CHATHAM.

OWNER NAME DATE

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN AND THAT, TO THE BEST OF MY KNOWLEDGE, ALL DIMENSIONS AND INFORMATION SHOWN HEREON ARE CORRECT.

ANDREW B. CLARKE, PLS, PE DATE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LIC. No. GB04105600

R–2 RESIDENTIAL DISTRICT

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	9,300 S.F.	7,667 S.F.	NO CHANGE
LOT FRONTAGE	75 FT.	54.96 FT.	NO CHANGE
LOT WIDTH	75 FT.	54.91 FT.	NO CHANGE
LOT DEPTH	100 FT.	139.8 FT.	NO CHANGE
SIDE YARD	12 FT.	7.2 FT.	10.0 FT.* 7.9 FT.* (CHIMNEY)
FRONT YARD	34.85 FT. (AVG.)	30.4 FT.	31.0 FT.*
EXTERIOR SIDE YARD	30 FT.	19.1 FT.	14.0 FT.*
REAR YARD	52.5 FT.	62.7 FT.	46.3 FT.*
MAX. BUIDING HEIGHT	35 FT.	-- FT.±	34.9 FT.
MAX. STORIES	2½ STY.	1½ STY.	2 STY.
IMPERVIOUS COVERAGE			
LOT COVERAGE	2,898 S.F.	2,544 S.F.	2,485 S.F.
BUILDING COVERAGE	1,380 S.F.	1,128 S.F.	1,626 S.F.*
RESIDENTIAL FLOOR AREA	2,760 S.F./36.0%	-- S.F.	3,061 S.F./39.9%*

* VARIANCE REQUIRED

COVERAGE CALCULATIONS

	EXISTING	CHANGE	PROPOSED
HOUSE	1,128 S.F.	REMOVE & REPLACE	1,593 S.F.
PORCHES	0 S.F.	NEW	33 S.F.
FRONT WALKS/STEPS	171 S.F.	REMOVE & REPLACE	65 S.F.
WALK/STEPS/PATIO	543 S.F.	NEW	370 S.F.
PAVED DRIVEWAY	702 S.F.	REMOVE & REPLACE	424 S.F.
TOTAL COVERAGE	2,544 S.F.		2,485 S.F.

VARIANCE PLAN

PREPARED FOR
JAG CONSTRUCTION, LLC
205 HILLSIDE AVENUE
TAX LOT 1 IN BLOCK 104
BOROUGH OF CHATHAM
MORRIS COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE–PLS,PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

JOB No.: 25091
DES.: A.B.C.
SCALE: 1"=20'
DATE: 07/13/26

JAG CONSTRUCTION SERVICES, LLC

SCHEMATIC FRONT ELEVATION
N.T.S.

	DRAWING INDEX
SHEET	CONTENTS
A-1	CALCULATIONS/SYMBOL LEGENDS/ NOTES
A-2	PROPOSED FINISHED BASEMENT PLAN AND FIRST FLOOR PLAN
A-3	PROPOSED SECOND FLOOR PLAN AND ROOF PLAN
A-4	PRPOPOSED FRONT, REAR AND SIDE ELEVATIONS

PROPERTY:
205 HILLSIDE AVENUE
CHATHAM, NEW JERSEY

LOT: 1 BLOCK: 104 ZONE: R-3

FLOOR AREA CALCULATIONS

FLOOR	TOTAL
FIRST FLOOR	1,186 S.F.
SECOND FLOOR	1,593 S.F.
SUB-TOTAL	2,779 S.F.
GARAGE	282 S.F.
TOTAL AREA	3,061 S.F.
VOLUME OF BUILDING	49,848 CU. FT.

SITE ENGINEERING AND ZONING INFORMATION BY:

SITE ENGINEERING, GRADING, AND LOCATION OF THE HOUSE/ADDITION SHALL BE PROVIDED BY:

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
TEL: 973-377-2174
FAX: 973-377-5533

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REPRINTED OR REUSED EXCEPT BY WRITTEN APPROVAL AND WITH AGREED COMPENSATION TO THE ARCHITECT. IF REUSED WITHOUT PERMISSION, THE ARCHITECT SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ALL LIABILITY, LEGAL EXPOSURE, CLAIMS, DAMAGES, LOSSES AND EXPENSES.
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Z:\AHM DRAWINGS\JAG CONSTRUCTION SERVICES\205 HILLSIDE\VARIANCE\JAGCS 205 HILLSIDE COVER C-VARIANCE-REVISED.AEC

REVISED 1-1-2024; FOR ENGINEERS' COMMENTS

Steven Hockstein
RA AI 14360
Douglas Miller
RA AI 15550

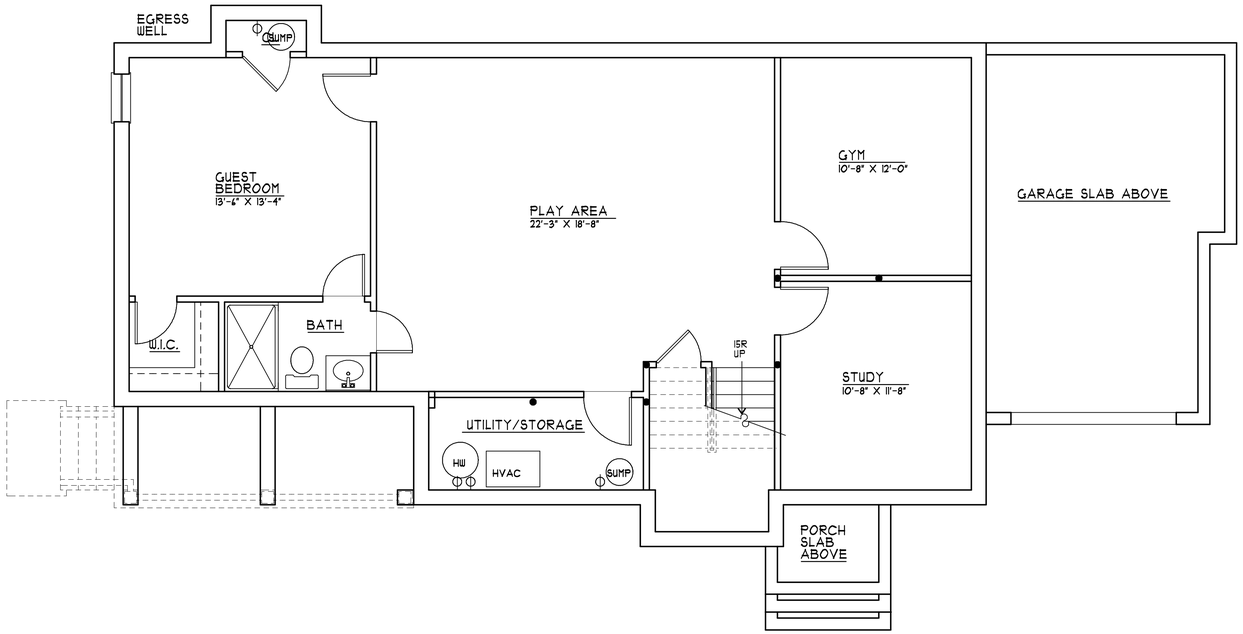
date: 4-28-2021
scale: AS SHOWN
drawn: DEM/BM
check:
job no.:

AHM ARCHITECTS LLC
281 MAIN STREET, MILLBURN, NJ 07041
PHONE: 973-258-0900
FAX: 973-258-1333
AHMARCHITECTS.COM

PROPOSED NEW HOUSE FOR:
JAG CONSTRUCTION SERVICES, LLC
205 HILLSIDE AVENUE
CHATHAM, NEW JERSEY

DWG. NO.
A-1
1 OF 4

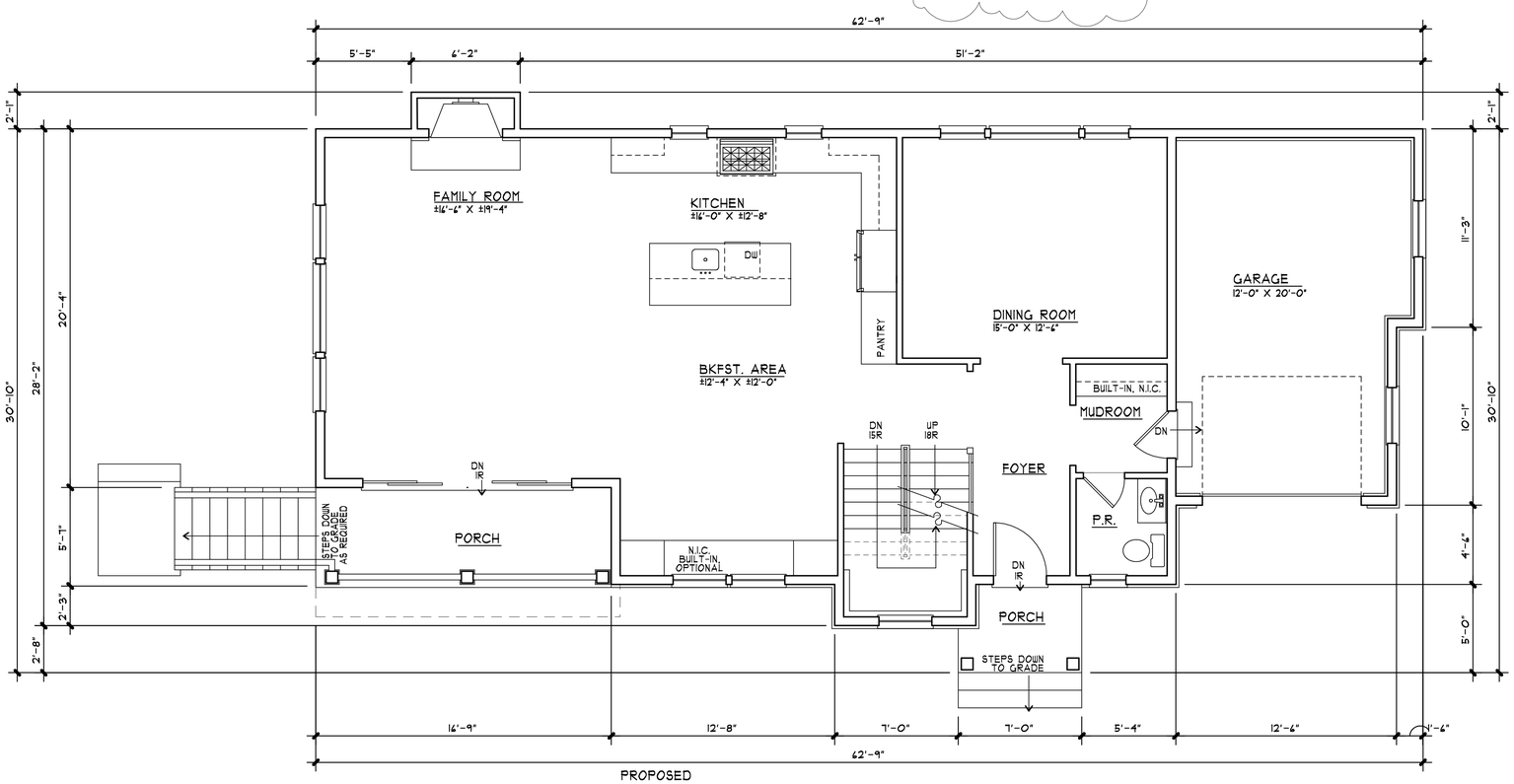
FRAMING LEGEND	
═══	NEW WALLS
- - - -	PARTITION WALL ABOVE



FINISHED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

FINISHED AREA = 930 S.F.



PROPOSED

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FIRST FLOOR = 1,186 S.F.
GARAGE = 282 S.F.

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REVISED 7-7-2021: FOR ENGINEERS' COMMENTS

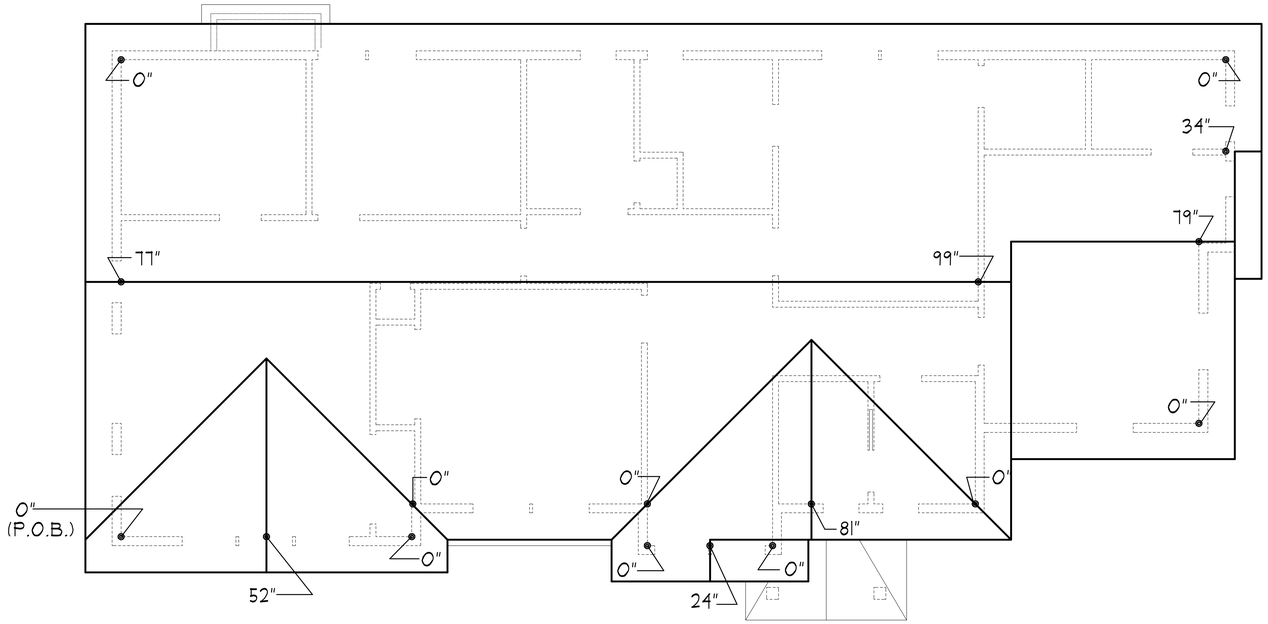
Steven Hockstein
RA AI 14360
Douglas Miller
RA AI 15550

date: 4-28-2021
scale: AS SHOWN
drawn: DEV/BM
check:
job no.:

AHM ARCHITECTS LLC
281 MAIN STREET, MILLBURN, NJ 07041
PHONE: 973-258-0800
FAX: 973-258-1333
AHMARCHITECTS.COM

PROPOSED NEW HOUSE FOR:
JAG CONSTRUCTION SERVICES, LLC
205 HILLSIDE AVENUE
CHATHAM, NEW JERSEY

DWG. NO.
A-2
2 OF 4

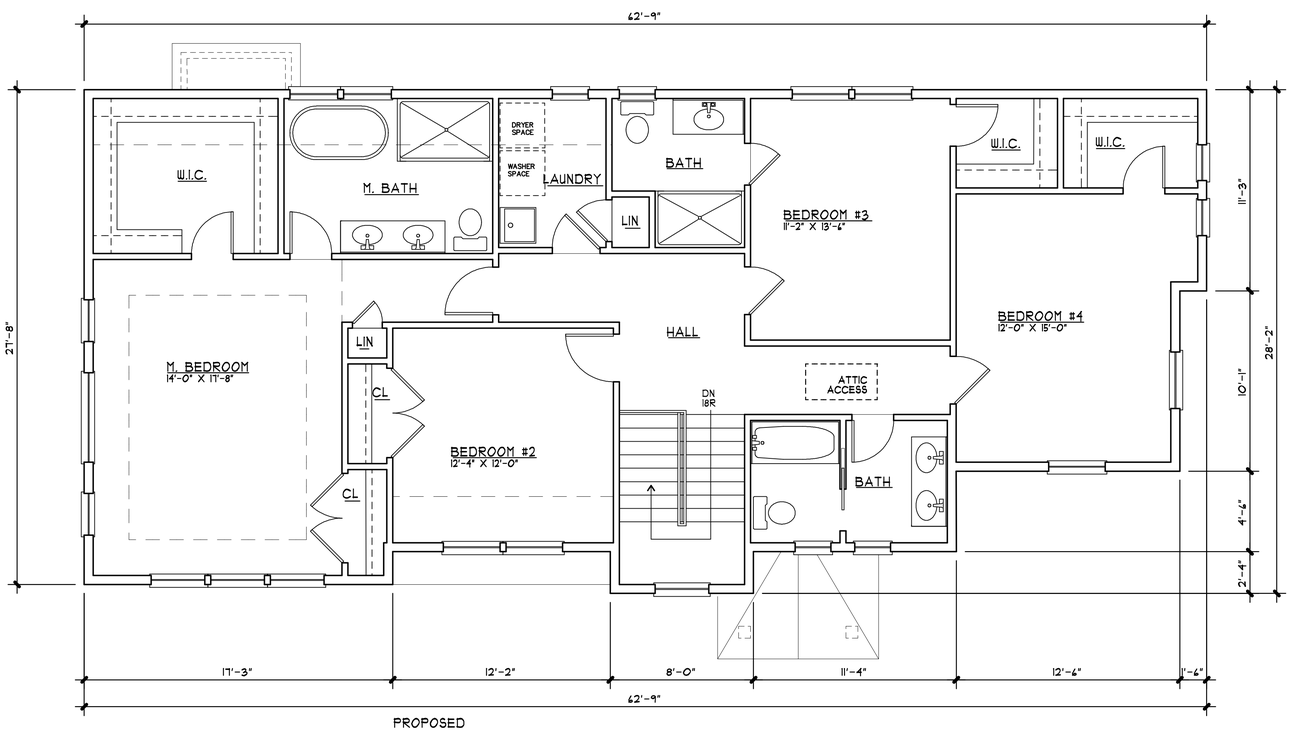


ROOF PLAN

SCALE: 1/4" = 1'-0"

NOTE:

THERE IS NO FINISHED ATTIC FOR THIS HOUSE.
UNFINISHED ATTIC IS ACCESSIBLE BY ATTIC ACCESS PANEL WITH LADDER.



PROPOSED

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR = 1,593 S.F.

FRAMING LEGEND

NEW WALLS

PARTITION WALL ABOVE

HALF-STORY CALCULATIONS

NUMBER OF POINTS	DESCPRITION	ENDPOINTS/ MIDPOINTS OF ROOF (INCHES)
1	POINT OF BEGINNING (P.O.B.)	0"
2	GABLE	52"
3	GABLE	0"
4	MAIN ROOF	0"
5	MAIN ROOF	0"
6	GABLE	0"
7	GABLE	24"
8	GABLE	0"
9	GABLE	81"
10	GABLE	0"
11	MAIN ROOF	99"
12	MAIN ROOF	0"
13	MAIN ROOF	79"
14	MAIN ROOF	34"
15	MAIN ROOF	0"
16	MAIN ROOF	0"
17	MAIN ROOF	77"
	TOTAL HEIGHT	448"

$$\frac{\text{TOTAL HEIGHT}}{\text{NUMBER OF POINTS}} = \text{AVERAGE HEIGHT (INCHES)}$$

$$\frac{448"}{17} = 26.35" \text{ (AVERAGE HEIGHT IN INCHES)}$$

$$\frac{26.35"}{12} = 2.19' \text{ (AVERAGE HEIGHT IN FEET)}$$

NOTE:

A HALF-STORY IS A PORTION OF A BUILDING BETWEEN THE UPPER SURFACE OF A FLOOR AND THE ROOF ABOVE WHERE THE ENCLOSED SPACE HAS AN AVERAGE CLEAR HEIGHT OF NOT MORE THAN FIVE FEET.

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REVISED 7-7-2021: FOR ENGINEERS' COMMENTS

Steven Hockstein
RA AI 14360
Douglas Miller
RA AI 15550

date: 4-28-2021
scale: AS SHOWN
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AHM ARCHITECTS LLC
281 MAIN STREET, MILLBURN, NJ 07041
PHONE: 973-258-0800
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PROPOSED NEW HOUSE FOR:

JAG CONSTRUCTION SERVICES, LLC

205 HILLSIDE AVENUE
CHATHAM, NEW JERSEY

DWG. NO.
A-3
3 OF 4

PROPOSED
REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

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PROPOSED (ON WILLOW STREET)
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED (ON HILLSIDE AVENUE)
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Z:\AHM DRAWINGS\JAG CONSTRUCTION SERVICES\205 HILLSIDE\VARIANCE\JAGCS 205 HILLSIDE ELEVATION B-VARIANCE-REVISED.AEC

REVISED 1-1-2024: FOR ENGINEERS' COMMENTS

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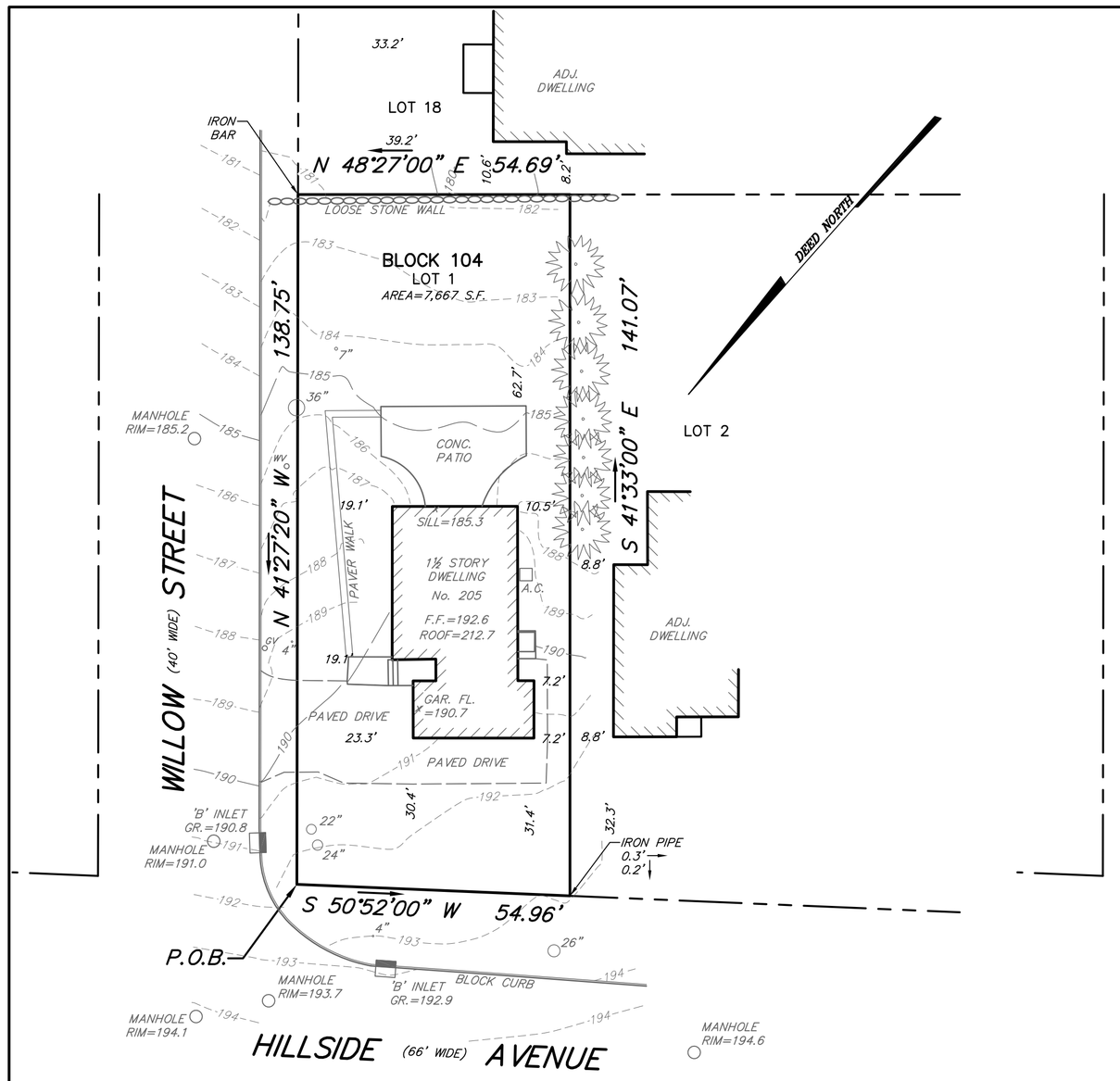
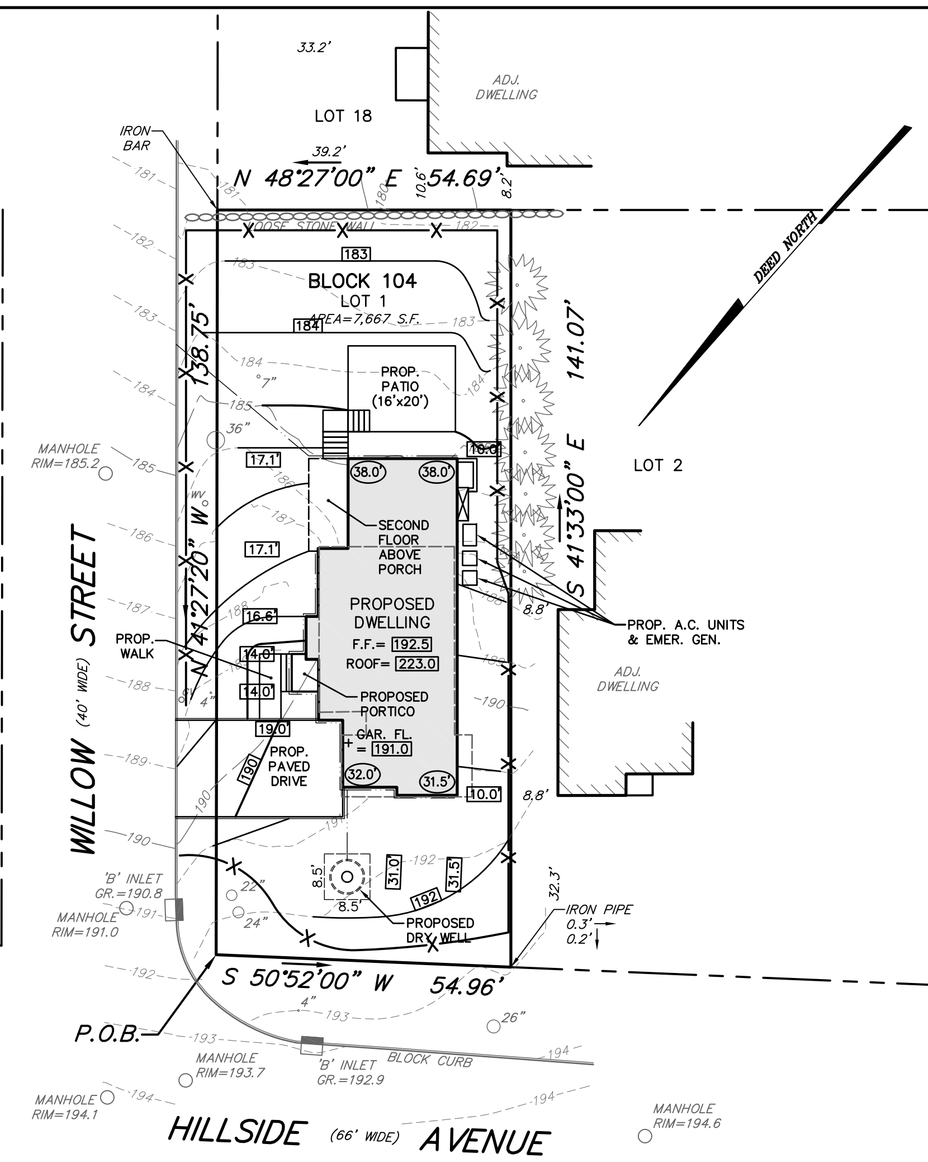
PROPOSED NEW HOUSE FOR:
JAG CONSTRUCTION SERVICES, LLC
205 HILLSIDE AVENUE
CHATHAM, NEW JERSEY

DWG. NO.
B-4
4 OF 4



EXISTING CONDITIONS



PROPOSED CONDITIONS

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

HEIGHT ANALYSIS:

(30.0') INDICATES HEIGHT AT BUILDING CORNER

31.5' + 32.0' + 38.0' + 38.0' = 139.5'
PROPOSED HEIGHT = 139.5'/4 = 34.9'

PREVAILING FRONT SETBACK ANALYSIS:

207 HILLSIDE AVENUE (BL. 104/LOT 2) = 32.3'
209 HILLSIDE AVENUE (BL. 104/LOT 3) = 31.0'
211 HILLSIDE AVENUE (BL. 104/LOT 4) = 37.0'
3 CHESTNUT STREET (BL. 104/LOT 5) = 39.1'

TOTAL = 139.4'

AVERAGE SETBACK = 139.4/4 = 34.85'

MORRIS COUNTY SOIL CONSERVATION DISTRICT SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY, AND WILL BE IN PLACE PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH STRAW OR HAY AND TACKED IN ACCORDANCE WITH THE NEW JERSEY STANDARDS. SEE NOTE 21 BELOW.
3. PERMANENT VEGETATION IS TO BE ESTABLISHED ON EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS TO BE USED FOR PROTECTION UNTIL VEGETATION IS ESTABLISHED. SEE NOTE 22 BELOW.
4. AREAS (STEEP SLOPES, SANDY SOILS, WET CONDITIONS) SUBJECT TO EROSION IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL WILL RECEIVE A TEMPORARY SEEDING IN ACCORDANCE WITH NOTE 21 BELOW.
5. TEMPORARY DIVERSION BERMS ARE TO BE INSTALLED ON ALL CLEARED ROADWAYS AND EASEMENT AREAS. SEE THE DIVERSION DETAIL.
6. PERMANENT SEEDING AND STABILIZATION TO BE IN ACCORDANCE WITH THE "STANDARDS FOR PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION COVER". SPECIFIED RATES AND LOCATIONS SHALL BE ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SO THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
8. ALL SEDIMENTATION STRUCTURES (SILT FENCE, INLET FILTERS, AND SEDIMENT BASINS) WILL BE INSPECTED AND MAINTAINED DAILY.
9. STOCKPILES SHALL NOT BE LOCATED WITHIN 50' OF A FLOODPLAIN, SLOPE, DRAINAGE FACILITY, OR ROADWAY.
10. A STABILIZED CONSTRUCTION ACCESS WILL BE INSTALLED, WHENEVER AN EARTHEN ROAD INTERSECTS WITH A PAVED ROAD. SEE THE STABILIZED CONSTRUCTION ACCESS DETAIL AND CHART FOR DIMENSIONS.
11. ALL NEW ROADWAYS WILL BE TREATED WITH SUITABLE SUBBASE UPON ESTABLISHMENT OF FINAL GRADE ELEVATIONS.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. BEFORE DISCHARGE POINTS BECOME OPERATIONAL, ALL STORM DRAINAGE OUTLETS WILL BE STABLIZED AS REQUIRED.
14. ALL DEWATERING OPERATIONS MUST BE DISCHARGED DIRECTLY INTO A SEDIMENT FILTER AREA. THE FILTER SHOULD BE COMPOSED OF A FABRIC OR APPROVED MATERIAL. SEE THE DEWATERING DETAIL.
15. ALL SEDIMENT BASINS WILL BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 50% A CLEAN OUT ELEVATION WILL BE IDENTIFIED ON THE PLAN AND A MARKER INSTALLED ON THE SITE.
16. DURING AND AFTER CONSTRUCTION, THE APPLICANT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DRAINAGE STRUCTURES, VEGETATION COVER, AND ANY OTHER MEASURES DEEMED APPROPRIATE BY THE DISTRICT. SAID RESPONSIBILITY WILL END WHEN COMPLETED WORK IS APPROVED BY THE MORRIS COUNTY SOIL CONSERVATION DISTRICT.
17. ALL TREES OUTSIDE THE DISTURBANCE LIMIT INDICATED ON THE SUBJECT PLAN OR THOSE TREES WITHIN THE DISTURBANCE AREA WHICH ARE DESIGNATED TO REMAIN AFTER CONSTRUCTION ARE TO BE PROTECTED WITH TREE PROTECTION DEVICES. SEE THE TREE PROTECTION DETAIL.
18. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MAY REQUEST ADDITIONAL MEASURES TO MINIMIZE ON SITE OR OFF SITE EROSION PROBLEMS DURING CONSTRUCTION.
19. THE MORRIS COUNTY SOIL CONSERVATION DISTRICT MUST BE NOTIFIED, IN WRITING, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE, AND A PRE-CONSTRUCTION MEETING HELD.

SOIL EROSION AND SEDIMENT CONTROL NOTES (CONTINUED)

20. TOPSOIL STOCKPILE PROTECTION:
    a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ.FT..
    b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ.FT..
    c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ.FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ.FT..
    d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT..
    e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
    f) PROPERLY ENTRENCH A SILT FENCE AT THE BOTTOM OF THE STOCKPILE.
21. TEMPORARY STABILIZATION SPECIFICATIONS:
    a) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ.FT..
    b) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ.FT..
    c) APPLY PERENNIAL RYEGRASS SEED AT 1 LB. PER 1000 SQ.FT. AND ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ.FT..
    d) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT..
    e) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.
22. PERMANENT STABILIZATION SPECIFICATIONS:
    a) APPLY TOPSOIL TO A DEPTH OF 5 INCHES (UNSETTLED).
    b) APPLY GROUND LIMESTONE AT A RATE OF 90 LBS. PER 1000 SQ.FT.. AND WORK FOUR INCHES INTO SOIL.
    c) APPLY FERTILIZER (10-20-10) AT A RATE OF 11 LBS. PER 1000 SQ.FT..
    d) APPLY HARD FESCUE SEED AT 2.7 LBS. PER 1000 SQ.FT. AND CREEPING RED FESCUE SEED AT 0.7 LBS. PER 1000 SQ.FT. AND PERENNIAL RYEGRASS SEED AT 0.25 LBS. PER 1000 SQ.FT..
    e) MULCH STOCKPILE WITH STRAW OR HAY AT A RATE OF 90 LBS. PER 1000 SQ. FT..
    f) APPLY A LIQUID MULCH BINDER OR TACK TO STRAW OR HAY MULCH.

DUST CONTROL NOTES

THE FOLLOWING METHODS SHOULD BE CONSIDERED FOR CONTROLLING DUST:

MULCHES-SEE STANDARD FOR STABILIZATION WITH MULCHES ONLY (PG. 5-1).

VEGETATIVE COVER-SEE STANDARD FOR TEMPORARY VEGETATIVE COVER (PG. 7-1), PERMANENT VEGETATIVE COVER FOR SOIL STABILIZATION (PG. 4-1), AND PERMANENT STABILIZATION SITH SOD (PG. 6-1).

SPRAY-ON ADHESIVES-ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS.

TILLAGE-TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS A TEMPORARY EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON MIDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, AND SPRING-TOOTHED HARROWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

SPRINKLING-SITE IS SPRINKLED UNTIL THE SURFACE IS WET.

BARRIERS-SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS ADN SOIL BLOWING.

CALCIUM CHLORIDE-SHALL BE IN THE FORM OF LOOSE, DRY GRANULATES OF FLAKES FINE ENOUGH TO FEED THROUGH COMMONLY USED SPREADERS AT A RATE THAT WILL KEEP SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE. IF USED ON STEEPER SLOPES, THEN USE OTHER PRACTICES TO PREVENT WASHING INTO STREAMS, OR ACCUMULATION AROUND PLANTS.

STONE-COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

TABLE 16-1: DUST CONTROL MATERIALS

MATERIAL	WATER DILUTION	TYPE OF NOZZLE	APPLY GALLONS/ACRE
ANIONIC ASPHALT EMULSION	7:1	COARSE SPRAY	1200
LATEX EMULSION	12.5:1	FINE SPRAY	235
RESIN IN WATER	4:1	FINE SPRAY	300
POLYCRYLAMIDE (PAM)-SPRAY ON POLYCRYLAMIDE (PAM)-DRY SPRAY	APPLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS. MAY ALSO BE USED AS AN ADDITIVE TO SEDIMENT BASINS TO FLOCCULATE AND PRECIPITATE SUSPENDED COLLOIDS. SEE SEDIMENT BASIN STANDARD (PG. 26-1).		
ACIDULATED SOY BEAN SOAP STICK	NONE	COARSE SPRAY	1200

ADDITIONAL SOIL EROSION NOTES:

1.) BASED UPON REVIEW OF THE U.S. DEPARTMENT OF AGRIGULTURE'S NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY, THE PROJECT SITE CONSISTS OF URBAN LAND-HALEDON COMPLEX (USHALB).

2.) REVIEW OF THE FEMA FLOOD INSURANCE RATE MAPS FOR CHATHAM SHOWS THAT THE SITE IS LOCATED IN ZONE 'X' (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

3.) REVIEW OF THE NJ GEOWEB, DEP'S INTERACTIVE GIS INTERFACE, SHOWS NO WETLANDS ON OR NEAR THE PROJECT SITE.

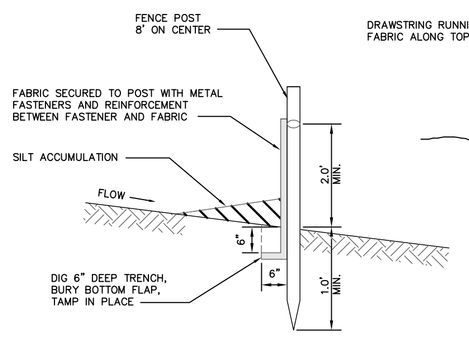
SEQUENCE OF CONSTRUCTION:

a) INSTALL VEHICLE WHEEL CLEANING BLANKET AND INLET PROTECTION.
b) INSTALL SILT FENCE.
c) CLEAR SITE.
d) STRIP AND STOCKPILE SOIL.
} 1 TO 2 WEEKS

e) CONSTRUCT SITE IMPROVEMENTS.
f) PROVIDE TEMPORARY STABILIZATION.
g) PROVIDE PERMANENT STABILIZATION.
} 8 TO 10 MONTHS

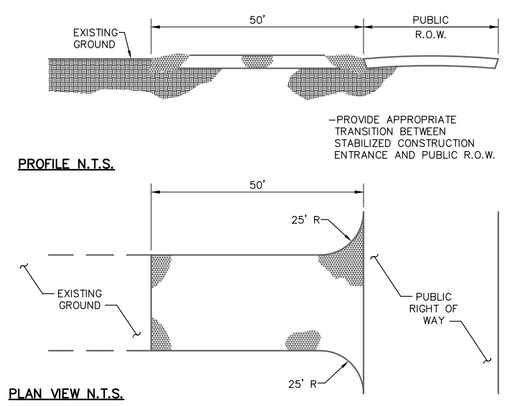
h) REMOVE TEMPORARY SILT FENCE, INLET PROTECTION AND OTHER SOIL EROSION CONTROLS.
} 1 TO 2 WEEKS

TOTAL PROJECT TIMEFRAME = 10 TO 12 MONTHS



AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO THE NATURAL CONDITION.

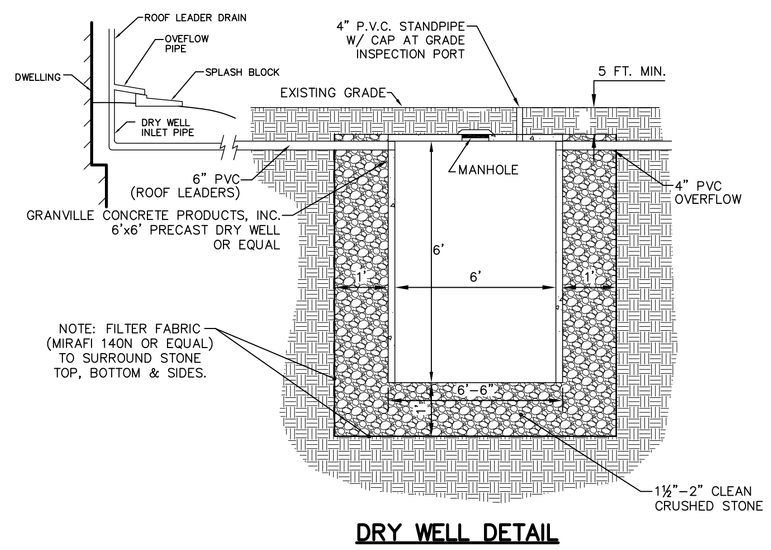
SILT FENCE DETAIL
SCALE N.T.S.



ANTI-TRACKING PAD
SCALE N.T.S.

DRY WELL NOTE:

SUMP PUMP DISCHARGES SHALL NOT BE TO THE DRY WELL OR THROUGH THE CURB IN THE ROADWAY. DIRECT CONNECTION TO A MUNICIPAL STORM STRUCTURE IS PERMITTED OR THE DISCHARGE SHALL BE OUTSIDE THE DWELLING TO A SPLASH BLOCK OR SIMILAR FEATURE TO DISPERSE FLOWS AND AVOID ANY CONCENTRATED FLOWS. SUMP PUMP DISCHARGES AT GRADE MUST DISCHARGE IN A MANNER WHICH DOES NOT ADVERSELY IMPACT AN ADJACENT PROPERTY OR CAUSE A HAZARDOUS CONDITION IN THE BOROUGH RIGHT OF WAY (ie-ICING).



DRY WELL DETAIL
SCALE N.T.S.

DRY WELL DESIGN

CAPTURED ROOF AREA = 1,200 FT.^{2} ±
REQUIRED STORAGE:
(1,200 FT.^{2})x(3/12) = 300 FT.^{3}

STORAGE PROVIDED:
USING ONE 6' DIA.x6' HIGH TANK + STONE w/ 40% VOID RATIO
TANK - (3.14)(3^2)(6) = 169 FT.^{3}
STONE - (0.4) [(8.5x8.5x7)-169] = 134 FT.^{3}

TOTAL STORAGE PROVIDED = 303 FT.^{3} > 300 FT.^{3} -OK

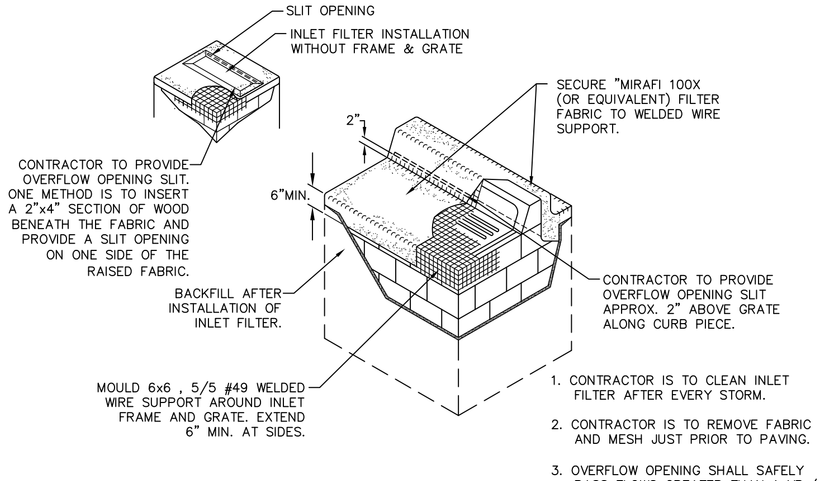
R-2 RESIDENTIAL DISTRICT

BULK REQUIREMENT DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	9,300 S.F.	7,667 S.F.	NO CHANGE
LOT FRONTAGE	75 FT.	54.96 FT.	NO CHANGE
LOT WIDTH	75 FT.	54.91 FT.	NO CHANGE
LOT DEPTH	100 FT.	139.8 FT.	NO CHANGE
SIDE YARD	12 FT.	7.2 FT.	10.0 FT.*
FRONT YARD	34.85 FT. (AVG.)	30.4 FT.	31.0 FT.*
SIDE FRONT YARD	30 FT.	19.1 FT.	16.6 FT.*
REAR YARD	52.5 FT.	62.7 FT.	46.3 FT.*
MAX. BUIDING HEIGHT	35 FT.	-- FT.±	34.9 FT.
MAX. STORIES	2½ STY.	1½ STY.	2 STY.
IMPERVIOUS COVERAGE			
LOT COVERAGE	2,898 S.F.	2,544 S.F.	2,486 S.F.
BUILDING COVERAGE	1,380 S.F.	1,128 S.F.	1,627 S.F.*
RESIDENTIAL FLOOR AREA	2,760 S.F.	-- S.F.	3,063 S.F.*

* VARIANCE REQUIRED

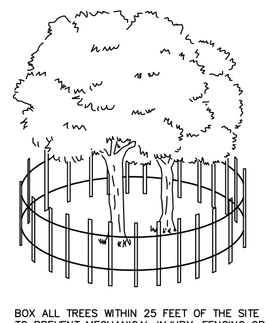
COVERAGE CALCULATIONS

	EXISTING	CHANGE	PROPOSED
HOUSE	1,128 S.F.	REMOVE & REPLACE	1,470 S.F.
PORCHES	0 S.F.	NEW	157 S.F.
FRONT WALKS/STEPS	171 S.F.	REMOVE & REPLACE	65 S.F.
WALK/STEPS/PATIO	543 S.F.	NEW	370 S.F.
PAVED DRIVEWAY	702 S.F.	REMOVE & REPLACE	424 S.F.
TOTAL COVERAGE	2,544 S.F.		2,486 S.F.



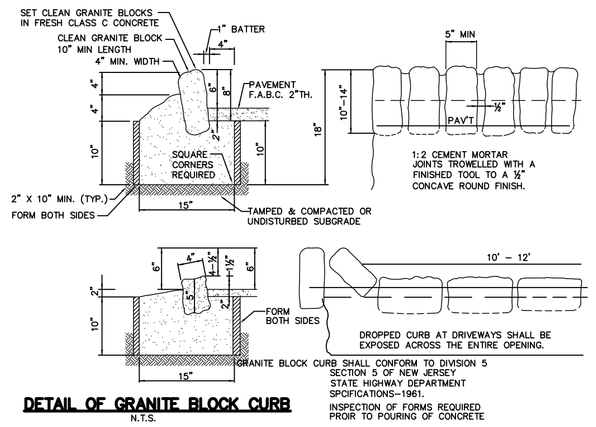
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR IS TO REMOVE FABRIC AND MESH JUST PRIOR TO PAVING.
3. OVERFLOW OPENING SHALL SAFELY PASS FLOWS GREATER THAN 1 YR./ 24 HR. STORM.

INLET PROTECTION DETAIL
SCALE N.T.S.



BOX ALL TREES WITHIN 25 FEET OF THE SITE TO PREVENT MECHANICAL INJURY. FENCING OR OTHER BETTER BARRIER SHOULD BE INSTALLED AT THE DRIP LINE OF THE TREE BRANCHES WHERE POSSIBLE.

TREE PROTECTION DETAIL
SCALE N.T.S.



DETAIL OF GRANITE BLOCK CURB
N.T.S.

SOIL COMPACTION REMEDIATION NOTE

PER THE SOIL EROSION AND SEDIMENT CONTROL STANDARDS, AS LISTED IN 19-2, "URBAN REDEVELOPMENT AREAS" ARE EXEMPT FROM COMPACTION REMEDIATION REQUIREMENTS. THE SITE IS LOCATED IN THE METROPOLITAN PLANNING AREA, PA-1, AND IS CONSIDERED AS "PREVIOUSLY DEVELOPED" IN A FULLY DEVELOPED AREA. ACCORDINGLY, THE SITE IS CONSIDERED EXEMPT FROM THE COMPACTION REMEDIATION REQUIREMENTS.

NOTES:

1.) THIS PLAN IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED ON MARCH 19, 2026. IF THIS PLAN DOES NOT HAVE A RAISED SEAL, IT IS NOT AN OFFICIAL COPY AND THE SITE MAY HAVE CHANGED SINCE THE DATE OF THE FIELD SURVEY.

2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RIMS AS SHOWN ON THIS PLAN, ELEVATIONS AS SHOWN.

3.) THIS SURVEY DOES NOT INCLUDE INVESTIGATION OF ANY ENVIRONMENTAL MATTERS INCLUDING WETLANDS DELINEATION OR PRESENCE/ABSENCE.

4.) UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON SURFACE EVIDENCE, MARKOUTS BY THE UTILITIY COMPANIES AND RECORDS AS LISTED ON THIS PLAN AS REFERENCES. ANDREW B. CLARKE, PLS, PE, MAKES NO GUARANTEES, EXPRESS OR IMPLIED, REGARDING THE PRESENCE, ABSENCE OR EXACT LOCATIONS OF ANY UNDERGROUND UTILITIES IN THE VICINITY OF THE SUBJECT SITE, WHETHER OR NOT SHOWN ON THIS PLAN. IT IS THE RESPONSIBILTY OF ANY CONTRACTOR INTENDING TO EXCAVATE TO CALL FOR A MARKOUT AND VERIFY THE EXACT LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

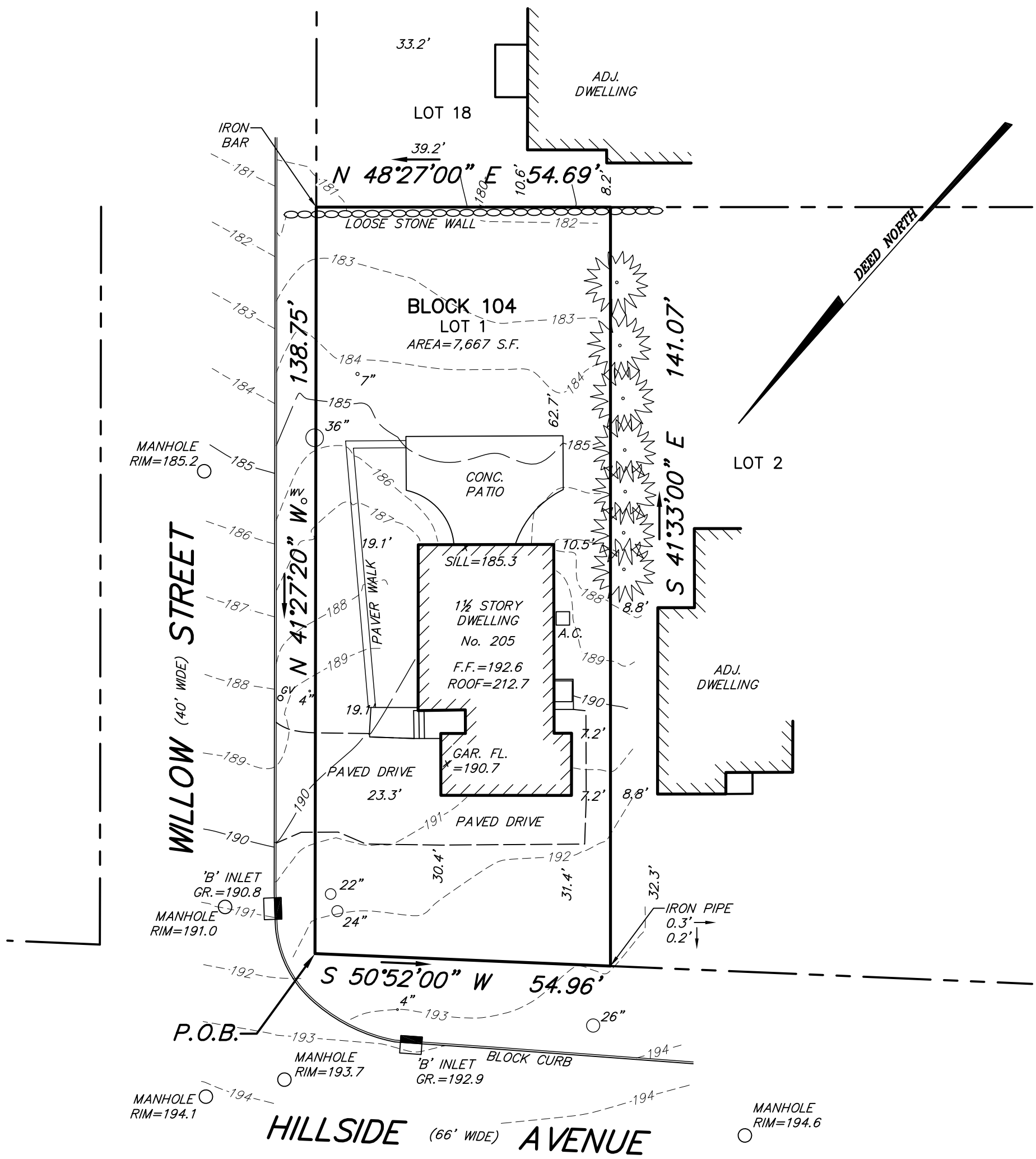
LOT GRADING PLAN

PREPARED FOR
JAG CONSTRUCTION, LLC
205 HILLSIDE AVENUE
TAX LOT 1 IN BLOCK 104
BOROUGH OF CHATHAM
MORRIS COUNTY NEW JERSEY

ABC SURVEYS, LLC
PROFESSIONAL LAND SURVEYING AND ENGINEERING
466 SOUTHERN BOULEVARD
CHATHAM, NEW JERSEY 07928
VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE-PLS,PE
NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

JOB No.: 25091
DES.: A.B.C.
SCALE: 1"=20'
DATE: 05/04/26



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2.) VERTICAL DATUM IS ASSUMED AND IS BASED UPON MANHOLE RIMS AS SHOWN ON THIS PLAN, ELEVATIONS AS SHOWN.

TOPOGRAPHIC SURVEY

PREPARED FOR:

205 HILLSIDE AVENUE

TAX LOT 1 IN BLOCK 104

BOROUGH OF CHATHAM

MORRIS COUNTY NEW JERSEY

Date: 03/19/26

Job No.: 25091 Scale 1 Inch = 20 Feet

ABC SURVEYS, LLC

PROFESSIONAL LAND SURVEYING AND ENGINEERING

466 SOUTHERN BOULEVARD

CHATHAM, NEW JERSEY 07928

VOICE 973-377-2174 FAX 973-377-5533

ANDREW B. CLARKE-PLS,PE

NJ PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSE No. GB04105600

FRONT VIEW (ON WILLOW STREET)

REAR VIEW

LEFT SIDE VIEW

RIGHT SIDE VIEW (ON HILLSIDE AVENUE)

BOROUGH OF CHATHAM

ZONING BOARD OF ADJUSTMENT
HEARING NOTICE

TAKE NOTICE, that on the 26th day of August 2026, at 7:30 a public hearing will be held before the Zoning Board of Adjustment of the Borough of Chatham at the Chatham Borough Hall located at 54 Fairmount Ave., Chatham Borough, NJ.

An application for development has been submitted to the Zoning Board of Adjustment seeking variance approval so as to permit:

The removal of an existing edition to be replaced with a two-story addition to expand the kitchen/living area and remove interior steps at the second floor on the premises at 25 North Hillside Avenue and designated as Lot 56 and Block 27 on the Borough of Chatham Tax Map, and this notice is being published and sent to those property owners of property in the immediate vicinity.

Any required variances and/or waivers required for this application are as follows:

Side yard setback variance, and any variances, waivers, exceptions or other types of relief which are identified during the hearing of the application.

All interested parties are invited to appear and be heard at the public hearing on this application.

Documents relating to this application may be inspected by the Public during normal business hours in the Clerk's Office at the Chatham Borough Hall, 54 Fairmount Ave., Chatham, New Jersey, Monday – Thursday from 9:00 a.m. to 3:00 p.m and Friday from 8-12pm .

Krista Crowley
Applicant

Converted to editable Word format from the provided PDF notice.
Public

KLESSE FORBES ARCHITECTS

August 23, 2026

April 28, 2026

The Borough of Chatham
Zoning Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Reference: **White Residence**
179 Center Ave
Chatham, NJ 07928
Project# 25064

Statement of Reasons Why the Application is Necessary

Dear Board Members,

Thank you for taking the time to review our application for the above referenced project. Along with other miscellaneous conforming alterations, we are seeking permission from the Board of Adjustment for the following:

Max Bldg Coverage: In order to convert an existing deck into a screened porch (i.e. convert from lot to building coverage)

This variance can be approved because:

The proposed screened porch is located in the rear and not visible from the street along with additional conforming renovations and additions.

The renovation will allow the owner to remain in their home and is aesthetically beneficial to the neighborhood as well.

Thank you for your consideration in this matter.

Sincerely,

Timothy P. Klesse, AIA, ASID
Klesse Architects

STATE OF NEW JERSEY · TIMOTHY PETER KLESSE · REGISTERED ARCHITECT · 09204

added Bob Brightly Comments on 7.29.26

TIMOTHY P. KLESSE, AIA, ASID
PRINCIPAL

ROBERT W. FORBES, AIA, LEED AP
ASSOCIATE PRINCIPAL

38 CHATHAM ROAD · SHORT HILLS, NJ 07078 · 973.379.6602
KLESSE.COM

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST A – GENERAL REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT

***This checklist shall not be applicable to Requests for Interpretation, appeals of a Decision of a Borough Official, or Change of Permitted Use with Request for Waiver of Site Plan. Checklists E and F are required for those applications.**

Items	Checklist A General Requirements	submitted	Borough use
1	Completed and signed application for development	✓	
2	Permission to Enter Applicant's Property (appendix 1H)	✓	
3	Owner's consent when owner is not the applicant (appendix 1A)	✓	
4	applicable checklist(s)	✓	
5	Payment of application fee and escrow owner's checks		
6	Property survey, signed and sealed by land surveyor or engineer, must be dated within 5 years from the date of the application and must show all current improvements and conditions on the property, including the location of all fences, decks, etc.,	✓	
7	Letter from Borough water and Sewer Department that all fees and charges are paid and current. (appendix 1C)	✓	
8	Certificate from Borough Tax Collector that taxes for the property have been paid (current date) (appendix 1D)	✓	
9	Certified list of all property owners with 200 feet of the property from Borough's Tax assessors' office (appendix 1E)	✓	
10	Photographs of the property from the front, back and both sides (please label what the pictures are)	✓	
11	Copies of any prior resolutions of approval for this property from either the Planning Board or Zoning Board of Adjustment	N/A	
12	Copies of any letters or notices received from any Borough official, office, board, or agency	✓	
13	List of any witness or experts who will be presenting testimony or reports regarding this application – Name, address, and phone number (attach any of said reports to your application)	N/A	
14	Copies of any and all approvals received from any other governmental agency, and if any permits have been issued attached hereto full and complete copes of any and all such notices documents, approvals, or permits.	N/A	
15	Copies of any deed restrictions or easements that affect the property	N/A	
16	Proposed notice to affected property owners and/ or to be published for hearing	✓	
17	Statement of reasons why the application is necessary and all facts and information that would support an approval	✓	

2

B, D, E, F omitted

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST C – PLAN REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT INCLUDING CONCEPTUAL SITE PLAN AND/OR SUBDIVISION REVIEW PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL. THIS CHECKLIST SHALL BE USED FOR ALL VARIANCES (NOT COVERED IN CHECKLIST B)

Items	Checklist C - General Requirements	submitted	Borough use
1	Floor Plans for each floor of the building or structure with clearly displayed dimensions of all rooms, perimeters.	✓	
2	Building facades of elevations for all ides of the building or structure with roof height measurements included.	✓	
3	Written statement of reasons why variance (s) is/are necessary	✓	
4	If any lighting is proposed, location, mounting height, fixture type, and description of such lighting in detail.	✓	
5	Statement as to any existing structure of improvement that will be removed from the property as part of the installation of the deck and/or fence now being proposed.	N/A.	

Items	For Subdivision and Preliminary Site Plan Plan Details Required	submitted	Borough use
1	Plans neat and accurate, with consecutive numbering and descriptive label §165-162 (A)(1)	✓	
2	Identification block §165-162 (A)(2)	✓	
3	Plans certified with identity of preparer with dates of preparation and revision §165-162 (A)(3) and §165-162 (A)(4)	✓	
4	Standard sheet sizes; 8x13 inches, 15 by 21 inches, or 24 by 36 inches §165-162 (A)(1)	✓	
5	Proper scale §165-162 (A)(6)	✓	
6	Key Map, North arrow on each page, reference meridian, 200' list of property owners with names and addresses §165-162 (A)(7), (A)(8), (A)(9)	✓	
7	Zoning analysis showing requir3ed, existing, and proposed zoning conditions, variances and design waivers identified §165-162 (A)(10),	✓	
8	Show exiting a proposed zoning conditions, variances and design waivers identified §165-162 (A)(11)	✓	
9	Show existing and proposed additional floor area for each floor, basement, attic, porch area and garage area, and proposed additional floor area for the basement and each floor and attic §165-162 (A)(12)	✓	
10	Signature block with necessary signatures on first page of plans§165-162 (A)(13)	✓	
11	Dimensions in feet and inches, area values in square feet, ratios in percent to two decimal places §165-162 (B)(1)	✓	
12	Width, depth, and height dimensions in feet and inches §165-162 (B)(2)	✓	
	Continued on next page		

3

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
13	Proposed location and size of all structures, mechanicals, and any and all improvements §165-162 (B)(3)	✓	
14	Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds §165-162 (B)(4)	✓	
15	Indication of any reference corners and location dimensions and kind of each permanent property monument §165-162 (B)(5)	✓	
16	Location of Zoning District boundaries within 200 feet or development §165-162 (B)(6)	✓	
17	Location of Municipal boundary lines within 200 feet of development §165-162 (B)(7)	✓	
18	Proposed front, side, and rear yard setbacks, and second story overhanging setbacks, distances in feet to two decimal places §165-162 (B)(8)	✓	
19	Lot frontage, width, depth and area §165-162 (B)(9)	✓	
20	Any street or roadway access and proposed directions of travel §165-162 (B)(10)	✓	
21	Location and size (width and depth) of base height, from the original ground elevation to top element §165-162 (B)(11)	Waiver	
22	Location, size, materials, method of attachment, and description of any signs, in accordance with Article XIII §165-162 (B)(12)	N/A	
23	Location, size, and description of any exterior lighting, with direction of illumination, power, and candlepower diagram, showing conformance with Section §165-162 (B)(13)	N/A	
24	Location, size and description of all existing and proposed utilities §165-162 (B)(14)	✓	
25	Floor plans and gross floor area (both total and footprint) §165-162 (B)(15)	✓	
26	Façade (elevation) drawings of proposed and existing buildings §165-162 (B)(16)	✓	
27	Spot elevations (at building corners) and first floor building elevation §165-162 (B)(17)	Waiver	
28	Fences and walls – height, locations, dimensions, setbacks, materials §165-162 (B)(18)	✓	
29	Curbing, sidewalks, driveways, loading area §165-162 (B)(19)	✓	
30	Refuse Storage – locations, type, dimensions, proposed enclosures, volume of storage §165-162 (B)(20)	N/A	
31	Existing and proposed public improvements, easements, rights of way, and restrictions of record, with accurate metes and bounds descriptions for same §165-162 (B)(21)	✓	
32	Depiction of any existing natural features on the property and within 200 feet of each boundary line §165-162 (B)(22)	✓	
33	Wetlands, wetlands delineations and buffers, water courses, conservation areas and easements, well heads, floodplain area, underground tanks and other environmental items §165-162 (B)(23)	N/A John Peel	
34	Stormwater management structure, dry wells, culverts, outlets and other details for stormwater drainage and management §165-162 (B)(24)	✓	
	Continued on next page		

4

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
35	Steep slopes, contours, elevations, and calculations in accordance with Section §165-14 (D)(2), §165-14 (D)(3), §165-14 (G); §165-162 (B)(25)	N/A	
36	Loading and unloading area(s) §165-162 (B)(26)	N/A	
37	Parking layout plan accordance with Section 165-163 § 165-162 (B)(27)	N/A	
38	Existing trees depiction for trees 8 inches and over in diameter at 3' above ground elevation § 165-162 (B)(28)	N/A	
39	Landscaping plan in accordance with Section 165-163 § 165-162 (B)(29)	N/A	
40	Soil erosion and sediment control plan § 165-162 (B)(30)	W	

Items	Other Requirements for Subdivision and Preliminary Site Plan	submitted	Borough use
42	Written environmental statement including all documentation outline in §165-161 (B)	W	
43	Wetlands – written statement, report and/or documentation §165-161 (B)(23)	W	
44	Stormwater management addressed in accordance with §165-161 (B)	Later	
45	Traffic impact study in accordance with §165-163 (B)	W	
46	Parking management report in accordance with §165-161 (C)	W	
47	Documentation showing compliance with Well Head Protection Areas (Article IX) and Flood Damage prevention (Article XI)	W	
48	Written statement describing requests and basis for all Checklist waivers	W*	

*all waivers are requested because they don't apply to a single family home

5

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1A

OWNER'S CONSENT TO APPLICATION

I certify that I am the owner of the property, which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same manner as if I were the applicant.

(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.

X

signature of owner

Jennifer t/a Richard White

print owner's name

Sworn and subscribed before me this 8th day of April, 2026

A Notary of the State of New Jersey

TIMOTHY P. KLESSE NOTARY PUBLIC NEW JERSEY

TIMOTHY P. KLESSE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/23/2026

1BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF UTILITIES PAID

Appendix 1C

Property location: 179 Center Avenue

Block: 34 Lot: 69

Owner's name: WHITE, RICHARD/JENNIFER

Please email this form to Cheri Morris cmorris@chathamborough.org.

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised that the water, sewer, and solid waste charges for the above property are paid current as of today's date 4/20/26

Cheri Morris

Cheri Morris
Utilities Clerk

7

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF TAXES PAID

Appendix 1D

Property location: 179 CENTER AVE

Block: 34 **Lot:** 69

Owner's name: WHITE, RICHARD/JENNIFER

Please email this form to Lydia Blide at taxcollector@Chathamborough.org

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the taxes for the above property have been paid for the 2nd quarter of 2026

and are therefore current.

Today's date 4 / 22 / 2026

Lydia Blide

Lydia Blide, Tax Collector

Expires 8/11/26

8

White

BOROUGH OF CHATHAM, NEW JERSEY
APPLICATION FOR 200 FOOT LIST

Appendix 1E

Fee: $10

Please bring this form and payment to the Finance office of Borough Hall.

Once the 200 foot list is received please attach to your application for development.

Application location: 179 Center Ave

Block: 34 Lot: 69

Applicant's name: Jennifer + Richard White

Phone number: 908 906 2103

Allow 7 business days for processing.

When complete: mailed and emailed → sharon@klesse.com

Applicant would like the 200 foot list mailed to:

Sharon Klesse c/o Klesse Forbes Architects
38 Chatham Rd Suite 1
Short Hills NJ 07078

OR:

Applicant will pick up the 200 foot list and can be reached at the following phone number when the list is ready to be picked up: _____

OK upon receipt.

Borough of Chatham

BOROUGH HALL
54 FAIRMOUNT AVENUE
CHATHAM, NEW JERSEY 07928

Tel: 973-635-0674
Fax: 973-635-2417

200 Ft Radius List **April 22, 2026**

Property list within 200 Ft of: White, Richard/ Jennifer

Block: 34 Lot: 69 Address: 179 Center Avenue

Please write to:

- ***Bell Atlantic, 540 Broad Street, Newark, NJ 07102***
- ***One Verizon Way, Basking Ridge, NJ 07920***
- ***Optimum, 461 Route 10 East, Ledgewood, NJ 07852***
- ***PSE&G, Manager – Corporate properties, 80 Park Plaza, T6B, Newark NJ 07102***
- ***JCP&L, Attn; Craig Mandel, JCP&L Real Estate, 300 Madison Ave, P O Box 1911, Morristown, NJ 07960-1911***

If your property is intersected with the streets below, please send notification to:

Route 124 (Main St) is a state road – please write to: **Department of Transportation,** 1035 Partway Ave, Trenton, NJ 08618

Watchung Ave, Fairmount Ave, N. Passaic Ave are County Roads, please write to: Morris County Planning Board, P.O. Box 900 Morristown NJ 07963

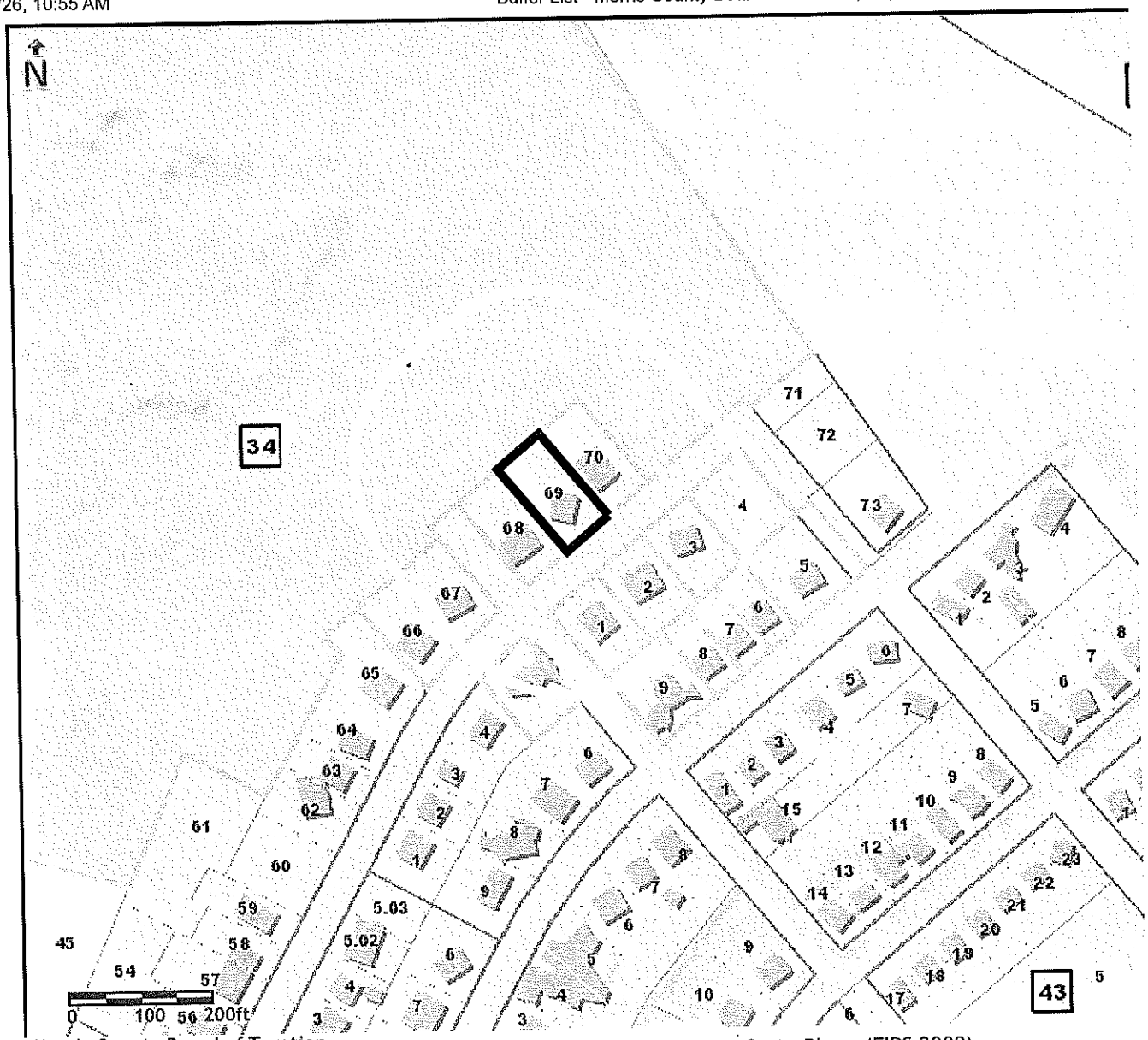
I hereby certify that the attached 200ft-property list is true and correct to the best of my knowledge. And, after 60 days, this list will be invalid thereafter.

Very truly yours,

Evelyn Campo
Tax Assessor Assistant.

ID

170



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

The maps and data available for access at this website is provided "as-is" without warranty or any representation of accuracy, timeliness, or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for, or the appropriateness for use, rests solely on the user accessing this information. The County of Morris makes no warranties, express or implied, as to the use of the maps and the data available for access at this website. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction, and revision. The maps and associated data at this website do not represent a survey. In no event shall the County of Morris or its officers or employees assume any liability for the accuracy of the data delineated on any map. In no event shall the County of Morris or its officers or employees be liable for any damages arising in any way out of the use of this information.

TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_34_69	0.2583	179 CENTER AVE	WHITE, RICHARD/JENNIFER	179 CENTER AVE CHATHAM, NJ 07928

//

171

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_34_1	128.8500	1 DUCHAMP PL (REAR WESTON	BOROUGH OF CHATHAM	MUNICIPAL BLDG CHATHAM, NJ 07928
1404_34_66	0.2410	167 CENTER AVE	LOPEZ, MARIA ROSARIO/FERDINAND A	167 CENTER AVE CHATHAM NJ 07928
1404_34_67	0.2273	171 CENTER AVE	HALLERMAN, JONATHAN G/MARCY B	171 CENTER AVE CHATHAM, NJ 07928
1404_34_68	0.2583	175 CENTER AVE	STEVENS,DREW & JOYCE	175 CENTER AVE CHATHAM, NJ 07928
1404_34_69	0.2583	179 CENTER AVE	WHITE, RICHARD/JENNIFER	179 CENTER AVE CHATHAM, NJ 07928
1404_34_70	0.2583	181 CENTER AVE	FARRELL, MARY ELIZABETH	181 CENTER AVE CHATHAM, NJ 07928
1404_36_5	0.2225	170 CENTER AVE	MILLERS, KATHLEEN	271 LONGVIEW RD UNION, NJ 07083
1404_37_1	0.2314	174 CENTER AVE	RAGHAVAN/JAGANNATHANV, VIJAR/SUBASH	174 CENTER AVE CHATHAM, NJ 07928
1404_37_2	0.2314	178 CENTER AVE	WU, ZHONGXUN/HONGYI	178 CENTER AVE CHATHAM, NJ 07928
1404_37_3	0.2314	180 CENTER AVE	CARROLL/RUGGIERO, EILEEN R/KENNETH	180 CENTER AVE CHATHAM, NJ 07928
1404_37_4	0.2699	184 CENTER AVE	BOROUGH OF CHATHAM	MUNICIPAL BLDG CHATHAM, NJ 07928
1404_37_5	0.3444	175 N PASSAIC AVE	MARSHALL, MATTHEW/GONDIPALLI, P	175 N PASSAIC AVE CHATHAM, NJ 07928
1404_37_6	0.1377	171 N PASSAIC AVE	GREENE, KENNETH ROGER/PAMELA TRUST	171 N PASSAIC AVE CHATHAM,, NJ 07928
1404_37_7	0.1377	169 N PASSAIC AVE	169 N PASSAIC CO	169 N PASSAIC AVE CHATHAM, NJ 07928
1404_37_8	0.1377	167 N PASSAIC AVE	HUANG/PAN, ZENG CHENG/YA ZHEN	167 N PASSAIC AVE CHATHAM, NJ 07928
1404_37_9	0.2755	165 N PASSAIC AVE	PENN, ROBERT T/EVELYN	165 N PASSAIC AVE CHATHAM, NJ 07928

17 + utilities (5) = 22

12

WHITE, RICHARD/JENNIFER
179 CENTER AVE
CHATHAM, NJ 07928

BOROUGH OF CHATHAM
MUNICIPAL BLDG
CHATHAM, NJ 07928

LOPEZ, MARIA
ROSARIO/FERDINAND A
167 CENTER AVE
CHATHAM NJ 07928

HALLERMAN, JONATHAN
G/MARCY B
171 CENTER AVE
CHATHAM, NJ 07928

STEVENS,DREW & JOYCE
175 CENTER AVE
CHATHAM, NJ 07928

WHITE, RICHARD/JENNIFER
179 CENTER AVE
CHATHAM, NJ 07928

FARRELL, MARY ELIZABETH
181 CENTER AVE
CHATHAM, NJ 07928

MILLERS, KATHLEEN
271 LONGVIEW RD
UNION, NJ 07083

RAGHAVAN/JAGANNATHANV,
VIJAR/SUBASH
174 CENTER AVE
CHATHAM, NJ 07928

WU, ZHONGXUN/HONGYI
178 CENTER AVE
CHATHAM, NJ 07928

CARROLL/RUGGIERO, EILEEN
R/KENNETH
180 CENTER AVE
CHATHAM, NJ 07928

BOROUGH OF CHATHAM
MUNICIPAL BLDG
CHATHAM, NJ 07928

MARSHALL,
MATTHEW/GONDIPALLI, P
175 N PASSAIC AVE
CHATHAM, NJ 07928

GREENE, KENNETH
ROGER/PAMELA TRUST
171 N PASSAIC AVE
CHATHAM,, NJ 07928

169 N PASSAIC CO
169 N PASSAIC AVE
CHATHAM, NJ 07928

HUANG/PAN, ZENG
CHENG/YA ZHEN
167 N PASSAIC AVE
CHATHAM, NJ 07928

PENN, ROBERT T/EVELYN
165 N PASSAIC AVE
CHATHAM, NJ 07928

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NOTICE SERVED ON OWNERS WITHIN 200 FEET AND NEWSPAPER PUBLICATION

BOROUGH OF CHATHAM ZONING BOARD OF ADJUSTMENT

LEGAL NOTICE OF HEARING ON APPLICATION

TAKE NOTICE,
that on ---------day of ----, 2024, at 7:30 a public hearing will be held before the Zoning Board of Adjustment of the Borough of Chatham at the Chatham Borough Town Hall located at 54 Fairmount Ave, Chatham Borough, NJ.

An application for development has been submitted to the Zoning Board seeking variance approval so as to permit:

The enclosing of a deck into a screened porch on the premises at

179 Center Ave and designated as Lot 69 Block 34 on the Borough of Chatham Tax Map, and

this notice is sent to you as an owner of property in the immediate vicinity.

Any required variances and/or waivers required for this application are as follows:

Max building coverage "C" Variance 165-14F (1) 1,710 sf (15.15%) perm, 1,270 sf (11.29%) existing, 1,910 sf (16.98%) prop.

The applicant may also seek other variances and waivers as the need may arise during the course of the hearing on this application.

All interested parties are invited to appear and be heard at the public hearing on this application. Documents relating to this application may be inspected by the public during normal business hours in the Clerk's office at the Chatham Borough Hall, 54 Fairmount Ave, Chatham, NJ, week days from 9 am to 3 pm.

This notice is sent to you by the applicant by order of the Zoning Board for the Borough of Chatham.

Respectfully,

Jennifer and Richard White
(Applicant)
(Klesse Forbes Architects)

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1H

PERMISSION TO ENTER APPLICANT'S PROPERTY

We, the undersigned applicant(s), have made an application for development, variances or other relief before the Chatham Borough Board members, the appropriate Borough (Planning Board) (Zoning Board of Adjustment). We understand that the Board members, the appropriate Borough officials, and any counsel or other experts retained by the Board must have an opportunity to go on our property and examine the same, in order to be able to fully understand and evaluate our application.

We, therefore, grant permission to the members of the Board before which we will be appearing, their counsel and retained experts, the Borough Construction Official, the Borough Engineer, the Borough Fire Inspector, and any other appropriate Borough officials to come on our property during daylight hours in order to make a thorough examination of the same for the purpose of more effectively deciding our application. We understand that in all cases the Board members and other referred to here:

1. Will carry, available for inspection by the Applicants, photograph identification cards or other documentation that may readily identify them.
2. In all cases where the property contains the Applicant's residence, they shall ring the doorbell and announce their presence before proceeding with their inspections.
3. Whenever possible, they will call the applicants in advance before coming to the property.

X

Owner(s) Signature

X

Owner(s) Signature

Dated: X 4/20/2026

BOROUGH OF CHATHAM
Borough of Chatham, 54 Fairmount Avenue, Chatham, New Jersey 07928

APPLICATION FOR DEVELOPMENT (appendix 1)
[ ] Planning Board
[X] Zoning Board

1. **PROPERTY INFORMATION**
Address: 179 Center AVE ZONE: R-2
Tax Map Number: _____ Block: 34 Lot: 69
Present use:
single family residence

Has there been any previous application involving these premises by the applicant or any prior owner of the property
( ) Yes [attach copies] (X) No ( ) Unknown [if unsure file OPRA with the Clerk's Office]
If yes, nature of application, date and determination: _____

Does the applicant own adjacent Property ( ) Yes (X) No If yes, address of property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
( ) Yes [attach copies] (X) No ( ) Proposed

**** Is the property in the Historic District? ( ) Yes ( ) No If yes the application will need to be reviewed by the Historic Preservation Commission prior to being heard by the Board.**

2. **APPLICANT INFORMATION**
Name: Jennifer + Richard White
Address: 179 Center Ave
City/State/Zip: Chatham B NJ 07928
Phone #: 908 906 6391 Email: jen@richandjen.com
Applicant is a(n): (X) Individual ( ) Partnership ( ) Corporation

CONTACT FOR APPLICATION
Name: Sharon Klesse c/o Klesse Folbes Architects
Address: 38 Chatham Rd St 1
City/State/Zip: Short Hills NJ 07078
Phone #: 973 379 6602 Email: sharon@klesse.com

3. **DISCLOSURE STATEMENT**
Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of persons owning 10% of the stock in a corporate application of 10% interest in any partnership application bust be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation of partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% of ownership criterion have been disclosed. (Attach pages as necessary to comply)

Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: N/A Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____

APPLICATION FOR DEVELOPMENT continued

4. **OWNER'S INFORMATION**
If the Owner is other than the applicant, provide the following information:
Owner's Name: N/A Phone #
Address:

5. **APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)**
Name:
Address: N/A
City/State/Zip:
Phone #: Email:

6. **APPLICANT'S ENGINEER**
Name:
Address: N/A
City/State/Zip:
Phone #: Email:

7. **APPLICANT'S ARCHITECT**
Name: Timothy P Klesse, AIA, ASID
Address: 38 Chatham Rd Ste 1,
City/State/Zip: Short Hills NJ 07078
Phone #: 973.379.6602 Email: tim@klesse.com

NATURE OF THE APPLICATION (check all applicable items)

( ) Conceptual subdivision plan
( ) Minor subdivision
( ) Major subdivision, preliminary
( ) Major subdivision, final
( ) Amendment to approved plat
( ) Lot line adjustment
( ) Conditional use
( ) Use variance
( ) Variance, residential fence or deck
(X) Variance, other residential "C"
( ) Variance other (non-residential)
( ) Zone change
( ) Conceptual site plan
( ) Site plan, approval, preliminary residential
( ) Site plan, approval, preliminary non-residential
( ) Site plan approval, final
( ) Amendments to approved site plans
( ) Change of permitted use with waiver of site plan
( ) Wireless telecommunications application
( ) Appeal from administrative decision
( ) Interpretation of zoning ordinance

9. **BRIEF DESCRIPTION OF PROJECT:** Indicate type of improvement, alteration, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provide hours of operation, number of employees. Number of parking spaces, intention to sell or rent, and another information important for consideration:
Convert an existing deck into a screened porch, along with other additions + renovations to the existing home.

10. **DOES THE APPLICANT COMPLY WITH ALL REQUIREMENTS OF THE ZONE:** If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official or any other office of the Borough of Chatham which has been issued to you regarding this property. "C" variance:

165-14 (F-1) Max Bldg Covg of 1,710 SQ ft (15.15%) perm, 1,270 SQ ft (11.29%) existing and 1,910 SQ ft (16.98%) proposed.

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

N/A

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of the Applicant: _____ Date: 4/26/24

IF THE APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT FORM. (appendix 1A)

18

Borough of Chatham

Office of the Administrator

54 Fairmount Avenue ▪ Chatham ▪ NJ 07928
973-701-6824 ▪ ChathamBorough.org

April 20, 2026

The White Residence
179 Center Avenue
Chatham, NJ 07928
Block 34 Lot 69 R-2

Dear Applicant,
Please be advised that your zoning permit application referenced above is hereby denied for the following reasons:

1. Proposed additions require the following variances:

    - §165-14 (F-1) Maximum Building Coverage of 1,710 sq. ft. (15.15%) permitted,1,270 sq. ft. (11.29%) existing, and 1,910 sq. ft. (16.98%) proposed. (C) Variance.

If you have any questions, please feel free to contact my office at 973-701-6824

Thank you,

Melanie Politi
Zoning Official

KLESSE FORBES ARCHITECTS

TIMOTHY P. KLESSE, AIA, ASID
PRINCIPAL

ROBERT W. FORBES, AIA, LEED AP
ASSOCIATE PRINCIPAL

Revised July 22, 2026
April 14, 2026

Reference: **White Residence**
179 Center Ave
Chatham, N.J. 07928
Block 34 Lot 69
Project # 25064

Area Calculations For Proposed Residence

Zone R-2

Item	Required	Existing	Proposed	Status
Lot Area	9,300 sf	11,250 sf	No Change	Ok
Lot Frontage	75 '	75'	No Change	Ok
Lot width at building	75'	75'	No Change	Ok
Lot Depth	100 '	150'	No Change	Ok
Average Front Setback (200' each way)	n/a	35.36'	Same	Ok
Front Setback 30'min or 1.0 x building height (23')	30' 23'	35.36' 35.36'	Same	Ok
Left Side Setback (1st) *1	9'	15.06'	9.0'	Ok
Left Side Setback (2nd)	12'	15.06'	Same	Ok
Right Side Setback (1st) *1	9'	14.64'	Same	Ok
Right Side Setback (2nd)	12'	14.64'	Same	Ok
Rear Setback 30' min or 1.5' x building height (23')	30' 34.5'	84' 84'	59' 59'	Ok
Lot Coverage	3,581 sf 31.8 %	3,313 sf 29.45 %	3,578 sf 31.80 %	Ok
Building Coverage	1,705 sf 15.15 %	1,270 sf 11.29 %	1,910 sf 16.98 %	Variance*2 205 sf
Floor Area Ratio	3,410 sf 30.31 %	1,894 sf 16.83 %	2,574 sf 22.88 %	Ok
Max. Height	35'/2.5 s	21'/1.5 s	23'/1.5 s	Ok
Front Yard Coverage 39.6x 75 = 2,970 x 0.3= 891 sf	891 sf 30%	21+75+440= 536sf 18.0 %	Same	Ok
Deck height above grade	8'	0'	5'	Ok

***1 RENO ONLY <80' wide lot, first level 9' second level 12'**
*2 Variance is to convert a deck (LC) into a screened porch (BC +LC)
5' front overhang into front setback
FAR all areas with a 7' clg ht or higher, 12' clg 2 times, 20' clg 3 times

Revised 7.20
20

KLESSE FORBES ARCHITECTS

July 22, 2026

Reference: **White Residence**
179 Center Ave
Chatham, NJ 07928
Project # 25064

AREA BREAKDOWN CALCULATIONS variance

	Existing	Addition	New Total
Shed	80	0	80
Building	1,190	435	1,625
Screen Porch/deck	0	205	205
Portico	0	0	0
Building Cov Total	**1,270**	**640**	**1910**
Driveway Area	660+675	0	1,335
Front Stoop/portico	25	0	25
Front Walk	75	0	75
Patio/stair	600	(-385)	215
AC Units	9	9	18
Impervious Total	**2,044**	**-376**	**1,668**
Lot Coverage Total	**3,314**	**264**	**3,578**
Limit of Distrubance		**700 square feet**	

TIMOTHY P. KLESSE, AIA, ASID
PRINCIPAL

ROBERT W. FORBES, AIA, LEED AP
ASSOCIATE PRINCIPAL

38 CHATHAM ROAD, SHORT HILLS, NJ 07078 973.379.6602
KLESSE.COM

Received 7.22
21

FAR Caculations

	Existing	Addition	New Total
Lower Floor	624	40	664
Main Floor	1,190	435	1,625
Screened porch	0	205	205
Shed	80	0	80
FAR Total	**1,894**	**680**	**2,574**

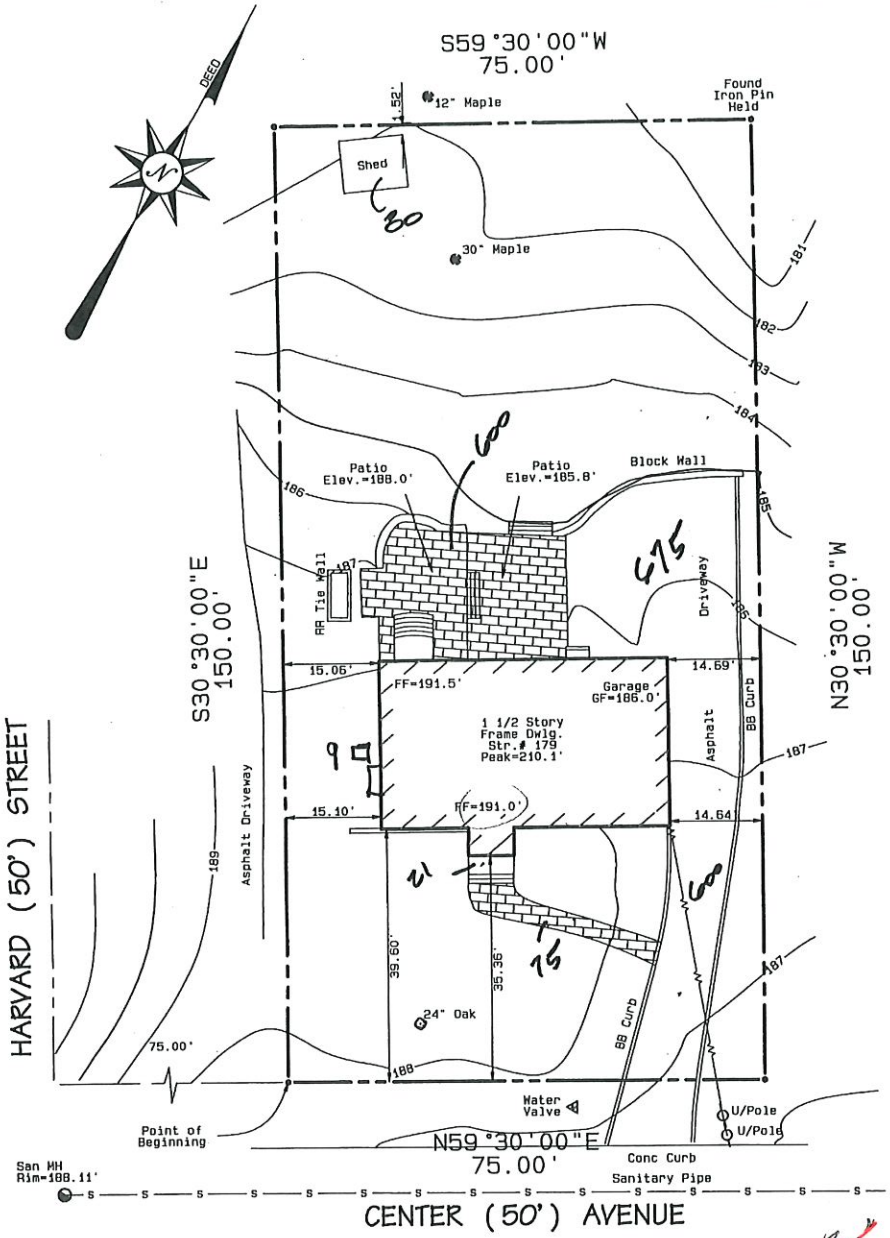
38 CHATHAM ROAD, SHORT HILLS, NJ 07078 973.379.6602
KLESSE.COM

Revised 7.22
21 A

SURVEY OF PROPERTY
179 CENTER AVENUE
LOT 69 BLOCK 34 "TAX MAPS"

PREMISES IN
BOROUGH OF
CHATHAM

MORRIS COUNTY, NEW JERSEY
LOT AREA=11,250 S.F.
OR 0.258 ACRES



THIS SURVEY CERTIFIED TO:
RICHARD & JENNIFER WHITE

NOTES:
VERTICAL DATUM NAVD 88 BASED
ON THE USE OF LEICA SMARTNET

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORDED. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

Canfora Surveying, Inc.
89 Lincoln Street East Hanover, N.J. 07936
(973) 599-0036 Fax: (973) 599-0037
N.J. LIC. # 40671
PROFESSIONAL LAND SURVEYOR
JEFFREY A. CANFORA, P.L.S.

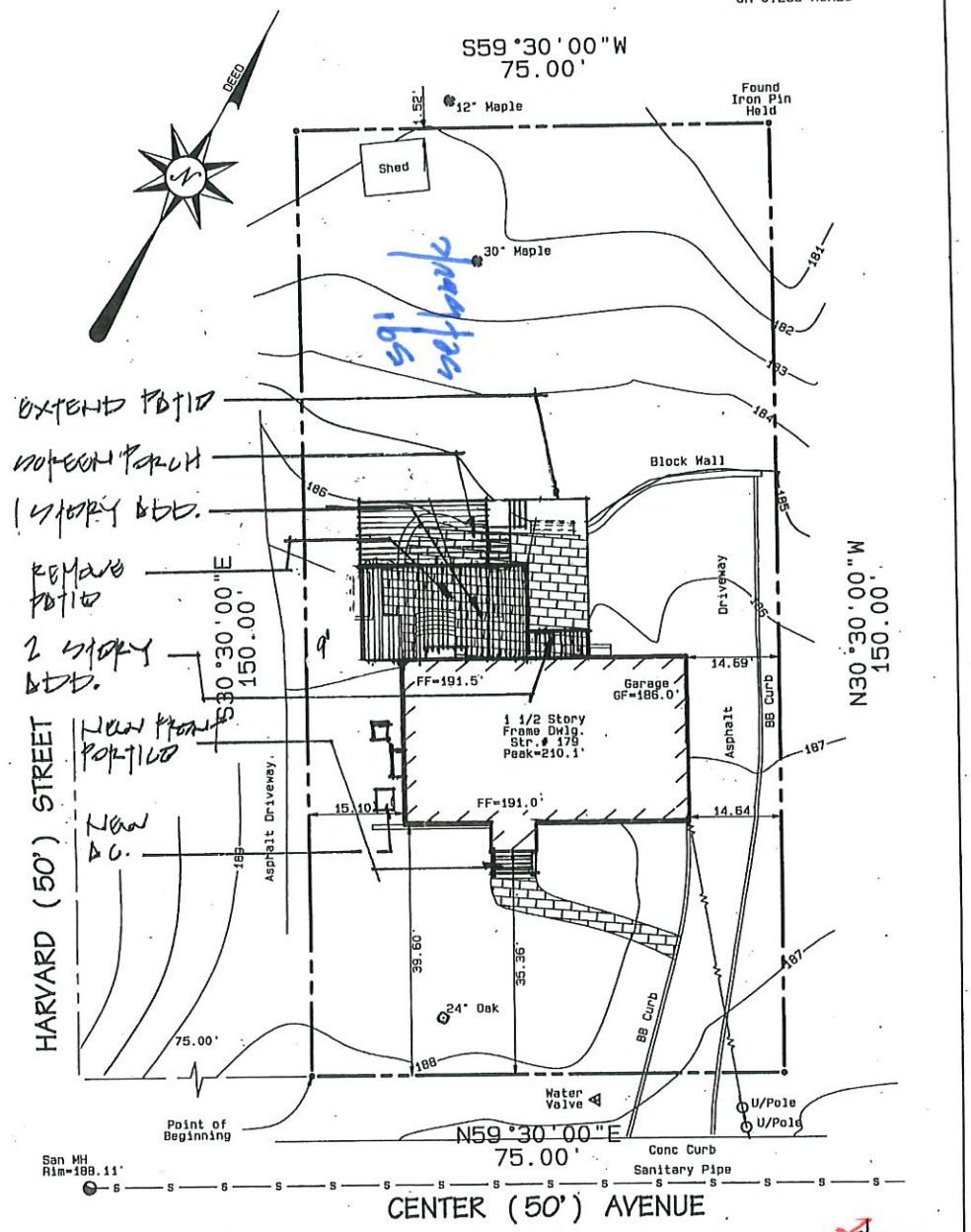
OCT. 31, 2025
SCALE: 1" = 30'

J:\My Book\Jeff surveys\179 Center Ave Chatham.pro Nov 10, 2025

22

SURVEY OF PROPERTY
179 CENTER AVENUE
LOT 69 BLOCK 34 "TAX MAPS"

PREMISES IN
BOROUGH OF
CHATHAM
MORRIS COUNTY, NEW JERSEY
LOT AREA=11,250 S.F.
OR 0.258 ACRES



~~15'~~ 30

Professional

THIS SURVEY CERTIFIED TO:
RICHARD & JENNIFER WHITE

NOTES:
VERTICAL DATUM NAVD 88 BASED ON THE USE OF LEICA SMARTNET

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORDED. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d).

Canfora Surveying, Inc.
89 Lincoln Street East Hanover, N.J. 07936
(973) 599-0036 Fax: (973) 599-0037
N.J. LIC. # 40671
PROFESSIONAL LAND SURVEYOR
JEFFREY A. CANFORA, P.L.S.

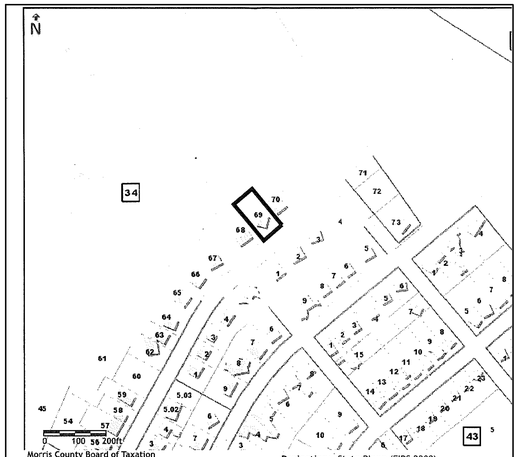
OCT. 31, 2025
SCALE: 1" = ~~20'~~ 30'

J:\My Book\jeff surveys\179 Center Ave Chatham.pro Nov 10, 2025

Revised 7.22

23

ALTERATION TO RESIDENCE OF:
MR. & MRS. WHITE 179 CENTER AVENUE, CHATHAM, NEW JERSEY



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

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TARGETED PROPERTIES:

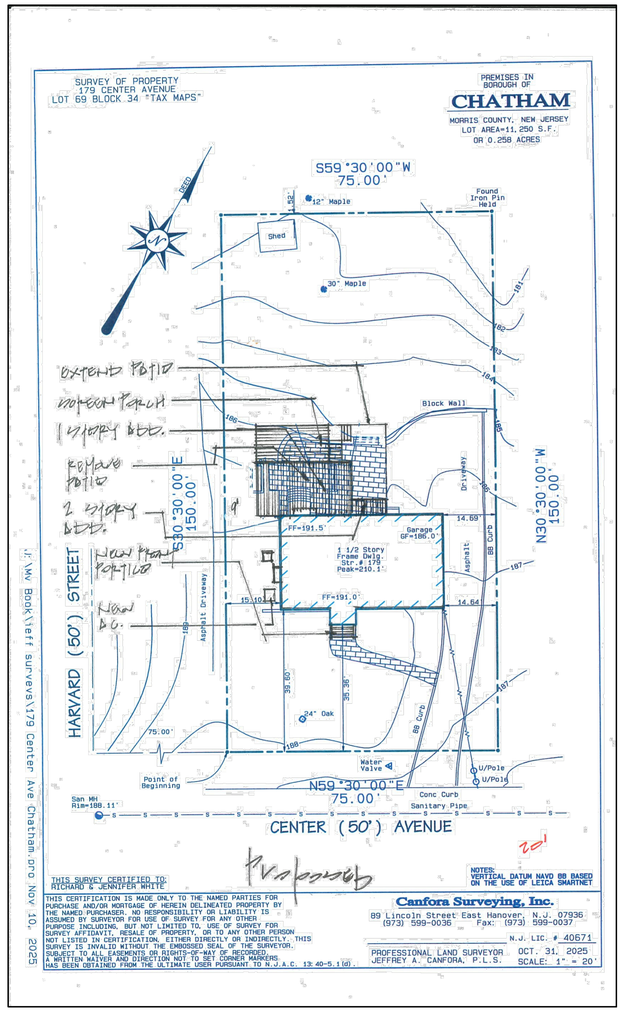
PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_34_69	0.2583	179 CENTER AVE	WHITE, RICHARD/JENNIFER	179 CENTER AVE CHATHAM, NJ 07928

KEY MAP

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_34_1	128.8500	1 DUCHAMP PL (REAR WESTON	BOROUGH OF CHATHAM	MUNICIPAL BLDG CHATHAM, NJ 07928
1404_34_66	0.2410	167 CENTER AVE	LOPEZ, MARIA ROSARIO/FERDINAND A	167 CENTER AVE CHATHAM NJ 07928
1404_34_67	0.2273	171 CENTER AVE	HALLERMAN, JONATHAN G/MARCY B	171 CENTER AVE CHATHAM, NJ 07928
1404_34_68	0.2583	175 CENTER AVE	STEVENS,DREW & JOYCE	175 CENTER AVE CHATHAM, NJ 07928
1404_34_69	0.2583	179 CENTER AVE	WHITE, RICHARD/JENNIFER	179 CENTER AVE CHATHAM, NJ 07928
1404_34_70	0.2583	181 CENTER AVE	FARRELL, MARY ELIZABETH	181 CENTER AVE CHATHAM, NJ 07928
1404_36_5	0.2225	170 CENTER AVE	MILLERS, KATHLEEN	271 LONGVIEW RD UNION, NJ 07083
1404_37_1	0.2314	174 CENTER AVE	RAGHAVAN/JAGANNATHANV, VIJAR/SUBASH	174 CENTER AVE CHATHAM, NJ 07928
1404_37_2	0.2314	178 CENTER AVE	WU, ZHONGXUN/HONGYI	178 CENTER AVE CHATHAM, NJ 07928
1404_37_3	0.2314	180 CENTER AVE	CARROLL/RUGGIERO, EILEEN R/KENNETH	180 CENTER AVE CHATHAM, NJ 07928
1404_37_4	0.2699	184 CENTER AVE	BOROUGH OF CHATHAM	MUNICIPAL BLDG CHATHAM, NJ 07928
1404_37_5	0.3444	175 N PASSAIC AVE	MARSHALL, MATTHEW/GONDIPALLI, P	175 N PASSAIC AVE CHATHAM, NJ 07928
1404_37_6	0.1377	171 N PASSAIC AVE	GREENE, KENNETH ROGER/PAMELA TRUST	171 N PASSAIC AVE CHATHAM,, NJ 07928
1404_37_7	0.1377	169 N PASSAIC AVE	169 N PASSAIC CO	169 N PASSAIC AVE CHATHAM, NJ 07928
1404_37_8	0.1377	167 N PASSAIC AVE	HUANG/PAN, ZENG CHENG/YA ZHEN	167 N PASSAIC AVE CHATHAM, NJ 07928
1404_37_9	0.2755	165 N PASSAIC AVE	PENN, ROBERT T/EVELYN	165 N PASSAIC AVE CHATHAM, NJ 07928

PROPERTY OWNERS



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

12/13/23, 5:57 PM Borough of Chatham, NJ Application Procedures and Requirements

Plan of (short descriptive of project)
RESTORATION OF EXISTING HOME, ADDITION TO REAR, NEW SCREENED PORCH, NEW FRONT PORTICO

Street address
179 CENTER AVENUE, CHATHAM BORO, NEW JERSEY

Block
34

Lot
69

Tax Map No.
?

Zone
R-2

Scale
AS NOTED

Applicant name
MR. & MRS. WHITE

I CONSENT to the filing of this plan with the

Board of Adjustment of the Borough of Chatham

Landowner Name/title — Date signed

Applicant Name/title — Date signed

I HEREBY CERTIFY that I have prepared this Plan and that all dimensions and information are correct.

TIMOTHY P. KLESSE

Name — Date signed

ARCHITECT LICENSE # 09204 04/13/2026

Title and License Number

I HAVE REVIEWED this Plan and certify that it meets all codes and ordinances under my jurisdiction.

Borough Engineer — Date signed

To be signed after the issuance of a costruction permit: I HEREBY CERTIFY that all the required improvements have been installed or a bond posted in compliance with all applicable codes and ordinances.

Borough Engineer — Date signed

These plans have been approved by the

Board of Adjustment of the Borough of Chatham by Resolution entered on

Chairman — Date signed

Name

Witness to Chairman's signature:

Administrative Secretary — Date signed

Name

https://google360.com/#794502#794502 1/1

SIGNATURE BLOCK

1

AREA BREAKDOWN CALCULATIONS variance

	Existing	Addition	New Total
Shed	80	0	80
Building	1,190	435	1,625
Screen Porch/deck	0	205	205
Portico	0	0	0
Building Cov Total	**1,270**	**640**	**1910**
Driveway Area	660+675	0	1,335
Front Stoop/portico	25	0	25
Front Walk	75	0	75
Patio/stair	600	(-385)	215
AC Units	9	9	18
Impervious Total	**2,044**	**-376**	**1,668**
Lot Coverage Total	**3,314**	**264**	**3,578**
Limit of Distrubance		**700 square feet**	

AREA BREAKDOWN CALCULATIONS

FAR Caculations

	Existing	Addition	New Total
Lower Floor	624	40	664
Main Floor	1,190	435	1,625
Screened porch	0	205	205
Shed	80	0	80
FAR Total	**1,894**	**680**	**2,574**

FAR CALCULATIONS

Zone R-2

Item	Required	Existing	Proposed	Status
Lot Area	9,300 sf	11,250 sf	No Change	Ok
Lot Frontage	75'	75'	No Change	Ok
Lot width at building	75'	75'	No Change	Ok
Lot Depth	100'	150'	No Change	Ok
Average Front Setback (200' each way)	n/a	35.36'	Same	Ok
Front Setback 30' min or 1.0 x building height (23')	30' 23'	35.36' 35.36'	Same	Ok
Left Side Setback (1st) *1	9'	15.06'	9.0'	Ok
Left Side Setback (2nd)	12'	15.06'	Same	Ok
Right Side Setback (1st) *1	9'	14.64'	Same	Ok
Right Side Setback (2nd)	12'	14.64'	Same	Ok
Rear Setback 30' min or 1.5' x building height (23')	30' 34.5'	84' 84'	59' 59'	Ok
Lot Coverage	3,581 sf 31.8 %	3,313 sf 29.45 %	3,578 sf 31.80 %	Ok
Building Coverage	1,705 sf 15.15 %	1,270 sf 11.29 %	1,910 sf 16.98 %	Variance*2 205 sf
Floor Area Ratio	3,410 sf 30.31 %	1,894 sf 16.83 %	2,574 sf 22.88 %	Ok
Max. Height	35'/2.5 s	21'/1.5 s	23'/1.5 s	Ok
Front Yard Coverage 39.6x 75 = 2,970 x 0.3= 891 sf	891 sf 30%	214+75+440= 536sf 18.0 %	Same	Ok
Deck height above grade	8'	0'	5'	Ok

ZONING CHART

REVISION #	REVISION DESCRIPTION	DATE
1	PER ENGINEER COMMENTS	07/23/2026

KLESSE FORBES ARCHITECTS 38 CHATHAM ROAD, SHORT HILLS, NEW JERSEY

BOA-1

DATE 04/13/2026 PROJECT NO 25064 SHEET 1 OF 6

WHITE

SIMPSON ECCLLO-SDS2.5 ON 6 X 6 P.T. POST W/ CBSQ66-SDS2 COLUMN BASE

1'-4" SQ. BRICK PIER DIRECTLY CENTERED UNDER COLUMN FROM ABOVE UNLESS OTHERWISE DEPICTED WITH (1) #5 VERTICAL REBAR TIED TO FOOTING REBAR, CENTER FILLED SOLID W/ GROUT ON CMU'S OVER 1'-0" DEEP X 3'-0" SQUARE CONTINUOUS 3500 PSI CONCRETE FOOTING W/ 3 CONTINUOUS #4'S & #4'S @ 16" O.C. ALL NEW BRICK VENEER AND MORTAR COLOR SHALL PERFECTLY MATCH EXISTING. MORTAR UTILIZED SHALL BE "COLORED CEMENTS" AS MANUFACTURED BY KEYSTONE CEMENT COMPANY (NO SUBSTITUTIONS). ARCHITECT HAS COLORED MORTAR SAMPLES. ORDER KEYSTONE COLORED CEMENT AND MORTAR SAND FROM ATLANTIC BUILDING COMPANY, CHATHAM, NJ (973-635-9000). CONSTRUCT SAMPLE PANELS 2'-0" SQUARE FOR APPROVAL TWO WEEKS BEFORE PROCEEDING WITH CONSTRUCTION (TYP.)

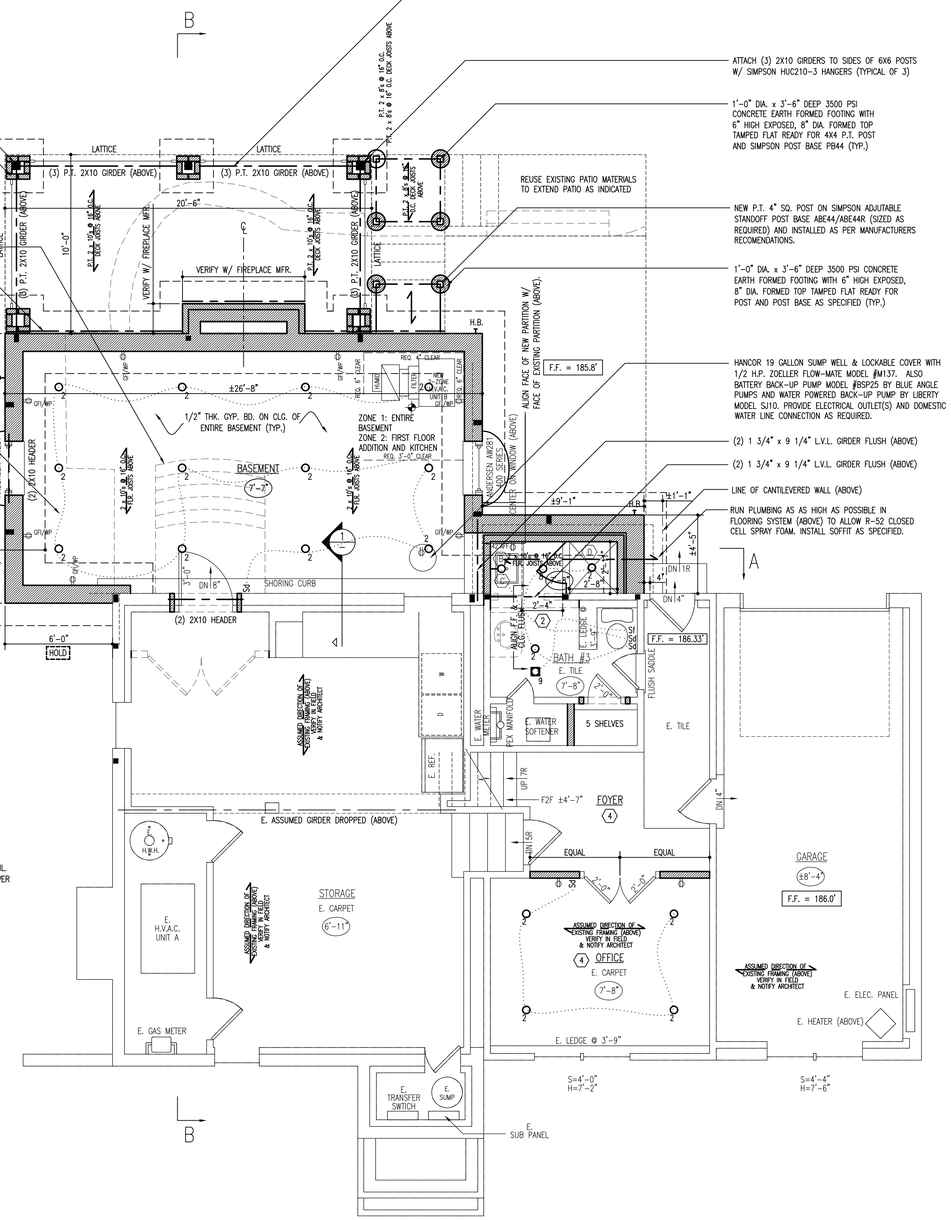
COMPLETELY DEMOLISH EXISTING PATIO FOOTING AND FOUNDATION WORK READY FOR NEW AS SHOWN.

P.T. 2 x 10 LEDGER BOARD BOLTED TO NEW & EXISTING FRAMING @ 16" O.C. & STAGGERED W/ DECK2WALL SPACER (888-577-2237) AND 1/2" DIA. STAINLESS. STL. NUT, BOTL & WASHER AT EACH SIDE.

PROVIDE SILLCOCK WITH 1/4" PER FOOT MIN. NEGATIVE PITCH & APOLLO VALVE SHUT OFF IN BASEMENT. VERIFY FINAL LOCATION WITH OWNER IN FIELD PRIOR TO INSTALLATION (TYP.).

4" CONC. SLAB W/ 66 x 88 WWM., 10 MIL VAPOR BARRIER, OVER 4" COMPACTED GRAVEL & COMPACTED FILL.

12" CMU's OVER 1'-0" DEEP x 3'-6" WIDE CONTINUOUS 3500 PSI CONCRETE FOOTING W/ (5) CONTINUOUS #4's & #4's @ 16" O.C.



LOWER LEVEL FLOOR PLAN

(3) P.T. 2 x 10 FLUSH GIRDER THROUGH BOLTED EVERY 16" AND STAGGERED W/ 1/2" DIA. STAINLESS STL. BOLT, WASHER, & NUT ASSEMBLIES. (TYPICAL FOR ALL DECK GIRDERS)

ATTACH (3) 2X10 GIRDERS TO SIDES OF 6X6 POSTS W/ SIMPSON HUC210-3 HANGERS (TYPICAL OF 3)

1'-0" DIA. x 3'-6" DEEP 3500 PSI CONCRETE EARTH FORMED FOOTING WITH 6" HIGH EXPOSED, 8" DIA. FORMED TOP TAMPED FLAT READY FOR 4X4 P.T. POST AND SIMPSON POST BASE PB44 (TYP.)

REUSE EXISTING PATIO MATERIALS TO EXTEND PATIO AS INDICATED

NEW P.T. 4" SQ. POST ON SIMPSON ADJUTABLE STANDOFF POST BASE ABE44/ABE44R (SIZED AS REQUIRED) AND INSTALLED AS PER MANUFACTURERS RECOMENDATIONS.

1'-0" DIA. x 3'-6" DEEP 3500 PSI CONCRETE EARTH FORMED FOOTING WITH 6" HIGH EXPOSED, 8" DIA. FORMED TOP TAMPED FLAT READY FOR POST AND POST BASE AS SPECIFIED (TYP.)

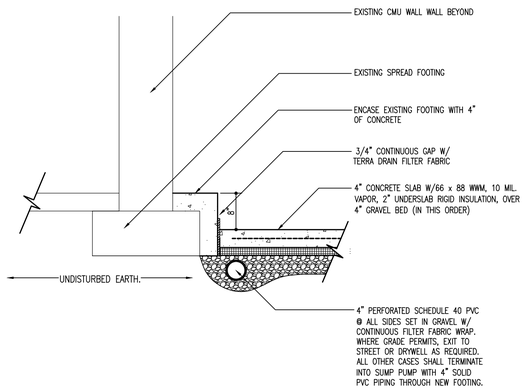
HANCOR 19 GALLON SUMP WELL & LOCKABLE COVER WITH 1/2 H.P. ZOELLER FLOW-MATE MODEL #M137. ALSO BATTERY BACK-UP PUMP MODEL #BSP25 BY BLUE ANGLE PUMPS AND WATER POWERED BACK-UP PUMP BY LIBERTY MODEL S110. PROVIDE ELECTRICAL OUTLET(S) AND DOMESTIC WATER LINE CONNECTION AS REQUIRED.

(2) 1 3/4" x 9 1/4" L.V.L. GIRDER FLUSH (ABOVE)

(2) 1 3/4" x 9 1/4" L.V.L. GIRDER FLUSH (ABOVE)

LINE OF CANTILEVERED WALL (ABOVE)

RUN PLUMBING AS AS HIGH AS POSSIBLE IN FLOORING SYSTEM (ABOVE) TO ALLOW R-52 CLOSED CELL SPRAY FOAM. INSTALL SOFFIT AS SPECIFIED.

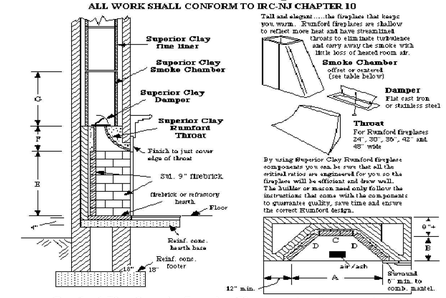


1 POURED BASEMENT SHORING CURB DETAIL

SCALE: 3/4" = 1'-0"

Rumford Fireplace

ALL WORK SHALL CONFORM TO IRC-NJ CHAPTER 10



Rumford Fireplaces by Superior Clay http://www.rumford.com

FIREPLACE	THROAT	DAMPER	SMOKE CHAMBER	FLUE	OTHER DIMENSIONS A	B	C	D	E	F	G
R2427	TR24	3/4"1724	SC1212	12"x12"	24"	12.5"	13.5"	13.5"	24-28"	12"	16"
R3030	TR30	3/4"1730	SC1212	12"x12"	30"	12.5"	18.5"	15"	27-32"	12.5"	19"
R3636	TR36	AR24	SC1919	13"x13"	36"	19"	17.5"	19"	36"	19.5"	16"
R4242	TR42	AR30	SC2112	13"x13"	42"	15"	15"	21"	36-42"	15"	19"
R4848	TR48	AR30	SC1620	16"x20"	48"	16"	19"	22.5"	42-48"	16"	19"

1 RUMFORD FIREPLACE

SCALE: N.T.S.

KLESSE FORBES

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KLESSE.COM

TIMOTHY P. KLESSE, AIA, ASID
NJ 09204 NY 027863

ROBERT W. FORBES, AIA, LEED AP
NJ 21AI01962600

ALTERATIONS TO RESIDENCE OF:

Mr & Mrs. White
179 Center Ave
Chatham, NJ 07928

LEGEND OF CONSTRUCTION

- EXIST. PARTITION TO REMAIN
- EXIST. PARTITION TO BE REMOVED
- NEW PARTITION
- NEW 2 x 6 PARTITION
- NEW 42" HIGH PARTITION
- NEW INTERIOR BEARING PARTITION
- BRICK / STONE
- 3-1/2" x 3-1/2" 1.8E POST
- 3-1/2" x 5-1/2" 1.8E POST
- POST ABOVE — PROVIDE SOLID BLOCKING AS REQUIRED
- ARCHED OPENING
- BEDROOM #1 — ROOM NAME
- (X) — FLOOR/PLUMBING (SEE SPEC.)
- (8'-0") — CEILING/WALL HEIGHT
- (2'-3") — CEILING/WALL HEIGHT @ POINT

BEAM CONFIGURATIONS:
FLUSH RECESSED SEMI-RECESSED DROPPED
5" CLEARANCE

All structure as indicated on plans is for floor above

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NO.	REVISION	DATE

DRAWING TITLE :
LOWER LEVEL FLOOR PLAN

IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE
IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE

DATE: 04/13/2026

SCALE: 1/4" = 1'-0" SEE GRAPHIC SCALE ABOVE

DRAWN BY: PG / AF

CHECKED BY: TK

DRAWING NUMBER
BOA-2

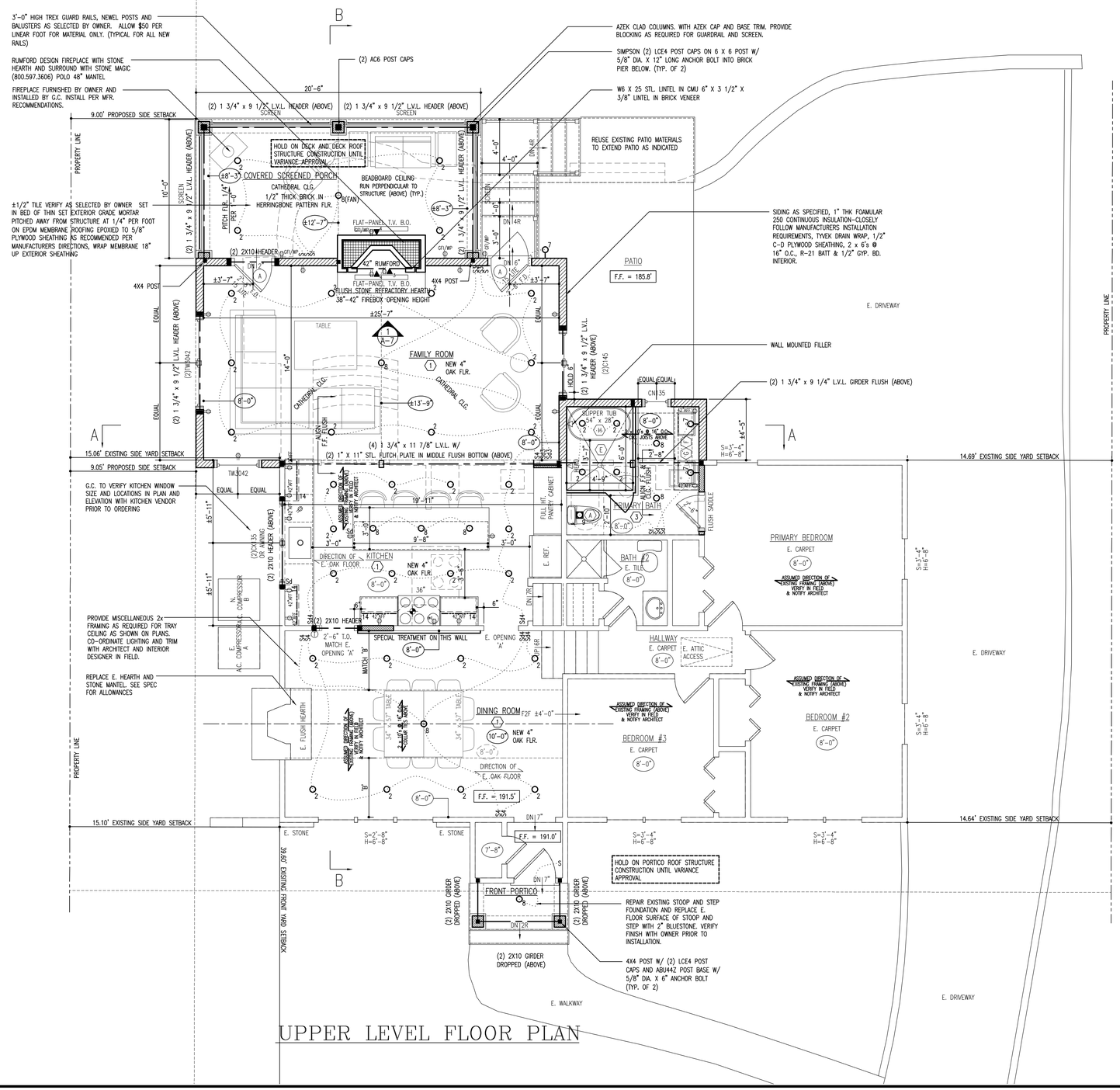
PROJECT NO 25064 SHEET 2 OF 6

WHITE

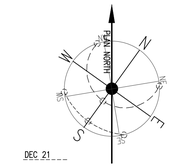
PHILO 54" ACRYLIC DOUBLE SLIPPER FREESTANDING TUB

2

SCALE: N.T.S.



UPPER LEVEL FLOOR PLAN



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6" CLEARANCE

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DATE: 04/13/2026

SCALE: 1/4" = 1'-0"
SEE GRAPHIC SCALE ABOVE

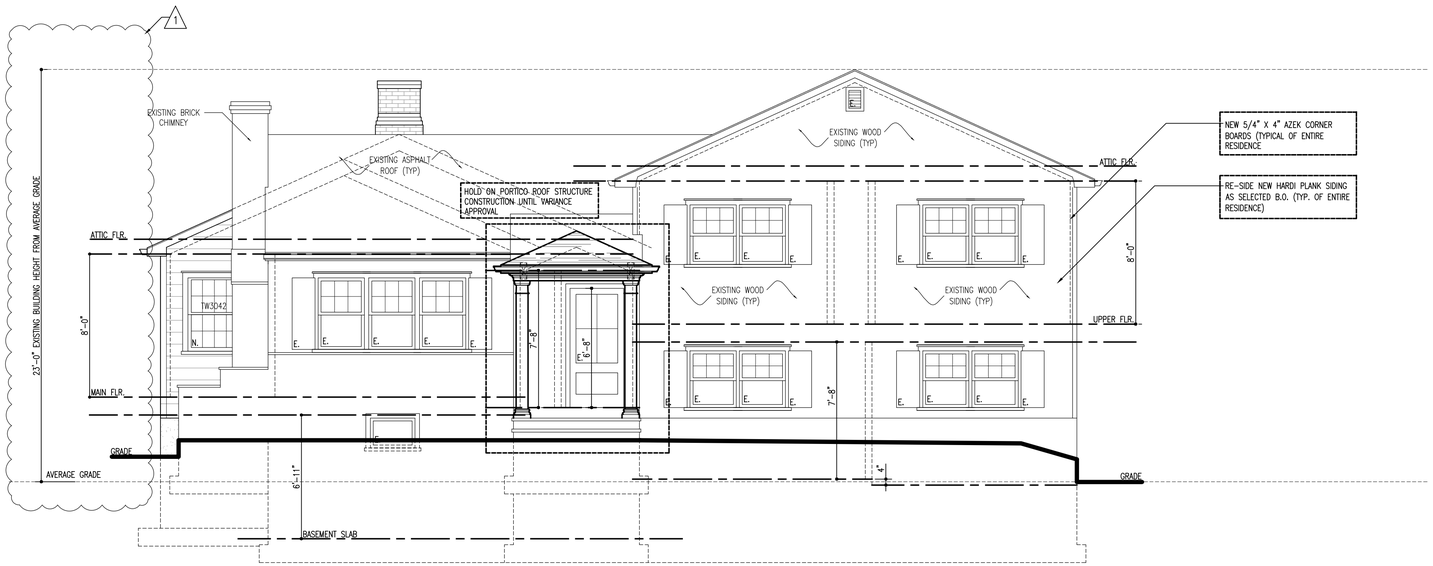
DRAWN BY: PG / AF

CHECKED BY: TK

DRAWING NUMBER
BOA-3

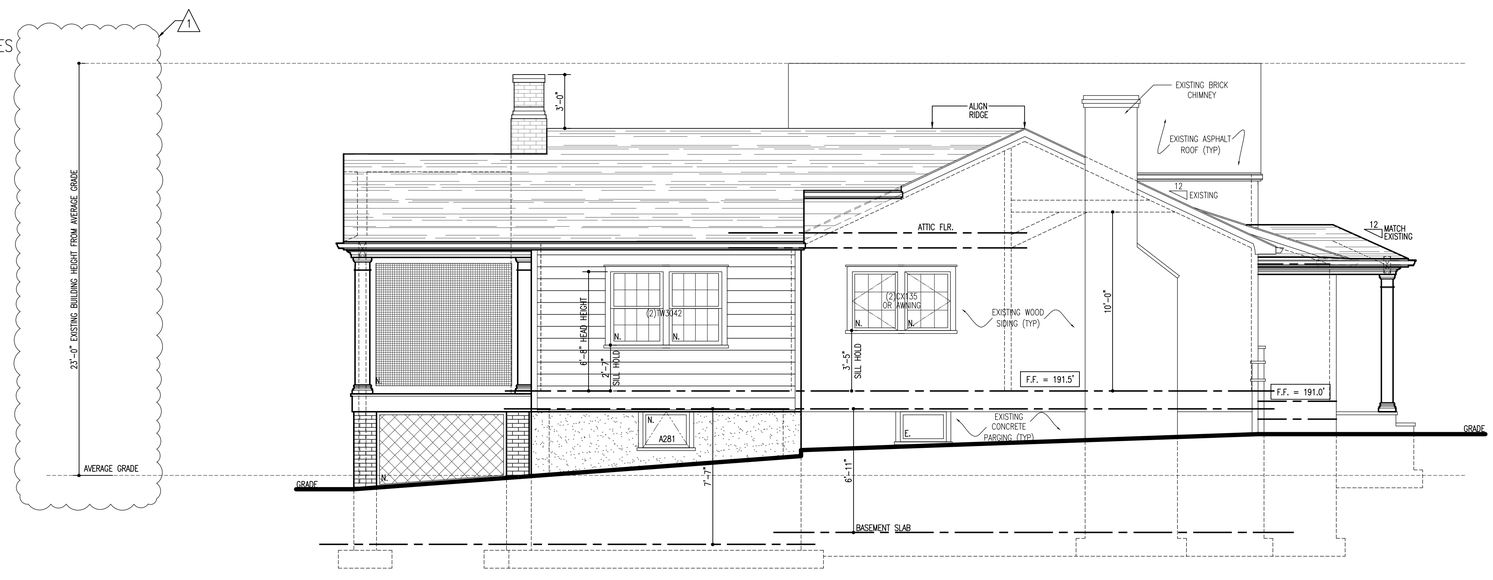
PROJECT NO 25064 SHEET 3 OF 6

WHITE



FRONT ELEVATION

SEE RIGHT SIDE ELEVATION FOR TYPICAL ELEVATION NOTES



LEFT SIDE ELEVATION

SEE RIGHT SIDE ELEVATION FOR TYPICAL ELEVATION NOTES

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6" CLEARANCE

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NO.	REVISION	DATE
1	PER ENGINEER COMMENTS	07/23/2026

DRAWING TITLE :
FRONT ELEVATION & LEFT SIDE ELEVATION

IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE
IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE
DATE:
04/13/2026

SCALE:
1/4" = 1'-0"
SEE GRAPHIC SCALE ABOVE

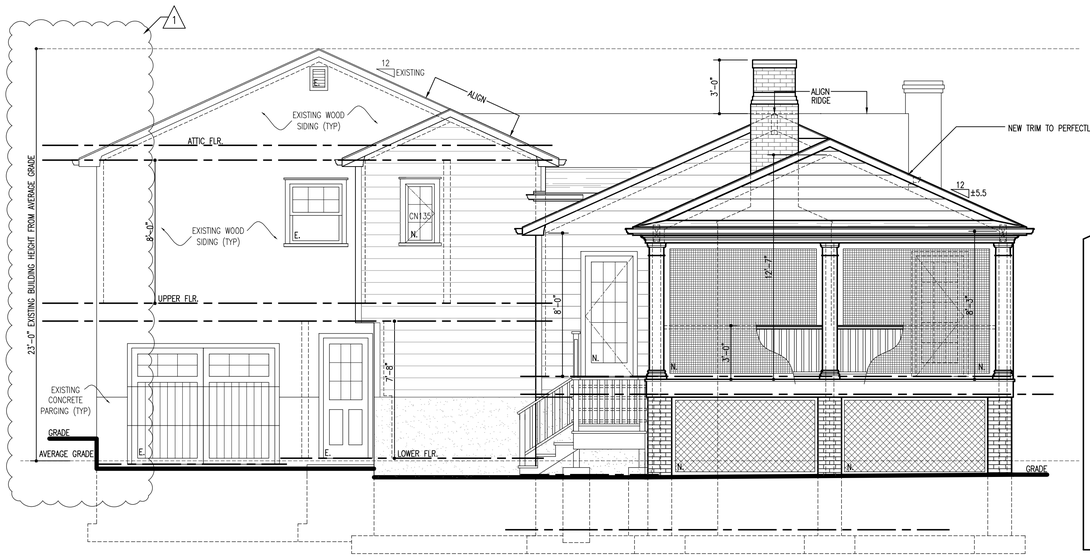
DRAWN BY:
PG / AF

CHECKED BY:
TK

DRAWING NUMBER
B0A-4

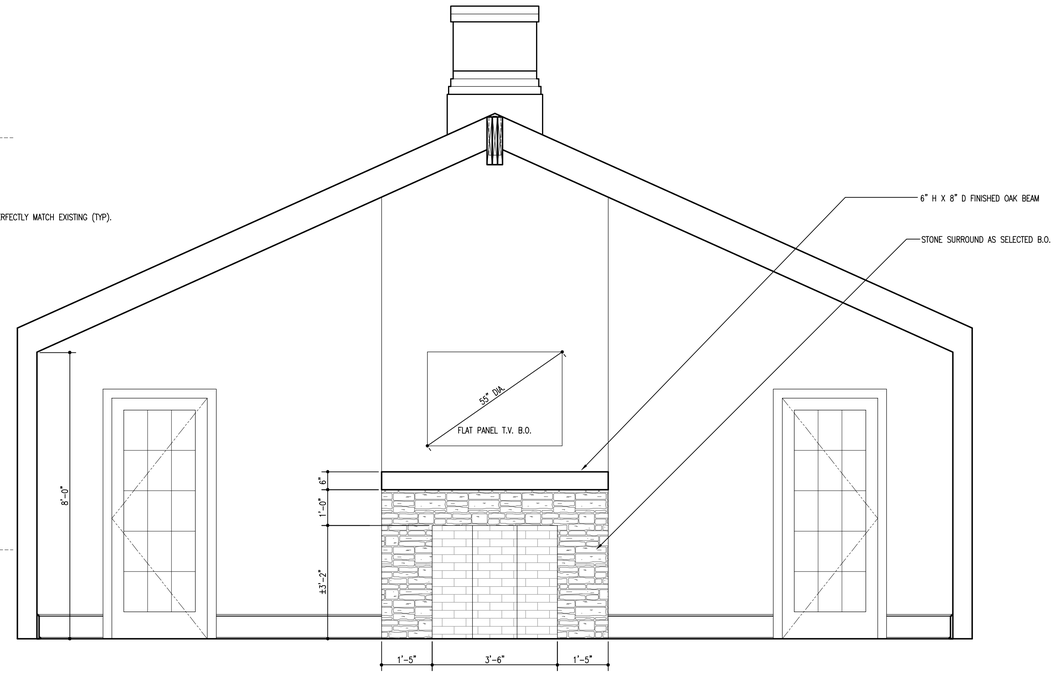
PROJECT NO 25064 SHEET 4 OF 6

WHITE



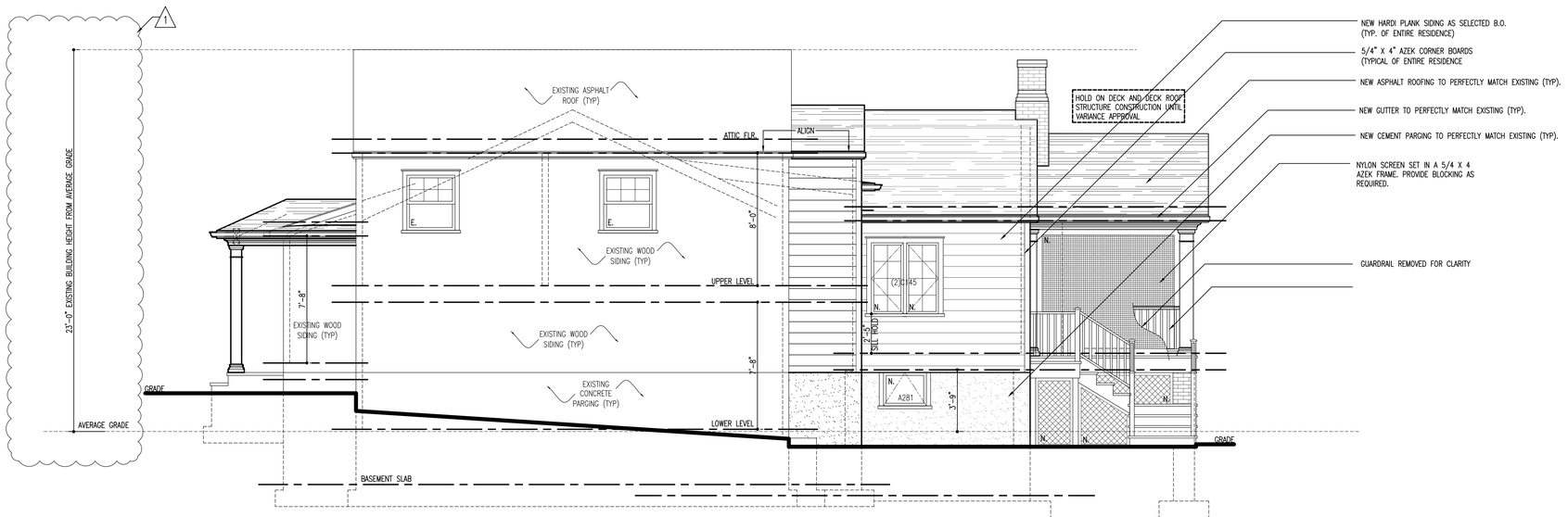
REAR ELEVATION

SEE RIGHT SIDE ELEVATION FOR TYPICAL ELEVATION NOTES



1 FAMILY ROOM ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT SIDE ELEVATION

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- (X) — FLOOR/PLUMBING (SEE SPEC.)
- 8'-0" — CEILING/WALL HEIGHT
- 2'-3" — CEILING/WALL HEIGHT @ POINT

BEAM CONFIGURATIONS:
FLUSH RECESSED SEMI-RECESSED DROPPED
5" CLEARANCE

All structure as indicated on plans is for floor above

This document: and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Klesse Associates P.A. and is not to be used in whole or in part without the written authorization of Klesse Associates P.A.

NO.	REVISION	DATE
1	PER ENGINEER COMMENTS	07/23/2026

DRAWING TITLE :
REAR ELEVATION & RIGHT SIDE ELEVATION & FAMILY ROOM ELEVATION

IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE
IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE

DATE:
04/13/2026

SCALE:
1/4" = 1'-0"
SEE GRAPHIC SCALE ABOVE

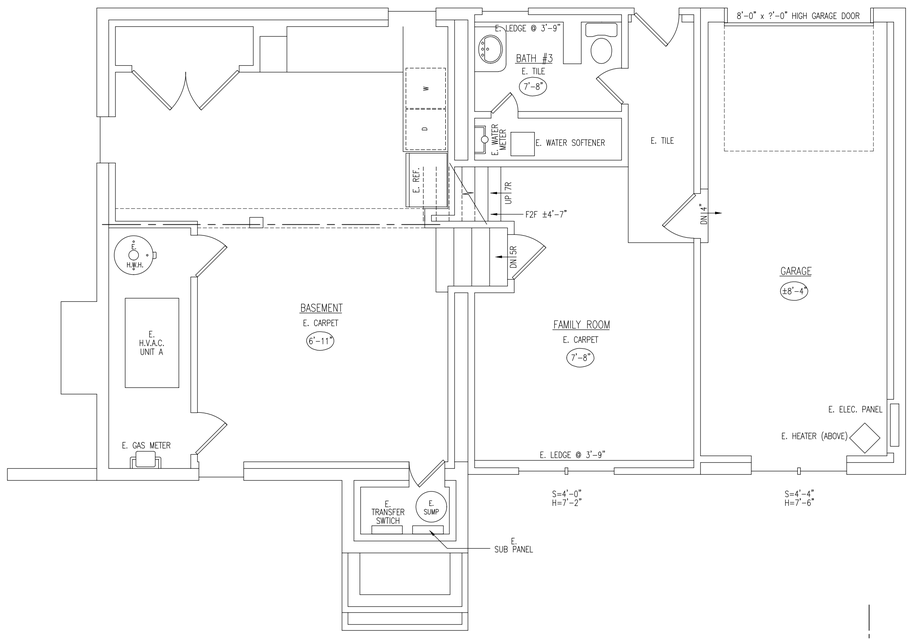
DRAWN BY:
PG / AF

CHECKED BY:
TK

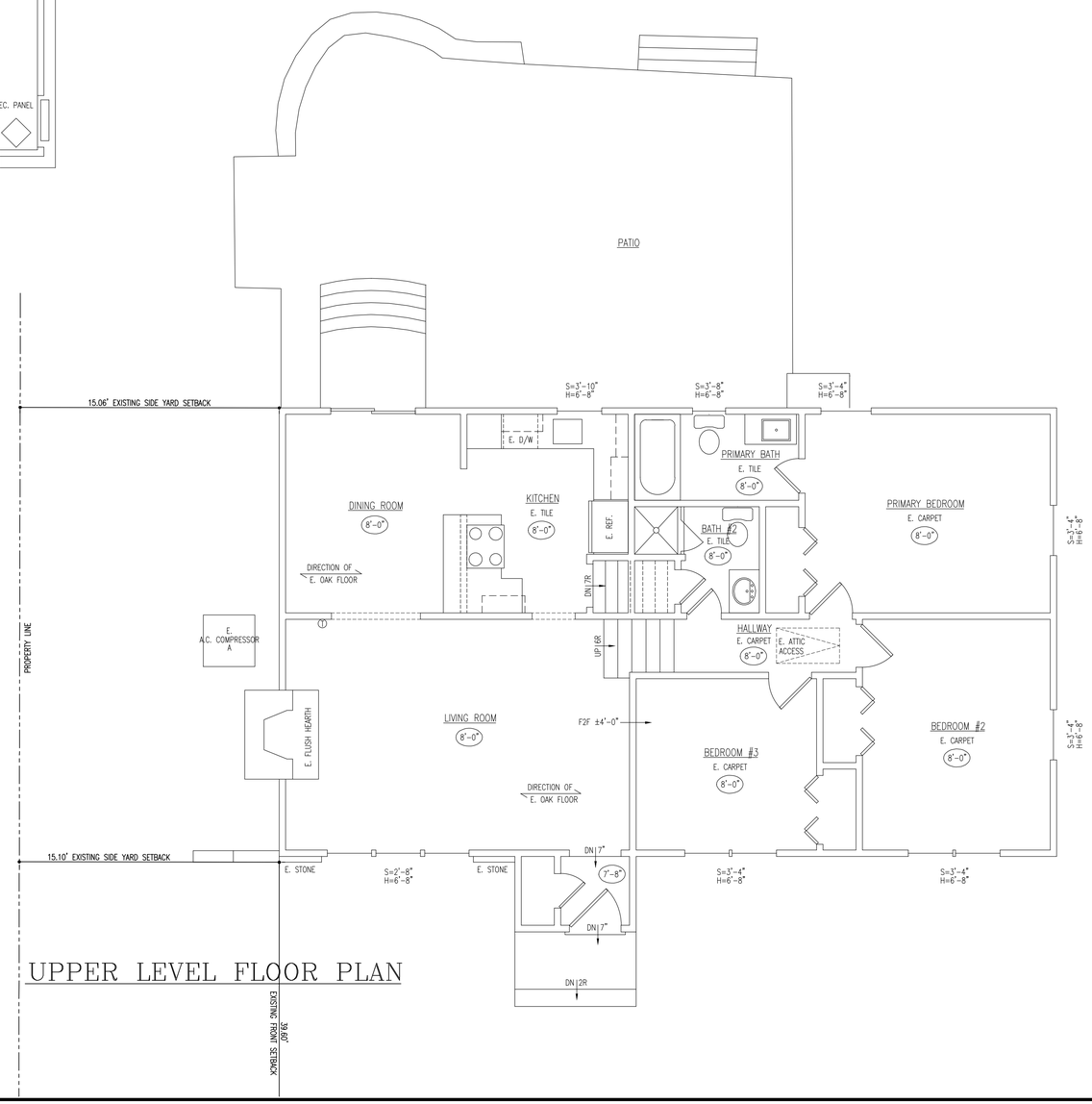
DRAWING NUMBER
BOA-5

PROJECT NO 25064 SHEET 5 OF 6

WHITE



LOWER LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN

KLESSE FORBES

KLESSE FORBES ARCHITECTS
38 CHATHAM ROAD
SHORT HILLS, NEW JERSEY 07078
PHONE (973) 379-6602
KLESSE.COM

TIMOTHY P. KLESSE, AIA, ASID
NJ 09204 NY 027863

ROBERT W. FORBES, AIA, LEED AP
NJ 21AI01962600

ALTERATIONS TO RESIDENCE OF:

Mr & Mrs. White
179 Center Ave
Chatham, NJ 07928

LEGEND OF CONSTRUCTION

- EXIST. PARTITION TO REMAIN
- EXIST. PARTITION TO BE REMOVED
- NEW PARTITION
- NEW 2 x 6 PARTITION
- NEW 42" HIGH PARTITION
- NEW INTERIOR BEARING PARTITION
- BRICK / STONE
- 3-1/2" x 3-1/2" 1.8E POST
- 3-1/2" x 5-1/2" 1.8E POST
- POST ABOVE — PROVIDE SOLID BLOCKING AS REQUIRED
- ARCHED OPENING
- BEDROOM #1 — ROOM NAME
- (X) — FLOOR/PLUMBING (SEE SPEC.)
- (8'-0") — CEILING/WALL HEIGHT
- (2'-3") — CEILING/WALL HEIGHT @ POINT

BEAM CONFIGURATIONS:
FLUSH RECESSED SEMI-RECESSED DROPPED
5" CLEARANCE

All structure as indicated on plans is for floor above

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NO.	REVISION	DATE

DRAWING TITLE :
EXISTING LOWER LEVEL FLOOR PLAN & EXISTING UPPER LEVEL FLOOR PLAN

IF THIS LINE MEASURES 3" DRAWING IS AT FULL SCALE
IF THIS LINE MEASURES 1-1/2" DRAWING IS AT 1/2 SCALE

DATE:
04/13/2026

SCALE:
1/4" = 1'-0"
SEE GRAPHIC SCALE ABOVE

DRAWN BY:
PG / AF

CHECKED BY:
TK

DRAWING NUMBER
B0A-6

PROJECT NO 25064 SHEET 6 OF 6

WHITE

BOSWELL
EST 1924

Western New Jersey
180 Main Street P.O. Box 571
Chester, NJ 07930

O 908 879 6209
info@boswellengineering.com
boswellengineering.com

July 29, 2026

email only

Chatham Borough Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Re: White Variance Application
Block 34, Lot 69
179 Center Avenue
Application No. ZB26-006
Our Project No. 26CHZ-106

Dear Mr. Cifelli and Members of the Board:

This office is in receipt of the following information submitted in connection with the above referenced project:

- Variance and architectural plans prepared by Klesse Forbes Architects, consisting of six (6) dated April 13, 2026 and revised through July 23, 2026.
- Response letter from Klesse Forbes Architects, dated July 24, 2026.
- Survey of the property prepared by Canfora Surveying, Inc. dated October 31, 2025.
- June 11, 2026 letter from PK Environmental.
- Application package and Checklists A and C.

This application proposes a 1-story addition to the rear of the existing dwelling, which will allow for an expansion of the living/kitchen/dining areas and includes a covered, screened in porch. The proposed addition also includes a 2-story expansion of the bathrooms at the rear of the building. The project also includes a new covered front portico and a new rear yard patio. We have the following comments and or recommendations, which are subsequent to and supersede our letter of June 2, 2026:

A. General

1. The property in question is located in the R-2 Zone and contains approximately 11,250 square feet or 0.258 acres. The property is presently developed with the existing dwelling and associated improvements.
2. We offer the following with regard to application completeness and the checklists included in the application package.
   a. *Checklist C, Item 21 requires the base height of the structure be shown from the original ground elevation to the top element.* While the average grade line has been added to the elevation views and the building height is measured to the average grade line, the plan does not include calculations to confirm the average grade elevation. The July 24, 2026 letter from Klesse Forbes indicates that a waiver is being requested from providing spot

Re: White Variance Application
Block 34, Lot 69
179 Center Avenue
Application No. ZB26-006
Our Project No. 26CHZ-106

elevations at the building corners. It is our recommendation that a completeness waiver subject to comment A.3.i below be granted by the Board.

b. *Checklist C, second part, Item 33 requires showing wetlands, wetlands buffers, water courses, conservation areas and easements, well heads, floodplain areas, and other environmental items.* Based on NJDEP Geo-Web mapping, freshwater wetlands are present at the rear line of the property, which would place the proposed addition within 60 feet or so from the freshwater wetland line. Any freshwater wetlands and buffer lines, as well as any riparian buffer, should be shown on the plans. The June 11, 2026 letter from PK Environmental indicates that freshwater wetlands were observed off-site, but not within 50 feet of the proposed site improvements. It is our recommendation that a completeness waiver subject to comment A.3.ii below be granted by the Board.

3. It is our recommendation that the application be deemed complete by the Board, subject to the following:

   i. Prior to signature of any plans approved by the Board, the architectural plans should indicate the existing grade elevation at the corners of the building, relative to the first floor elevation of the building. The average grade difference should then be added to first floor to highest point of the roof dimension shown on the plans to confirm the building height. The building height and rear yard setback requirements should be adjusted as necessary on the table of zoning requirements.

   ii. The PK Environmental letter merely indicates that off-site freshwater wetlands are not within 50-feet of the proposed site improvements. The letter should be revised to identify the anticipated resource value of the transition area (upland area adjacent to the freshwater wetland) and whether or not the proposed activity is regulated within a freshwater wetlands transition area.

B. Plan Review

1. We note the following non-conformities and variances required for approval of the application:

   a. A variance is required to exceed the maximum building coverage where 1,705 square feet is permitted and 1,910 square feet is proposed.

   b. The existing shed is in a nonconforming location, where a rear yard setback of 4 feet is required and the shed is setback approximately 1.8 feet from the rear yard. *(Note that since the shed is in a nonconforming location it is considered as floor area, and has been included in the calculations on the plans.)*

2. Based on the definition, an open porch contains no screens or glass or the structures for holding screens or glass. Therefore, the screened porch should be included in the proposed floor area calculations. The calculations and the zoning table should be revised accordingly.

Re: White Variance Application
Block 34, Lot 69
179 Center Avenue
Application No. ZB26-006
Our Project No. 26CHZ-106

3. The proposed rear yard setback dimension to the screened porch should be shown on the plans. The zoning table indicates a setback of 60 feet, but we note that the dimension scales to approximately 59 feet based on the survey. The dimension should be clarified.
4. The dimensions of the proposed front portico should be added to the plans. The area of the portico appears to scale slightly larger than the 24 square foot figure indicated in the calculations, but will be below the threshold of 30 square feet and therefore excluded from the floor area calculation.
5. The project will result in a net increase in impervious coverage of approximately 264 square feet and is therefore exempt from the Borough's typical requirements for a drywell system.
6. Any approval should be conditioned upon the Applicant providing documentation to confirm or determine whether or not any flood hazard area or freshwater wetlands permits are required from NJDEP. Any regulated areas and the permits required, should be shown and indicated on the plans. Any permits required should be obtained prior to signature of the plans by the Board.
7. Any approval should be conditioned upon the Applicant submitting six (6) copies of revised plans for signature by the Board.

We trust this information is useful for the Board's review of the application. Should you have any questions or need additional information, please do not hesitate to contact this office.

Very truly yours,

Robert C. Brightly, PE, PP, CME
Boswell Engineering

cc: Patrick J Dwyer, Esq. (via email)
Timothy P. Klesse, AIA, ASID (via email)
Jennifer and Richard White (via email)

BOSWELL
EST 1924

Western New Jersey
180 Main Street P.O. Box 571
Chester, NJ 07930

O 908 879 6209
info@boswellengineering.com
boswellengineering.com

June 2, 2026

email only

Chatham Borough Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Re: White Variance Application
Block 34, Lot 69
179 Center Avenue
Application No. ZB26-006
Our Project No. 26CHZ-106

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This office is in receipt of the following information submitted in connection with the above referenced project:

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- Survey of the property prepared by Canfora Surveying, Inc. dated October 31, 2025.
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This application proposes a 1-story addition to the rear of the existing dwelling, which will allow for an expansion of the living/kitchen/dining areas and includes a covered, screened in porch. The proposed addition also includes a 2-story expansion of the bathrooms at the rear of the building. The project also includes a new covered front portico and a new rear yard patio. We have the following comments and or recommendations:

A. General

1. The property in question is located in the R-2 Zone and contains approximately 11,250 square feet or 0.258 acres. The property is presently developed with the existing dwelling and associated improvements.
2. We offer the following with regard to application completeness and the checklists included in the application package.
   a. *Checklist C, first part, Item 2 requires building façade elevations for all sides of the building with roof height measurements.* The checklist indicates that the information has been provided. While elevation views have been provided and the proposed addition will not impact the highest roof elevation, the plans do not include building height measurements in accordance with the definition at §165-10. (Also see Checklist C Items 21 and 27.) While the front and rear yard setbacks, determined by the building height, are in compliance, calculations should be provided or a checklist waiver should be requested.

Re: White Variance Application
Block 34, Lot 69
179 Center Avenue
Application No. ZB26-006
Our Project No. 26CHZ-106

b. *Checklist C, Item 21 requires the base height of the structure be shown from the original ground elevation to the top element.* Building height calculations have not been provided. (See discussion above.)

c. *Checklist C, second part, Item 33 requires showing wetlands, wetlands buffers, water courses, conservation areas and easements, well heads, floodplain areas, and other environmental items.* Based on NJDEP Geo-Web mapping, freshwater wetlands are present at the rear line of the property, which would place the proposed addition within 60 feet or so from the freshwater wetland line. Any freshwater wetlands and buffer lines, as well as any riparian buffer, should be shown on the plans.

3. It is our recommendation that the application be deemed incomplete until the information discussed above has been submitted or the requirements waived by the Board.

B. Plan Review

1. We note the following non-conformities and variances required for approval of the application:

   a. A variance is required to exceed the maximum building coverage where 1,705 square feet is permitted and 1,910 square feet is proposed.

   b. The existing shed is in a nonconforming location, where a rear yard setback of 4 feet is required and the shed is setback approximately 1.8 feet from the rear yard. *(Note that since the shed is in a nonconforming location it is considered as floor area, and has been included in the calculations on the plans.)*

2. Based on the definition, an open porch contains no screens or glass or the structures for holding screens or glass. Therefore, the screened porch should be included in the proposed floor area calculations. The calculations and the zoning table should be revised accordingly.

3. The proposed rear yard setback dimension to the screened porch should be shown on the plans. The zoning table indicates a setback of 60 feet, but we note that the dimension scales to approximately 59 feet based on the survey. The dimension should be clarified.

4. The dimensions of the proposed front portico should be added to the plans. The area of the portico appears to scale slightly larger than the 24 square foot figure indicated in the calculations, but will be below the threshold of 30 square feet and therefore excluded from the floor area calculation.

5. The project will result in a net increase in impervious coverage of approximately 264 square feet and is therefore exempt from the Borough's typical requirements for a drywell system.

6. Any approval should be conditioned upon the Applicant providing documentation to confirm or determine whether or not any flood hazard area or freshwater wetlands permits are required from NJDEP. Any regulated areas and the permits required, should be shown and indicated on the plans. Any permits required should be obtained prior to signature of the plans by the Board.

Re: White Variance Application
Block 34, Lot 69
179 Center Avenue
Application No. ZB26-006
Our Project No. 26CHZ-106

7. Any approval should be conditioned upon the Applicant submitting six (6) copies of revised plans for signature by the Board.

We trust this information is useful for the Board's review of the application. Should you have any questions or need additional information, please do not hesitate to contact this office.

Very truly yours,

Robert C. Brightly, PE, PP, CME
Boswell Engineering

cc: Patrick J Dwyer, Esq. (via email)
Timothy P. Klesse, AIA, ASID (via email)
Jennifer and Richard White (via email)

BOROUGH OF CHATHAM

ZONING BOARD OF ADJUSTMENT
HEARING NOTICE

TAKE NOTICE, that on the 26th day of August 2026, at 7:30 a public hearing will be held before the Zoning Board of Adjustment of the Borough of Chatham at the Chatham Borough Hall located at 54 Fairmount Ave., Chatham Borough, NJ.

An application for development has been submitted to the Zoning Board of Adjustment seeking variance approval so as to permit:

The removal of an existing edition to be replaced with a two-story addition to expand the kitchen/living area and remove interior steps at the second floor on the premises at 25 North Hillside Avenue and designated as Lot 56 and Block 27 on the Borough of Chatham Tax Map, and this notice is being published and sent to those property owners of property in the immediate vicinity.

Any required variances and/or waivers required for this application are as follows:

Side yard setback variance, and any variances, waivers, exceptions or other types of relief which are identified during the hearing of the application.

All interested parties are invited to appear and be heard at the public hearing on this application.

Documents relating to this application may be inspected by the Public during normal business hours in the Clerk's Office at the Chatham Borough Hall, 54 Fairmount Ave., Chatham, New Jersey, Monday – Thursday from 9:00 a.m. to 3:00 p.m and Friday from 8-12pm .

Krista Crowley
Applicant

Converted to editable Word format from the provided PDF notice.
Public

Chatham Borough Zoning Board
54 Fairmount Avenue
Chatham, NJ 07928

The existing home at 2 Sussex Ave, Chatham NJ 07928 (Block 21, Lot 2) The homeowner is proposing a second-floor addition for a new bedroom and bathroom to accommodate a growing family. Because the addition will be built directly above the existing footprint, the nonconforming setback cannot be modified without major structural changes. Therefore, a variance is necessary to allow continuation of the existing setback, which represents a minimal deviation and will not negatively impact neighboring properties or the character of the neighborhood.

ZB# 26-012
2 Sussex Ave.

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST A – GENERAL REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT

***This checklist shall not be applicable to Requests for Interpretation, appeals of a Decision of a Borough Official, or Change of Permitted Use with Request for Waiver of Site Plan. Checklists E and F are required for those applications.**

Items	**Checklist A General Requirements**	**submitted**	**Borough use**
1	Completed and signed application for development	✓	✓
2	Permission to Enter Applicant's Property (appendix 1H)	✓	✓
3	Owner's consent when owner is not the applicant (appendix 1A)	✓	✓ (NA)
4	applicable checklist(s)	✓	✓
5	Payment of application fee and escrow	✓	✓
6	Property survey, signed and sealed by land surveyor or engineer, must be dated within 5 years from the date of the application and must show all current improvements and conditions on the property, including the location of all fences, decks, etc.,	✓	✓
7	Letter from Borough water and Sewer Department that all fees and charges are paid and current. (appendix 1C)	✓	✓
8	Certificate from Borough Tax Collector that taxes for the property have been paid (current date) (appendix 1D)	✓	✓
9	Certified list of all property owners with 200 feet of the property from Borough's Tax assessors' office (appendix 1E)	✓	✓
10	Photographs of the property from the front, back and both sides (please label what the pictures are)	✓	✓
11	Copies of any prior resolutions of approval for this property from either the Planning Board or Zoning Board of Adjustment	~~NA~~. ✓	OPRA DONE
12	Copies of any letters or notices received from any Borough official, office, board, or agency	✓	DENIAL
13	List of any witness or experts who will be presenting testimony or reports regarding this application – Name, address, and phone number (attach any of said reports to your application)	✓	✓
14	Copies of any and all approvals received from any other governmental agency, and if any permits have been issued attached hereto full and complete copes of any and all such notices documents, approvals, or permits.	NA.	–
15	Copies of any deed restrictions or easements that affect the property	NA.	–
16	Proposed notice to affected property owners and/ or to be published for hearing	✓	✓
17	Statement of reasons why the application is necessary and all facts and information that would support an approval	✓	✓

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BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST C – PLAN REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT INCLUDING CONCEPTUAL SITE PLAN AND/OR SUBDIVISION REVIEW PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL. THIS CHECKLIST SHALL BE USED FOR ALL VARIANCES (NOT COVERED IN CHECKLIST B)

Items	**Checklist C - General Requirements**	**submitted**	**Borough use**
1	Floor Plans for each floor of the building or structure with clearly displayed dimensions of all rooms, perimeters.	✓	
2	Building facades of elevations for all ides of the building or structure with roof height measurements included.	✓	
3	Written statement of reasons why variance (s) is/are necessary	✓	
4	If any lighting is proposed, location, mounting height, fixture type, and description of such lighting in detail.	NA.	
5	Statement as to any existing structure of improvement that will be removed from the property as part of the installation of the deck and/or fence now being proposed.	NA.	

Items	**For Subdivision and Preliminary Site Plan Plan Details Required**	**submitted**	**Borough use**
1	Plans neat and accurate, with consecutive numbering and descriptive label §165-162 (A)(1)	NA	
2	Identification block §165-162 (A)(2)		
3	Plans certified with identity of preparer with dates of preparation and revision §165-162 (A)(3) and §165-162 (A)(4)		
4	Standard sheet sizes; 8x13 inches, 15 by 21 inches, or 24 by 36 inches §165-162 (A)(1)		
5	Proper scale §165-162 (A)(6)		
6	Key Map, North arrow on each page, reference meridian, 200' list of property owners with names and addresses §165-162 (A)(7), (A)(8), (A)(9)		
7	Zoning analysis showing requir3ed, existing, and proposed zoning conditions, variances and design waivers identified §165-162 (A)(10),		
8	Show exiting a proposed zoning conditions, variances and design waivers identified §165-162 (A)(11)		
9	Show existing and proposed additional floor area for each floor, basement, attic, porch area and garage area, and proposed additional floor area for the basement and each floor and attic §165-162 (A)(12)		
10	Signature block with necessary signatures on first page of plans§165-162 (A)(13)		
11	Dimensions in feet and inches, area values in square feet, ratios in percent to two decimal places §165-162 (B)(1)		
12	Width, depth, and height dimensions in feet and inches §165-162 (B)(2)		
	Continued on next page		

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
13	Proposed location and size of all structures, mechanicals, and any and all improvements §165-162 (B)(3)	NA	
14	Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds §165-162 (B)(4)		
15	Indication of any reference corners and location dimensions and kind of each permanent property monument §165-162 (B)(5)		
16	Location of Zoning District boundaries within 200 feet or development §165-162 (B)(6)		
17	Location of Municipal boundary lines within 200 feet of development §165-162 (B)(7)		
18	Proposed front, side, and rear yard setbacks, and second story overhanging setbacks, distances in feet to two decimal places §165-162 (B)(8)		
19	Lot frontage, width, depth and area §165-162 (B)(9)		
20	Any street or roadway access and proposed directions of travel §165-162 (B)(10)		
21	Location and size (width and depth) of base height, from the original ground elevation to top element §165-162 (B)(11)		
22	Location, size, materials, method of attachment, and description of any signs, in accordance with Article XIII §165-162 (B)(12)		
23	Location, size, and description of any exterior lighting, with direction of illumination, power, and candlepower diagram, showing conformance with Section §165-162 (B)(13)		
24	Location, size and description of all existing and proposed utilities §165-162 (B)(14)		
25	Floor plans and gross floor area (both total and footprint) §165-162 (B)(15)		
26	Façade (elevation) drawings of proposed and existing buildings §165-162 (B)(16)		
27	Spot elevations (at building corners) and first floor building elevation §165-162 (B)(17)		
28	Fences and walls – height, locations, dimensions, setbacks, materials §165-162 (B)(18)		
29	Curbing, sidewalks, driveways, loading area §165-162 (B)(19)		
30	Refuse Storage – locations, type, dimensions, proposed enclosures, volume of storage §165-162 (B)(20)		
31	Existing and proposed public improvements, easements, rights of way, and restrictions of record, with accurate metes and bounds descriptions for same §165-162 (B)(21)		
32	Depiction of any existing natural features on the property and within 200 feet of each boundary line §165-162 (B)(22)		
33	Wetlands, wetlands delineations and buffers, water courses, conservation areas and easements, well heads, floodplain area, underground tanks and other environmental items §165-162 (B)(23)		
34	Stormwater management structure, dry wells, culverts, outlets and other details for stormwater drainage and management §165-162 (B)(24)		
	Continued on next page		

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
35	Steep slopes, contours, elevations, and calculations in accordance with Section §165-14 (D)(2), §165-14 (D)(3), §165-14 (G); §165-162 (B)(25)	NA	
36	Loading and unloading area(s) §165-162 (B)(26)		
37	Parking layout plan accordance with Section 165-163 § 165-162 (B)(27)		
38	Existing trees depiction for trees 8 inches and over in diameter at 3' above ground elevation § 165-162 (B)(28)		
39	Landscaping plan in accordance with Section 165-163 § 165-162 (B)(29)		
40	Soil erosion and sediment control plan § 165-162 (B)(30)		

Items	Other Requirements for Subdivision and Preliminary Site Plan	submitted	Borough use
42	Written environmental statement including all documentation outline in §165-161 (B)	NA	
43	Wetlands – written statement, report and/or documentation §165-161 (B)(23)		
44	Stormwater management addressed in accordance with §165-161 (B)		
45	Traffic impact study in accordance with §165-163 (B)		
46	Parking management report in accordance with §165-161 (C)		
47	Documentation showing compliance with Well Head Protection Areas (Article IX) and Flood Damage prevention (Article XI)		
48	Written statement describing requests and basis for all Checklist waivers		

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BOROUGH OF CHATHAM
Borough of Chatham, 54 Fairmount Avenue, Chatham, New Jersey 07928

APPLICATION FOR DEVELOPMENT (appendix 1)
[ ] Planning Board
[●] Zoning Board

1. PROPERTY INFORMATION

Address: 2 Sussex Ave, Chatham NJ 07928 ZONE: R-3
Tax Map Number: _____ Block: 21 Lot: 2
Present use:
_____
_____
_____

Has there been any previous application involving these premises by the applicant or any prior owner of the property
( ) Yes [attach copies] (●) No ( ) Unknown [if unsure file OPRA with the Clerk's Office]
If yes, nature of application, date and determination: _____
_____

Does the applicant own adjacent Property ( ) Yes (●) No If yes, address of property: _____
_____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
( ) Yes [attach copies] (●) No ( ) Proposed

**** Is the property in the Historic District? ( ) Yes (●) No If yes the application will need to be reviewed by the Historic Preservation Commission prior to being heard by the Board.**

2. APPLICANT INFORMATION

Name: Jayme & Sean Montgomery
Address: 2 Sussex Ave
City/State/Zip: Chatham NJ 07928
Phone #: 215-378-9299 Email: jayme.montgomery01@gmail.com
Applicant is a(n): (●) Individual ( ) Partnership ( ) Corporation

CONTACT FOR APPLICATION

Name: Robert Gockeler
Address: 127 Main St
City/State/Zip: Chatham NJ 07928
Phone #: 908-517-5581 Email: robbie@kmrenovate.com

3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of persons owning 10% of the stock in a corporate application of 10% interest in any partnership application bust be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation of partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% of ownership criterion have been disclosed. (Attach pages as necessary to comply)

Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____

APPLICATION FOR DEVELOPMENT continued

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information:

Owner's Name: _____

Address: _____ Phone # _____

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name: _____

Address: _____

City/State/Zip: _____

Phone #: _____ Email: _____

6. APPLICANT'S ENGINEER

Name: _____

Address: _____

City/State/Zip: _____

Phone #: _____ Email: _____

7. APPLICANT'S ARCHITECT

Name: Sean Marshan

Address: 1069 Ringwood Ave, Suite 214-D

City/State/Zip: Haskell NJ 07420

Phone #: 862-377-3712 Email: s.marshan@marshanarchitects.com

NATURE OF THE APPLICATION (check all applicable items)

( ) Conceptual subdivision plan
( ) Minor subdivision
( ) Major subdivision, preliminary
( ) Major subdivision, final
( ) Amendment to approved plat
( ) Lot line adjustment
( ) Conditional use
( ) Use variance
( ) Variance, residential fence or deck
(●) Variance, other residential
( ) Variance other (non-residential)
( ) Zone change
( ) Conceptual site plan
( ) Site plan, approval, preliminary residential
( ) Site plan, approval, preliminary non-residential
( ) Site plan approval, final
( ) Amendments to approved site plans
( ) Change of permitted use with waiver of site plan
( ) Wireless telecommunications application
( ) Appeal from administrative decision
( ) Interpretation of zoning ordinance

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alteration, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provide hours of operation, number of employees. Number of parking spaces, intention to sell or rent, and another information important for consideration:

First floor renovation and Partial 2nd floor additon, proposed new master bedroom and master bathroom

10. DOES THE APPLICANT COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official or any other office of the Borough of Chatham which has been issued to you regarding this property.

_____
_____
_____

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

_____
_____
_____

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of the Applicant: Robert Gockeler_____ **Date:** _____

IF THE APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT FORM. (appendix 1A)

Borough of Chatham

Office of the Administrator

54 Fairmount Avenue ▪ Chatham ▪ NJ 07928

973-701-6824 ▪ ChathamBorough.org

Kraftmaster Renovations
Jayme & Sean Montgomery
2 Sussex Avenue
Chatham, NJ 07928
Block: 21 Lot: 2 R-3

Dear Applicant,
Please be advised that your zoning permit application referenced above is hereby denied for the following reasons:

1. Proposed additions require the following variances:

    - §165-14 E (1) Front yard setback 30 ft. required; 15.5 ft. existing non-conforming, and 16.9 ft. proposed (C) Variance.
    - §165-14 F (1) Maximum Floor Area 2,397 sq. ft. permitted, 2,350 sq. ft. existing, and 2,796 sq. ft. proposed.
      (D)(4) Variance.
    - §165-14 E (1) Left side yard setback 12 ft. required; 7.5 ft. existing non-conforming, and 7.5 ft. proposed (C) Variance.

If you have any questions, please feel free to contact our office at 973-701-6824

Thank you,

Melanie Politi
Zoning Official

Borough of Chatham

54 Fairmount Avenue • Chatham • NJ 07928
973-701-6824 • ChathamBorough.org

Block: 21 Lot: 2 Zone: R-3

Date: 4/24/26

1. Name of Applicant or Authorized Agent: KraftMaster Renovations
Please Print

Phone: 908-517-5581 Email:

2. Applicant's Address: 127 Main St, Chatham NJ 07928

3. Name of Lot Owner: Jayme & Sean Montgomery

Phone: 215-378-9299 Email: jayme.montgomery01@gmail.com

4. Lot Owner's Address: 2 Sussex Ave, Chatham NJ

5. Address of Premises: 2 Sussex Ave, Chatham NJ

6. What type of work is being done? Any application for the residential permits below **requires a survey no older than 10 years**.

Residential Properties ***Please note each item below requires a separate check made payable to Borough of Chatham***

o **$50.00** _____ Received _____ Cash _____ Check #
o Deck o Fence o Shed o Pool/Hot Tub o AC Unit/Generator o Other: _____

X **$150.00** _____ Received _____ Cash 5617 Check #
X Addition o Detached Garage o Other: _____

Rec'd 4/28/2026

o **$300.00** _____ Received _____ Cash _____ Check #
o New Dwelling

I (we) hereby declare and represent to the Borough of Chatham that the statements made by me (us) in this application are true and are made for the purpose of inducing the Zoning Official to issue a Zoning Permit.

Signature of Applicant: [signature] **Date:** 4/24/26

Approved / Denied: [signature] **Date:** 5/4/2026
Zoning Officer

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1A

OWNER'S CONSENT TO APPLICATION

I certify that I am the owner of the property, which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same manner as if I were the applicant.

(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.

Jayme Montgomery
signature of owner

Jayme Montgomery
print owner's name

Sworn to and subscribed before me this
19th day of May, 2026

A Notary of the State of New Jersey

JOEL ESPINAL
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50228045
MY COMMISSION EXPIRES NOVEMBER 25, 2029

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF UTILITIES PAID

Appendix 1C

Property location: 2 Sussex Ave, Chatham NJ

Block: 21 **Lot:** 2

Owner's name: Jayme & Sean Montgomery

Please email this form to Cherri Morris cmorris@chathamborough.org.

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the water, sewer, and solid waste charges for the above property are paid current as of today's date 5 / 27 / 20 20

Cheri Morris
Utilities Clerk

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF TAXES PAID

Appendix 1D

Property location: 2 Sussex Ave

Block: 21 **Lot:** 2

Owner's name: Jayme & Sean Montgomery

Please email this form to Lydia Blide at taxcollector@Chathamborough.org

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the taxes for the above property have been paid for the 2nd quarter of 2026 and are therefore current.

Today's date 5/27/2026

Lydia Blide, Tax Collector

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1H

PERMISSION TO ENTER APPLICANT'S PROPERTY

We, the undersigned applicant(s), have made an application for development, variances or other relief before the Chatham Borough Board members, the appropriate Borough (Planning Board) (Zoning Board of Adjustment). We understand that the Board members, the appropriate Borough officials, and any counsel or other experts retained by the Board must have an opportunity to go on our property and examine the same, in order to be able to fully understand and evaluate our application.

We, therefore, grant permission to the members of the Board before which we will be appearing, their counsel and retained experts, the Borough Construction Official, the Borough Engineer, the Borough Fire Inspector, and any other appropriate Borough officials to come on our property during daylight hours in order to make a thorough examination of the same for the purpose of more effectively deciding our application. We understand that in all cases the Board members and other referred to here:

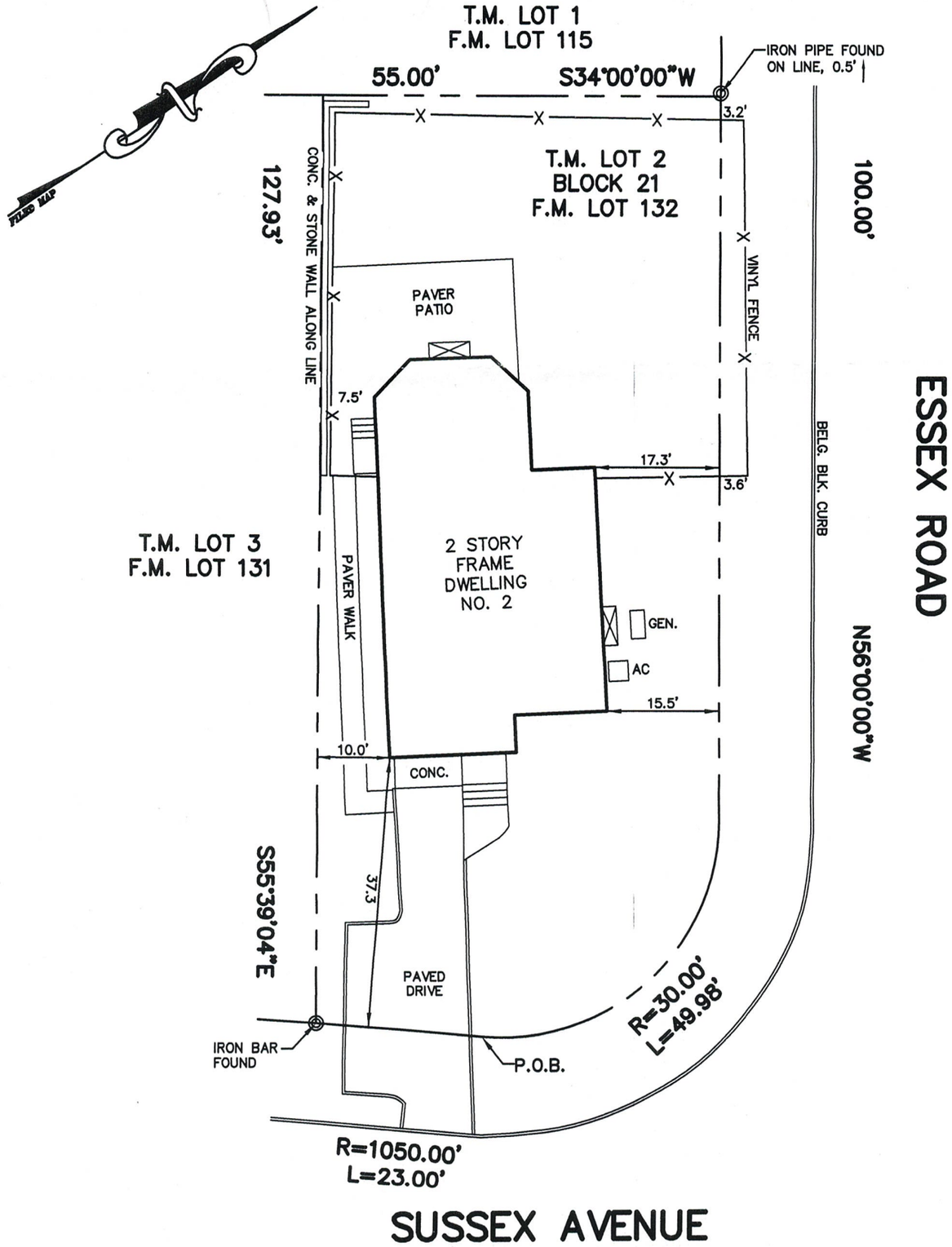
1. Will carry, available for inspection by the Applicants, photograph identification cards or other documentation that may readily identify them.
2. In all cases where the property contains the Applicant's residence, they shall ring the doorbell and announce their presence before proceeding with their inspections.
3. Whenever possible, they will call the applicants in advance before coming to the property.

Owner(s) Signature

Jayme Montgomery

Owner(s) Signature

Dated: 05/21/2026



NOTES:
1. LOT AREA = 6,899 S.F. OR 0.16 ACRES
2. BEING COMMONLY KNOWN AS 2 SUSSEX AVENUE, CHATHAM, NEW JERSEY
3. SUBSURFACE CONDITIONS ARE NOT SHOWN OR CERTIFIED

SURVEY OF LANDS IN: BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY LOT 2 BLOCK 21

REFERENCE: DEED BOOK 3593 PAGE 9
DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 132 AS SHOWN ON A CERTAIN MAP ENTITLED "LAFAYETTE MANOR, CHATHAM, N.J., PROPERTY OF RYNDA DEVELOPMENT CO., DATED JULY 1927" AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON DECEMBER 10, 1931 AS MAP NO. 908

Scale: 1" = 20' DATE: 11/10/21

PMC Land Surveying
P.O. Box 92
Denville, NJ 07834
TEL: 973-664-1115 FAX: 973-664-1135

PATRICK A. CIBELLIS, JR.
PROFESSIONAL LAND SURVEYOR LIC. No. GS43228

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. CERTIFIED TO BE IN ACCORDANCE WITH PERTINENT NEW JERSEY LAWS AND REGULATIONS AND WITH CURRENT ACCURACY STANDARDS ONLY TO:

SEAN THOMAS MONTGOMERY AND JAYME LEIGH MONTGOMERY, HUSBAND AND WIFE
ALL JERSEY TITLE, LLC
CHICAGO TITLE INSURANCE COMPANY
CROSSCOUNTRY MORTGAGE, LLC, ISAOA/ATIMA
IRWIN ROSEN, ESQ.
POLLACK & ROSEN

Drawn By: FPF Revisions: 0 Project No. 211111 Title No. SDL-27832

200 Ft Radius List **May 27, 2026**

Property list within 200 Ft of: Montgomery, Sean Thomas/ Jayme, Leigh

Block: 21 Lot: 2 Address: 2 Sussex Ave

Please write to:

- ***Bell Atlantic, 540 Broad Street, Newark, NJ 07102***
- ***One Verizon Way, Basking Ridge, NJ 07920***
- ***Optimum, 461 Route 10 East, Ledgewood, NJ 07852***
- ***PSE&G, Manager – Corporate properties, 80 Park Plaza, T6B, Newark NJ 07102***
- ***JCP&L, Attn; Craig Mandel, JCP&L Real Estate, 300 Madison Ave, P O Box 1911, Morristown, NJ 07960-1911***

If your property is intersected with the streets below, please send notification to:

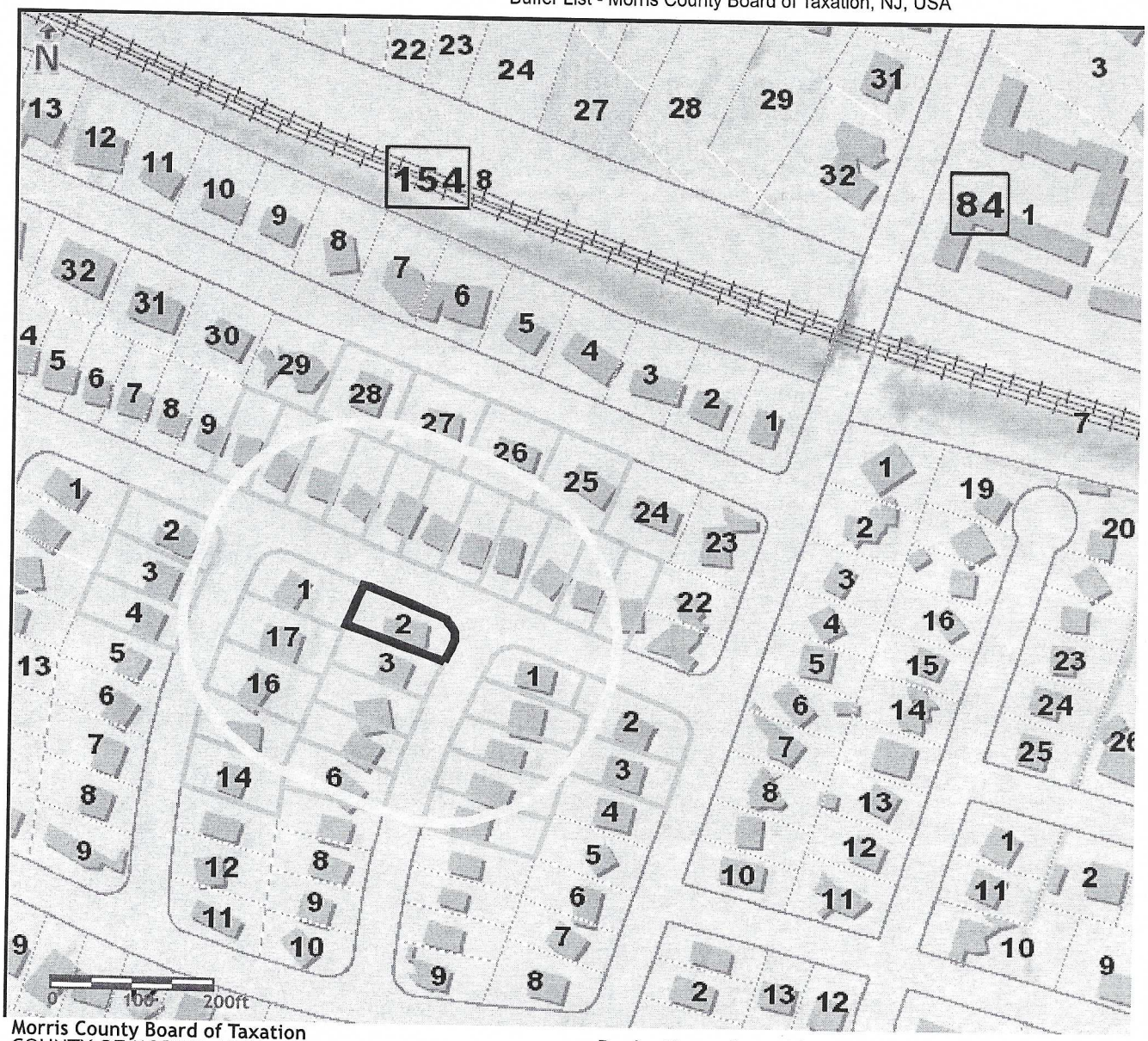
Route 124 (Main St) is a state road – please write to: **Department of Transportation,** 1035 Partway Ave, Trenton, NJ 08618

Watchung Ave, Fairmount Ave, N. Passaic Ave are County Roads, please write to: Morris County Planning Board, P.O. Box 900 Morristown NJ 07963

I hereby certify that the attached 200ft-property list is true and correct to the best of my knowledge. And, after 60 days, this list will be invalid thereafter.

Very truly yours,

Evelyn Campo
Tax Assessor Assistant.



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

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TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_21_2	0.1591	2 SUSSEX AVE	MONTGOMERY, SEAN THOMAS/JAYME LEIGH	2 SUSSEX AVE CHATHAM, NJ 07928

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_20_1	0.1289	1 SUSSEX AVE	MC CAHILL, PATRICK/KALEY	1 SUSSEX AVE CHATHAM, NJ 07928
1404_20_12	0.1597	11 SUSSEX AVE	DOLL, ANDREW J/BONNIE KETCHAM	11 SUSSEX AVE CHATHAM, NJ 07928
1404_20_13	0.1631	9 SUSSEX AVE	CONWAY, BRENDAN/CAITLIN	9 SUSSEX AVE CHATHAM, NJ 07928
1404_20_14	0.1642	7 SUSSEX AVE	GERA, MANISH/SHARMA, PRITIKA	7 SUSSEX AVE CHATHAM, NJ 07928
1404_20_15	0.1620	5 SUSSEX AVE	COOPERMAN, DAVID L/CAROL J	5 SUSSEX AVE CHATHAM, NJ 07928
1404_20_16	0.1607	3 SUSSEX AVE	JADRO, CHRISTOPHER/MICHELLE	3 SUSSEX AVE CHATHAM, NJ 07928
1404_20_2	0.1820	1 ESSEX RD	D'ANTONI, JAMES H/PARTICIA M	1 ESSEX RD CHATHAM, NJ 07928
1404_20_3	0.1641	78 LAFAYETTE AVE	LANGLEY, SCOTT/KRISTY	78 LAFAYETTE AVE CHATHAM, NJ 07928
1404_20_4	0.1641	80 LAFAYETTE AVE	MORRIS/SCHETLICK, SCOTT S/NANCY A	80 LAFAYETTE AVE CHATHAM NJ 07928
1404_21_1	0.1970	1 MERCER AVE	POWERS, PATRICIA H	1 MERCER AVE CHATHAM, NJ 07928
1404_21_14	0.1680	13 MERCER AVE	PHILLIPS, PETER/HEATHER	13 MERCER AVE CHATHAM, NJ 07928
1404_21_15	0.1680	11 MERCER AVE	MISILO, MALANKA/LUANGPAKDY, C R	11 MERCER AVE CHATHAM, NJ 07928
1404_21_16	0.1955	7 MERCER AVE	SUGARMAN, PETER/DONNA F	7 MERCER AVE CHATHAM, NJ 07928
1404_21_17	0.2000	5 MERCER AVE	MORGAN, SCOTT/PATRICE LIVING TRUSTE	5 MERCER AVE CHATHAM, NJ 07928
1404_21_2	0.1591	2 SUSSEX AVE	MONTGOMERY, SEAN THOMAS/JAYME LEIGH	2 SUSSEX AVE CHATHAM, NJ 07928
1404_21_3	0.1492	4 SUSSEX AVE	NAFMAN, JOSHUA P/CHIARENZA, PAOLA	4 SUSSEX AVE CHATHAM, NJ 07928
1404_21_4	0.1492	6 SUSSEX AVE	VAN ARENDONK, JOSEPH/ANNE	6 SUSSEX AVE CHATHAM, NJ 07928
1404_21_5	0.1504	8 SUSSEX AVE	OLIVEIRA, FILIPE/HILLARY	8 SUSSEX AVE CHATHAM, NJ 07928
1404_21_6	0.1574	10 SUSSEX AVE	PARTRIDGE/SAMUEL B/HEATHER D	10 SUSSEX AVE CHATHAM NJ 07928
1404_21_7	0.1468	12 SUSSEX AVE	ABERNETHY/DAVE, JOHN G/RUPA B	12 SUSSEX AVE CHATHAM, NJ 07928
1404_22_2	0.1763	2 MERCER AVE	RAUNICK, BRIAN/JENNIFER	2 MERCER AVE CHATHAM, NJ 07928
1404_22_3	0.1675	4 MERCER AVE	RUSSELL, HARRISON/LAUREN M	4 MERCER AVE CHATHAM, NJ 07928
1404_22_4	0.1587	6 MERCER AVE	CROSTA, ROSE MARIE	6 MERCER AVE CHATHAM, NJ 07928

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_25_10	0.1377	26 ESSEX RD	O'GORMAN, JOHN E/CYNTHIA M	26 ESSEX RD CHATHAM BOROUGH, NJ 07928
1404_25_11	0.1377	24 ESSEX RD	CLANCY, JAMES M JR/AMIE M	24 ESSEX RD CHATHAM, NJ 07928
1404_25_12	0.1377	22 ESSEX RD	FAIRLEY, CAMERON S	22 ESSEX RD CHATHAM, NJ 07928
1404_25_13	0.1377	20 ESSEX RD	BENE, CHRISTOPHER J/CHRISTI A	20 ESSEX RD CHATHAM, NJ 07928
1404_25_14	0.1377	18 ESSEX RD	KUMAR/VIVEK,TANU	18 ESSEX RD CHATHAM, NJ 07928
1404_25_15	0.1377	16 ESSEX RD	ROSKELL, MICHAEL/DEANNA	16 ESSEX RD CHATHAM, NJ 07928
1404_25_16	0.1377	14 ESSEX RD	BARTOLOTTA, GREGORY C/KELLY A	14 ESSEX RD CHATHAM, NJ 07928
1404_25_17	0.1377	12 ESSEX RD	LAMAR, MELANIE	12 ESSEX RD CHATHAM, NJ 07928
1404_25_18	0.1377	10 ESSEX RD	BEALER, JAMES/KATHERINE	10 ESSEX RD CHATHAM, NJ 07928
1404_25_19	0.1377	8 ESSEX RD	ROSENBERG, JAMES	8 ESSEX RD CHATHAM, NJ 07928
1404_25_20	0.1377	6 ESSEX RD	ASTHALTER, DOLORES	6 ESSEX RD CHATHAM NJ 07928
1404_25_25	0.2135	9 WOODLAND RD	PINISETTI, SATYANARAYANAMUR/NEELIMA	9 WOODLAND RD CHATHAM, NJ 07928
1404_25_26	0.2181	15 WOODLAND RD	ELLIOTT, ZOE A/GAJEWSKI, KEVIN B	15 WOODLAND RD CHATHAM, NJ 07928
1404_25_27	0.2181	17 WOODLAND RD	HOBLITZELL, THOMAS/LISA	27 TWOMBLY CT MORRISTOWN, NJ 07960
1404_25_28	0.2181	21 WOODLAND RD	DE MELO, EILTO A/CLERISMAR B	21 WOODLAND RD CHATHAM, NJ 07928

RESOLUTION

BOARD OF ADJUSTMENT - BOROUGH OF CHATHAM

WHEREAS James B. Lewis have applied to the Board of Adjustment of the Borough of Chatham for permission to construct a ~~One Story~~ Addition contrary to Section 402D of the Zoning Ordinance on premises known as 2 Sussex Ave. located in Block 21 Lot 2 on the Tax Map of the Borough of Chatham, which premises are in a R2 zone:

WHEREAS, the board after carefully considering the evidence presented by the applicant and following proper notice, having held a public hearing thereon on the 23rd day of March, 1988 has made the following factual findings:

1. The applicant is the owner of the premises in question which measures 127 x 55, ft, more or less.

2. The construction would be confined to the Rear of lot with a side yard of 7.03 ft. and would not increase the degree of non-conformity:
House is slightly angled. Present side yard is 10.05 at front, 8.16 at rear. Continuing the existing side of house to ~~the rear will produce a new rear side yard of 7.63.~~

3. No other land is available to increase the size of the lot:

4. Due to the size and the shape of the lot no additions may be constructed without a variance:

5. No one appeared in opposition to the application:

6. Applicant proposes to construct A one story addition in the rear of present two story house. Existing South side yard of 8.10 ft. would be ~~maintained.~~ reduced to 7.63 which is caused by present angle of existing house.

WHEREAS, the Board has determined that the relief requested by applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance based upon the following conclusions:

1. The requested variance will contribute to the well-being of the neighborhood.

2. The granting of the variance will advance the purpose of the act as it will permit a needed enlargement to the house.

3. The benefits outweigh the detriments.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Borough of Chatham on this 23th day of March 1988 that the application be APPROVED subject, however, to the following conditions:

1. Development shall be in accordance with the plans submitted.

2. ~~Side yard of ft. shall not be decreased.~~

I, Barbara Lazur, secretary to the Board certify that this is a true copy of the Resolution approved by the Board at its March 23, 1988 meeting.

2 Sussex Ave Chatham

Slides 1 - 3

This property is on the southwestern corner of the intersection of Sussex Avenue and Essex Avenue in the R-3 zone.

The site is .25 miles away from Washington Avenue elementary school, .5 miles away from the Chatham Train station

Slide 4

The applicant is proposing a 313 sq ft addition to the existing second floor that will be on top of the existing first floor structure where the family room is. The building is currently a 3,358 sq 3 bedroom house, and the addition will create a 4th bedroom for a total square footage of 3, 671. The proposal also includes interior renovations.

Slide 5

On the ground floor, the existing office is being removed so that the living room can be expanded. On the second floor, the current largest bedroom will be reduced in size to allow for the relocation of the office. Bedroom #2 will also be reduced in size to create a communal storage room. The addition will allow for a 4th bedroom, the master bedroom.

Slide 6

The application will require 3 variances:

1- A floor area variance to go from 2,352 square feet to 2,665 sq ft where the maximum allowable floor area is 2,575 square feet.
2- an F.A.R. variance to go from 34% to 38.6% where a maximum of 37.3% is allowed.
3- A side yard variance on the south side of 7.5 ft where 12 ft is required. And a side yard variance on the north side where 30 feet is required. Even though the front of the lot is established along Sussex, the side yard standards in the residential zone state that corner lot ‘exterior side yard shall be at least 30 feet in width.’ The smallest setback to the property line is 15.5 feet, however the addition setback is 25.95 feet.

There are also some pre-existing non-conformities.

First is the minimum lot area. The site as it exists is 6,889 sq ft where 7,500 sq ft is required, and in connection with that nonconformity is the minimum lot width. The site is 55 feet wide where a minimum of 60 ft is required.

Finally, the maximum allowable building coverage is 1,287.8 sq ft where the existing building coverage is 1,435 sq ft.

CORNER LOT - A lot fronting on two streets at their intersection. In a residence district, the owner, when first applying for a building permit, shall designate which of the two streets is to be the principal frontage for the purpose of establishing the front, rear and side yard requirements

Slide 7

Lot area and width:

The undersized and narrow lot is not unique. All of the lots along this side of the block are 52 feet wide and anywhere from 78 ft to 127 ft deep. The only lot on this block that is larger than the applicants property – is lot 6, where the rear of the lot is wider than the front of the lot.

Slide 8:

Side yard

Because we are building on top of the existing structure, and the existing structure is non-conforming – we are required to obtain variance approval for the side yard setback. The block is curved, so the lot lines are on more of a diagonal than you would see for the more common grid pattern. The smallest side yard setback is the point at the rear of the building at 7.5 feet. A minimum of 12 is required.

The building citing and the lot lines make it a little more difficult to determine the average side yard setback. You can see from the previous slide and from this slide the white lines are the lot lines and these match the tax map lines. So, in order to really measure consistently, I measured the southern side yards of each property and their distance from the adjacent structure. Essentially, the reason for a setback is to ensure there is enough light and air for surrounding properties.

The applicants site is setback over 17 feet from the adjacent property. Ours is one of the larger setbacks along the block. You'll see between 6 and 8 and between 12 and 14 the separation distances are about 5 feet smaller. The is really to show the board that the

applicants existing side yard setback is very consistent and actually larger than the predominant of the block.

Slide 9:

The northern or the exterior side yard is required to be 30 feet when the property is a corner lot. You can see on this slide again due to the diagonal lot line that the setback varies. The smallest being closer to the front of the lot and getting larger the further back. The addition is 26 (or 25.95 ft) away from the lot line. The addition is 30 ft away from the fence. Based on my review, that fence has been at that location for at least the last 12 years.

Again, mainly to reiterate, but the addition is being added to an existing structure that – and the condition of the site and its surroundings show that the addition will cause no negative impact to the light or air of the adjacent properties and that is mainly consistent with the surrounding building setbacks.

Slide 10:

Floor area and Floor area ratio.

We are proposing an FAR of 38.6% where 37.3% is allowed and a floor area of 2,665 sq ft where 2,575.7 sq ft is allowed.

The basement in this building has a height that is less than 7 feet, so we are not looking at a habitatal space. Your code excludes the floor area of the basement because it is not habitable, there is no safe egress. The basement is currently used for laundry and utilities.

Currently, the first floor has a living room that is 12 x 13. In front of the livingroom on the ground floor is currently used as a 7x10 office. The proposal is the move that office to the second floor so that the full use of the living room can be realized.

Slide 11:

The existing master bedroom is then rearranged so that the office can be added to the second floor. Bedroom #2 is also shortened so that there is more shared storage space on the second floor. The existing master bedroom is laid out slightly awkwardly. The

closet is deep and narrow and the bathroom is also relatively small and tight. The existing total square footage dedicated to the master is 381 sq ft. The new master bedroom will have a significantly better layout, and because of the more efficient use of space is actually 50 sq feet less than the existing bedroom.

The addition is 331 sq ft, but the deviation from what would be allowed to what is proposed is 90 sq feet. Losing 90 sq ft from the proposed 4th bedroom/master bedroom reduces the already smaller and more efficient bedroom and negates the intention of repurposing of the first and second floor plan to allow for more common space.

The proposed expansion is done in a way that is very reasonable while modernizing a house that allows for a larger gathering space – the living room. And keeping all the private space (the office) on the second floor – while adding the 4th bedroom.

The garage is also incorporated into the FAR. The Borough does exclude detached garages from the FAR. The garage accounts for approximately 188 sq ft of the ground floor. All properties, with the exception of 14 Sussex have attached garages. It should be noted, that even if the applicant wanted to remove the garage and construct a detached garage, they wouldn't be able to do so without a variances. Accessory structures must be set back a minimum of 60 feet from the street – the lot is only 55 ft wide.

F.A.R. variance criteria is determined by whether the site itself can accommodate the proposed structure. First and foremost, the structure is existing and this is just the addition of a second floor. The setbacks, as was previously discussed are not impeding on adjacent property's light or air. The proposed second story is still well within the maximum allowable height, and the floor to ceiling height of 7'6" remains – so we are not even taking advantage of additional space but rather ensuring that the addition remains consistent visually with the existing structure along with the surrounding neighborhood. So the additional 90 sq feet/1% is minimal compared to the ability to modernize the building in a way that completely compliments the surrounding neighborhood, is not egregious and does not impede any light or air.

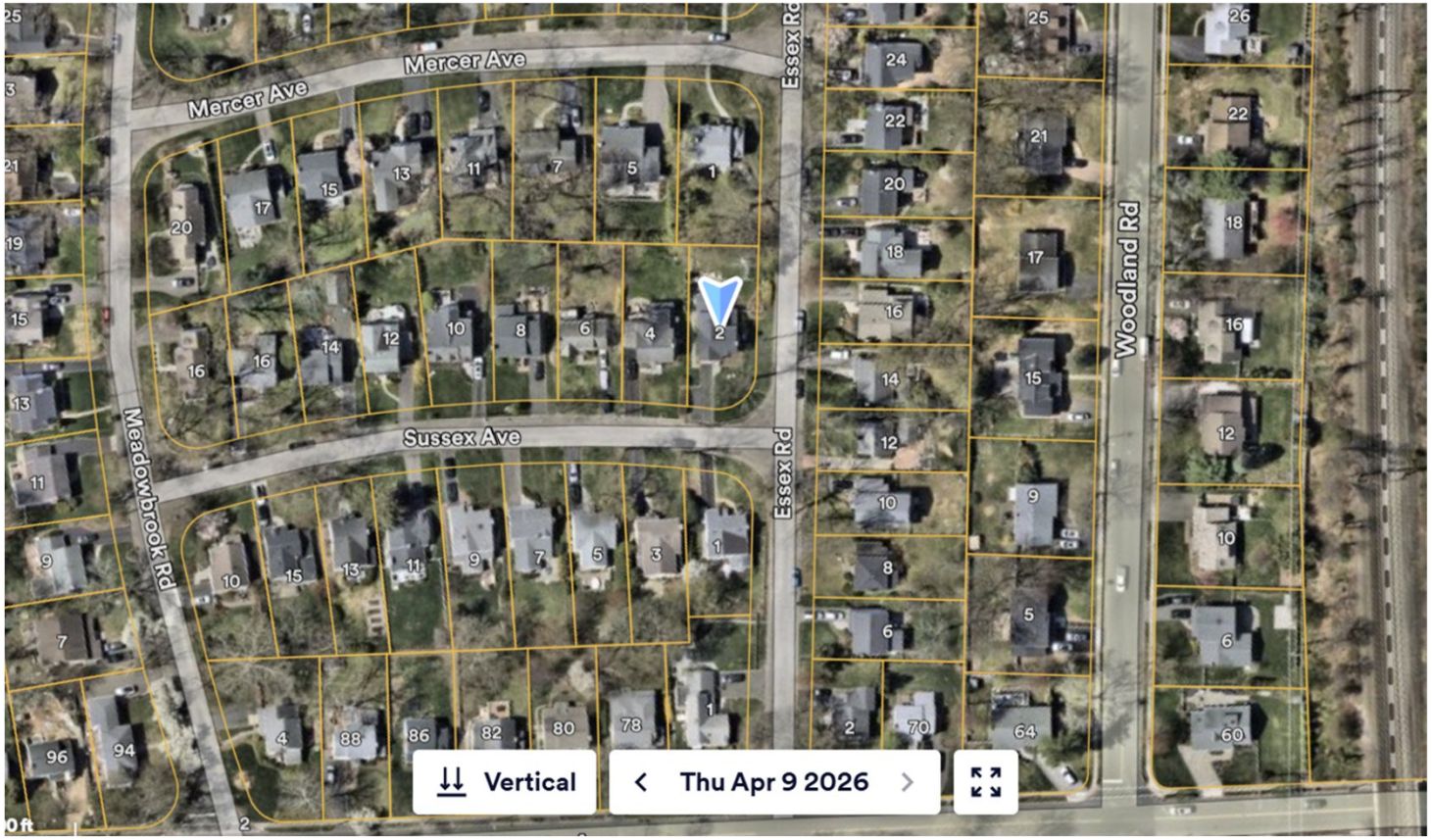
Slide 12:

Finally, I wanted to address the existing non-conformities that are not being altered or expanded as a result of this application. The building coverage as it exists is 148 sq ft larger than what is permitted. My research using historic aerials shows that the structure has been like this since the 1980s.

Master Plan:

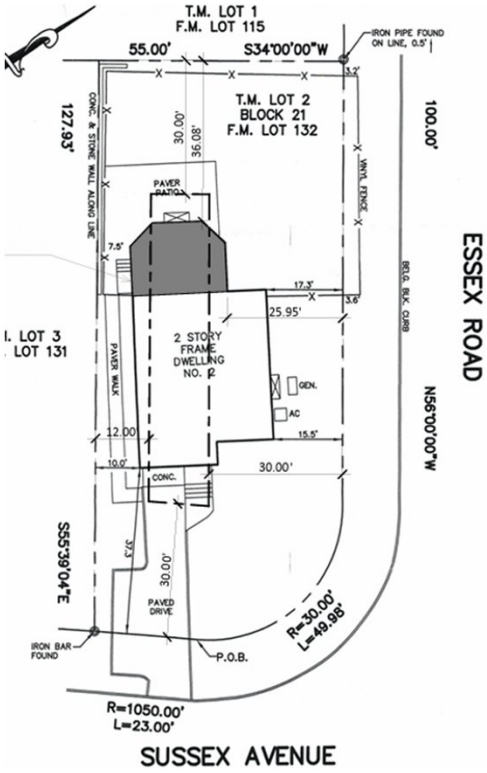
The proposal meets the following objectives of the Chatham Master Plan

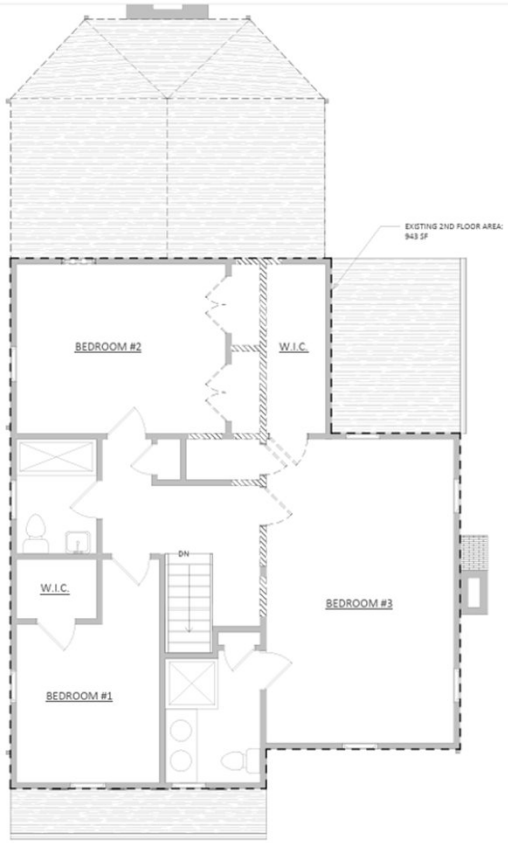
- Promote appropriate population densities and bulk standards that contribute to the wellbeing of persons, neighborhoods and the community.
- Promote preservation and investment in existing housing stock
- Assure adequate light, air and open space
- Guide residential and commercial renovation and construction activity throughout the town so that such improvements are performed in a manner and style compatible with the historic look of the surrounding area


Mercer Ave
Mercer Ave
Sussex Ave
Meadowbrook Rd
Essex Rd
Essex Rd
Woodland Rd
Vertical
Thu Apr 9 2026

R-2
NORFOLK SOUTHERN
"FORMERLY ERIE LACKAWANNA"
KINGS ROAD
ROSE TERRACE
TERRACE
PENN
SOMERSET AVENUE
MERCER AVENUE
SUSSEX AVENUE
ESSEX ROAD
WOODLAND ROAD
MEADOWBROOK ROAD
CHATHAM STREET
EDGEWOOD ROAD
R-3
LAFAYETTE AVENUE
LINCOLN AVENUE
G-1
MORRIS & ESSEX DIV. - MAIN L
CHERRY LANE
WALNUT STREET

Mercer Ave
Meadowbrook Rd
Woodland
Main St
Lafayette Ave
Lafayette Ave
Watchung Ave
Orchard Rd
Lincoln Ave
Lincoln Ave
Inwood Rd
Walnut St
Martin Pl
Washington Ave
Washington Ave
Washington Ave
Vincent St
Carmine St
Ward P
Coleman Ave W
Lum Ave
Main St
Coleman Ave E
Orchard Rd
Oliver St
Chatham St
Chatham
Elmwood Ave
Fairmount Ave
Center Ave
Vertical
Thu Apr 9 2026


T.M. LOT 1
F.M. LOT 115
55.00'
S34°00'00"W
IRON PIPE FOUND ON LINE, 0.5'
3.2'
127.93'
CONC. & STONE WALL ALONG LINE
30.00'
36.08'
T.M. LOT 2
BLOCK 21
F.M. LOT 132
100.00'
VINYL FENCE
PAVER PATIO
7.5'
17.3'
3.6'
25.95'
REG. BLK. CURB
ESSEX ROAD
I. LOT 3
LOT 131
PAVER WALK
2 STORY FRAME DWELLING NO. 2
GEN.
AC
N56°00'00"W
12.00
15.5'
10.0'
CONC.
30.00'
S55°39'04"E
3.75
30.00'
PAVED DRIVE
R=30.00'
L=49.98'
IRON BAR FOUND
P.O.B.
R=1050.00'
L=23.00'
SUSSEX AVENUE



1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"

2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

ZONING SCHEDULE				
ZONE: R-3		LOT:2		BLOCK: 21
REQUIREMENT		EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	7,500 SF	6,899 SF	NO CHANGE	NO (EXST'G NON CONFIRMING)
MIN. LOT WIDTH	60'	55'	NO CHANGE	NO (EXST'G NON CONFIRMING)
MIN. LOT DEPTH	100'	127.93'	NO CHANGE	NO
MIN. FRONT YARD (SUSSEX)	30'	37.3'	NO CHANGE	NO
MIN. FRONT YARD (ESSEX)	30'	15'5'	25.95'	NO
MIN. SIDE YARD (ANY)	12'	7.5'	7.5'	YES
MIN REAR YARD	30'	36.08'	36.08'	NO
MAX HEIGHT	35' / 2 1/2 STORIES	22,5'± (2 1/2 STORIES)	NO CHANGE	NO
MAX BUILDING COVERAGE	1,287.8 SF	1,435 SF	NO CHANGE	NO
MAX FLOOR AREA	2X(1,287.8) = 2,575.7 SF	2,352 SF	2,665 SF	YES
MAX F.A.R.	(37.3%)	(34%)	(38.6 %)	
MAX LOT COVERAGE	2.1X(1,287.8) = 2,704.548	2,602 SF	NO CHANGE	NO

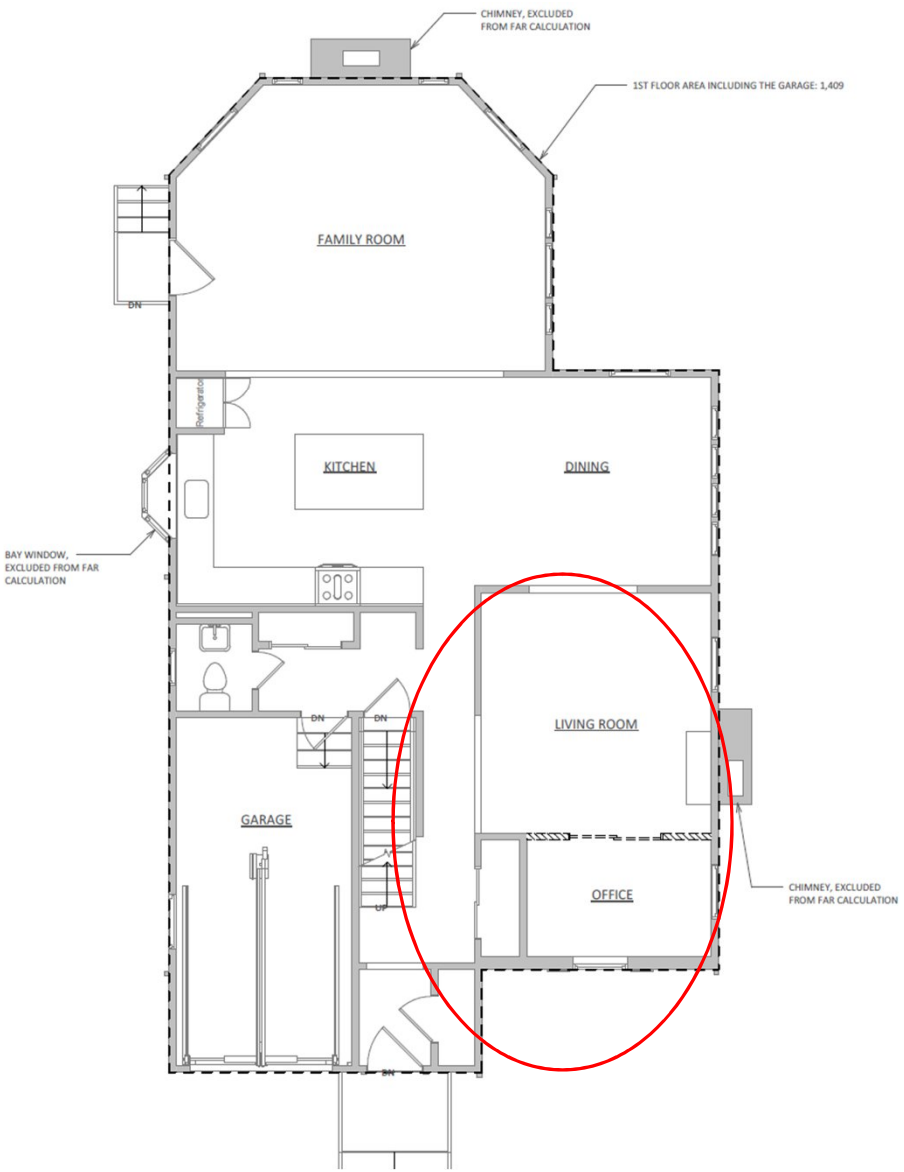
Varianc
e

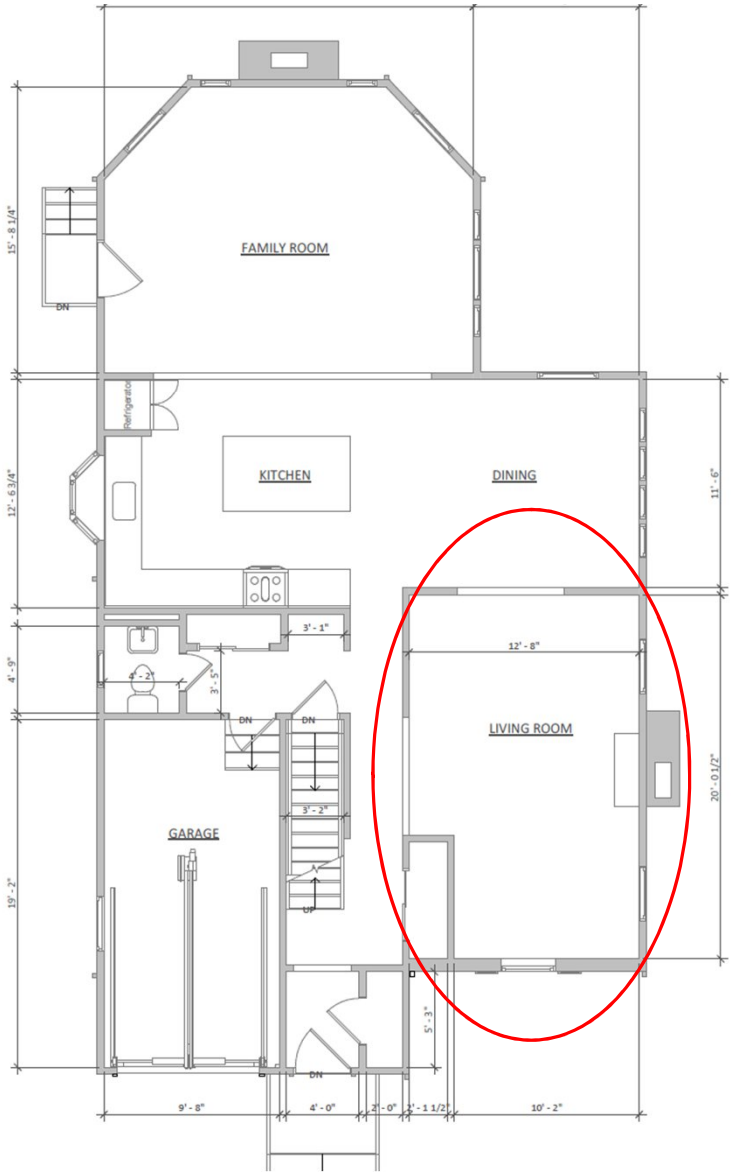
Pre-existing Non-
Conforming

SUSSEX AVENUE
LAFAYETTE AVENUE
21
20
50'

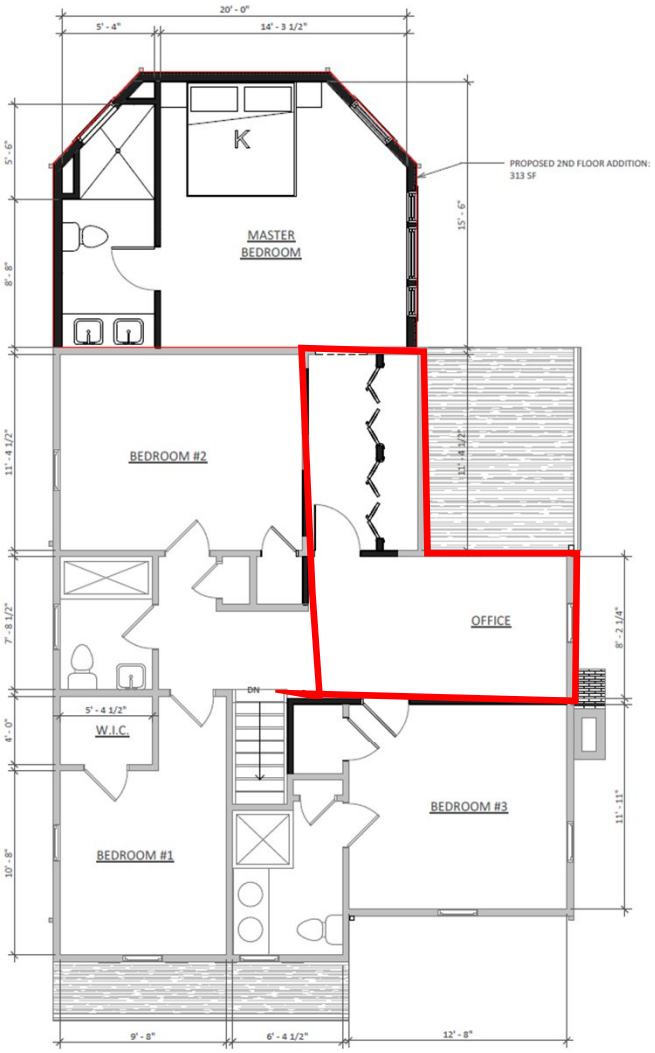
16
14
12
10
8
6
4
2
16.03 ft
15.97 ft
21.34 ft
16.49 ft
15.13 ft
13.26 ft
17.25 ft
Sussex Ave
Nearmap
Vertical
Tue Mar 18 2025

26.32 ft
30.05 ft
17.13 ft
15.33 ft
2


CHIMNEY, EXCLUDED FROM FAR CALCULATION
1ST FLOOR AREA INCLUDING THE GARAGE: 1,409
FAMILY ROOM
KITCHEN
DINING
BAY WINDOW, EXCLUDED FROM FAR CALCULATION
LIVING ROOM
GARAGE
OFFICE
CHIMNEY, EXCLUDED FROM FAR CALCULATION

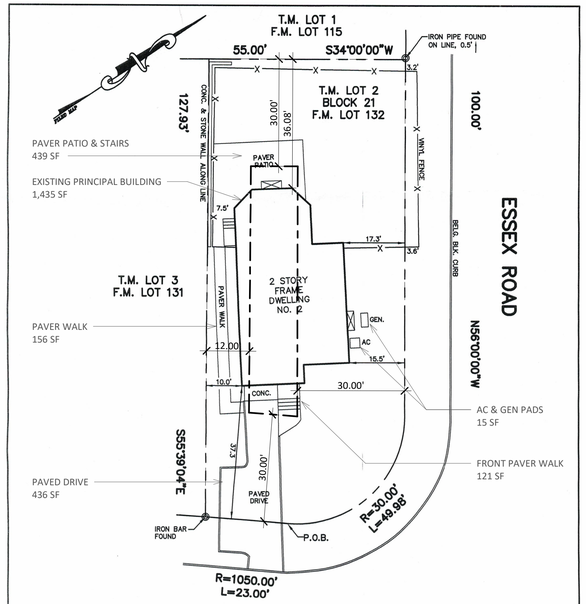

FAMILY ROOM
KITCHEN
DINING
LIVING ROOM
GARAGE
15' - 8 1/4"
12' - 6 3/4"
4' - 9"
19' - 2"
11' - 6"
20' - 0 1/2"
3' - 1"
12' - 8"
3' - 5"
3' - 2"
5' - 3"
9' - 8"
4' - 0"
2' - 0"
2' - 1 1/2"
10' - 2"

1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



NOTES:
1. LOT AREA = 6,899 S.F. OR 0.16 ACRES
2. BEING COMMONLY KNOWN AS 2 SUSSEX AVENUE, CHATHAM, NEW JERSEY
3. SUBSURFACE CONDITIONS ARE NOT SHOWN OR CERTIFIED

SURVEY OF LANDS IN: BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY LOT 2 BLOCK 21

REFERENCE: DEED BOOK 3593 PAGE 9
DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 132 AS SHOWN ON A CERTAIN MAP ENTITLED "LAFAYETTE MANOR, CHATHAM, N.J., PROPERTY OF RYNDA DEVELOPMENT CO., DATED JULY 1927" AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON DECEMBER 10, 1931 AS MAP NO. 908

Scale: 1" = 20' DATE: 11/10/21

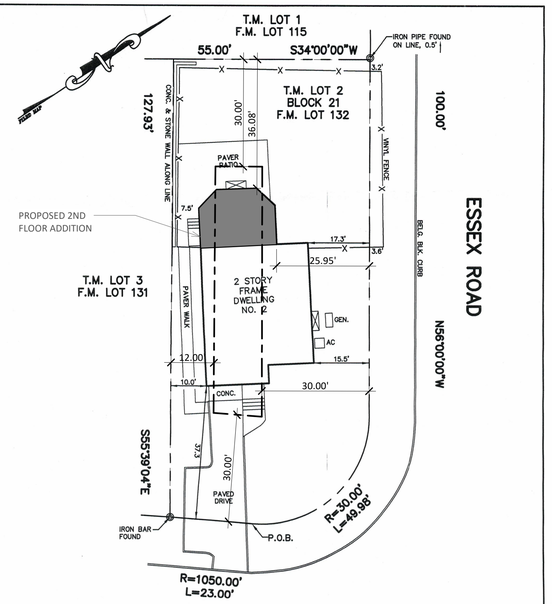
PMC Land Surveying
P.O. Box 92
Denville, NJ 07834
TEL: 973-664-1115 FAX: 973-664-1135
PATRICK A. CIBELLIS, JR.
PROFESSIONAL LAND SURVEYOR LIC. No. GS43228

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. CERTIFIED TO BE IN ACCORDANCE WITH PERTINENT NEW JERSEY LAWS AND REGULATIONS AND WITH CURRENT ACCURACY STANDARDS ONLY TO:

SEAN THOMAS MONTGOMERY AND JAYME LEIGH MONTGOMERY, HUSBAND AND WIFE
ALL JERSEY TITLE, LLC
CHICAGO TITLE INSURANCE COMPANY
CROSSCOUNTRY MORTGAGE, LLC, ISAOA/ATIMA
IRWIN ROSEN, ESQ.
POLLACK & ROSEN

Drawn By: FPF Revisions: 0 Project No. 211111 Title No. SDL-27832

1 EXISTING SITE PLAN
1" = 20'-0"



NOTES:
1. LOT AREA = 6,899 S.F. OR 0.16 ACRES
2. BEING COMMONLY KNOWN AS 2 SUSSEX AVENUE, CHATHAM, NEW JERSEY
3. SUBSURFACE CONDITIONS ARE NOT SHOWN OR CERTIFIED

SURVEY OF LANDS IN: BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY LOT 2 BLOCK 21

REFERENCE: DEED BOOK 3593 PAGE 9
DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 132 AS SHOWN ON A CERTAIN MAP ENTITLED "LAFAYETTE MANOR, CHATHAM, N.J., PROPERTY OF RYNDA DEVELOPMENT CO., DATED JULY 1927" AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON DECEMBER 10, 1931 AS MAP NO. 908

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CHICAGO TITLE INSURANCE COMPANY
CROSSCOUNTRY MORTGAGE, LLC, ISAOA/ATIMA
IRWIN ROSEN, ESQ.
POLLACK & ROSEN

Drawn By: FPF Revisions: 0 Project No. 211111 Title No. SDL-27832

2 PROPOSED SITE PLAN
1" = 20'-0"

ZONING SCHEDULE				
ZONE: R-3		LOT:2		BLOCK: 21
REQUIREMENT		EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	7,500 SF	6,899 SF	NO CHANGE	NO (EXST'G NON CONFIRMING)
MIN. LOT WIDTH	60'	55'	NO CHANGE	NO (EXST'G NON CONFIRMING)
MIN. LOT DEPTH	100'	127.93'	NO CHANGE	NO
MIN. FRONT YARD (SUSSEX)	30'	37.3'	NO CHANGE	NO
MIN. FRONT YARD (ESSEX)	30'	15'5'	25.95'	NO
MIN. SIDE YARD (ANY)	12'	7.5'	7.5'	YES
MIN REAR YARD	30'	36.08'	36.08'	NO
MAX HEIGHT	35' / 2 1/2 STORIES	22,5'± (2 1/2 STORIES)	NO CHANGE	NO
MAX BUILDING COVERAGE	1,287.8 SF	1,435 SF	NO CHANGE	NO
MAX FLOOR AREA	2X(1,287.8) = 2,575.7 SF	2,352 SF	2,665 SF	YES
MAX F.A.R.	(37.3%)	(34%)	(38.6 %)	
MAX LOT COVERAGE	2.1X(1,287.8) = 2,704.548	2,602 SF	NO CHANGE	NO

AREA & VOLUME CALCULATION							
LEVEL	EXST'G AREA	ADD. AREA	TOTAL AREA	FLOOR HEIGHT	EXST'G VOLUME	ADD. VOLUME	TOTAL VOLUME
BASEMENT	1006 SF	0 SF	1006 SF	6' - 10"	6874.33 CF	0.00 CF	6874.33 CF
1ST FLOOR	1409 SF	0 SF	1409 SF	8' - 0"	11272.00 CF	0.00 CF	11272.00 CF
2ND FLOOR	943 SF	313 SF	1256 SF	7' - 6"	7072.50 CF	2347.50 CF	9420.00 CF
Grand total: 3	3358 SF	313 SF	3671 SF		25218.83 CF	2347.50 CF	27566.33 CF

LOT COVERAGE CALCULATION
LOT AREA: 6,899

	EXISTING SF	PROPOSED SF
PRINCIPAL BUILDING:	1,435	NO CHANGE
PAVER PATIO & STAIRS:	439	NO CHANGE
PAVER WALK:	156	NO CHANGE
FRONT PAVER WALK:	121	NO CHANGE
AC & GEN PADS:	15	NO CHANGE
PAVED DRIVE:	436	NO CHANGE
TOTAL:	2,602 SF	

FAR CALCULATION
LOT AREA: 6,899

	EXISTING SF	PROPOSED SF
BASEMENT:	(NOT APPLICABLE, LESS THAN 7' CEILING HEIGHT, NO WALKOUT)	
1ST FLOOR:	1,409	1,409
2ND FLOOR:	943	1,256
TOTAL:	2,352	2,665

Plan of a single family house addition
2 Sussex Ave, Chatham, NJ 07928

Block: 21. Lot: 2. Zone: R-3
Tax Map No.: _____
Scale: as indicated

Applicant name: Robert Gockeler, KraftMaster Renovations. 127 Main St, Chatham, NJ 07928
I CONSENT to the filing of this plan with the
Zoning Board of the Borough of Chatham
Landowner: Jayme & Sean Montgomery Date signed: 6/10/2026
Applicant: Robert Gockeler, Project Manager Date signed: 6/10/2026

I HEREBY CERTIFY that I have prepared this Plan and that all dimensions and information are correct.
Name: Sean Marshan, RA Date signed: 6/10/2026
Title and License Number: Architect, NJ License #:21AI02217500

I HAVE REVIEWED this Plan and certify that it meets all codes and ordinances under my jurisdiction.

Borough Engineer:_____ Date signed:_____

To be signed after the issuance of a construction permit: I HEREBY CERTIFY that all the required improvements have been installed or a bond posted in compliance with all applicable codes and ordinances.

Borough Engineer:_____ Date signed:_____

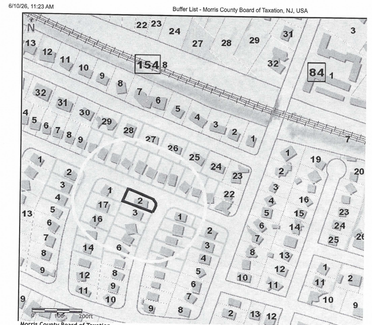
These plans have been approved by the Zoning Board of the Borough of Chatham by Resolution entered on_____

Chairman
Name:_____ Date signed:_____

Witness to Chairman's signature:_____

Administrative Secretary
Name:_____ Date signed:_____

6/10/26, 11:23 AM Buffer List - Morris County Board of Taxation, NJ, USA



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

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TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_21_2	0.1591	2 SUSSEX AVE	MONTGOMERY, SEAN THOMAS/JAYME LEIGH	2 SUSSEX AVE CHATHAM, NJ 07928

6/10/26, 11:23 AM Buffer List - Morris County Board of Taxation, NJ, USA

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_20_1	0.1289	1 SUSSEX AVE	MC CAHILL, PATRICK/KALEY	1 SUSSEX AVE CHATHAM, NJ 07928
1404_20_12	0.1597	11 SUSSEX AVE	DOLL, ANDREW J/BONNIE KETCHAM	11 SUSSEX AVE CHATHAM, NJ 07928
1404_20_13	0.1631	9 SUSSEX AVE	CONWAY, BRENDAN/CAITLIN	9 SUSSEX AVE CHATHAM, NJ 07928
1404_20_14	0.1642	7 SUSSEX AVE	GERA, MANISH/SHARMA, PRITIKA	7 SUSSEX AVE CHATHAM, NJ 07928
1404_20_15	0.1620	5 SUSSEX AVE	COOPERMAN, DAVID L/CAROL J	5 SUSSEX AVE CHATHAM, NJ 07928
1404_20_16	0.1607	3 SUSSEX AVE	JADRO, CHRISTOPHER/MICHELLE	3 SUSSEX AVE CHATHAM, NJ 07928
1404_20_2	0.1820	1 ESSEX RD	DBapos;ANTONI, JAMES H/PARTICIA M	1 ESSEX RD CHATHAM, NJ 07928
1404_20_3	0.1641	78 LAFAYETTE AVE	LANGLEY, SCOTT/KRISTY	78 LAFAYETTE AVE CHATHAM NJ 07928
1404_20_4	0.1641	80 LAFAYETTE AVE	MORRIS/SCHETLICK, SCOTT S/NANCY A	80 LAFAYETTE AVE CHATHAM NJ 07928
1404_21_1	0.1970	1 MERCER AVE	POWERS, PATRICIA H	1 MERCER AVE CHATHAM, NJ 07928
1404_21_14	0.1680	13 MERCER AVE	PHILLIPS, PETER/HEATHER	13 MERCER AVE CHATHAM, NJ 07928
1404_21_15	0.1680	11 MERCER AVE	MISILO, MALANKA/LUANG/RAOY, C R	11 MERCER AVE CHATHAM, NJ 07928
1404_21_16	0.1955	7 MERCER AVE	SUGARMAN, PETER/DONNA F	7 MERCER AVE CHATHAM, NJ 07928
1404_21_17	0.2000	5 MERCER AVE	MORGAN, SCOTT/PATRICE LIVING TRUSTE	5 MERCER AVE CHATHAM NJ 07928
1404_21_2	0.1591	2 SUSSEX AVE	MONTGOMERY, SEAN THOMAS/JAYME LEIGH	2 SUSSEX AVE CHATHAM, NJ 07928
1404_21_3	0.1492	4 SUSSEX AVE	HAFMAN, JOSHUA P/CHIARENZA, PAOLA	4 SUSSEX AVE CHATHAM, NJ 07928
1404_21_4	0.1492	6 SUSSEX AVE	VAN ARENDONK, JOSEPH/ANNE	6 SUSSEX AVE CHATHAM, NJ 07928
1404_21_5	0.1504	8 SUSSEX AVE	OLIVEIRA, FILIPE/HILLARY	8 SUSSEX AVE CHATHAM, NJ 07928
1404_21_6	0.1574	10 SUSSEX AVE	PARTRIDGE/SAMUEL B/HEATHER D	10 SUSSEX AVE CHATHAM NJ 07928
1404_21_7	0.1468	12 SUSSEX AVE	ABERNETHY/DAVE, JOHN G/RUPA B	12 SUSSEX AVE CHATHAM, NJ 07928
1404_22_2	0.1763	2 MERCER AVE	RAUNICK, BRIAN/JENNIFER	2 MERCER AVE CHATHAM, NJ 07928
1404_22_3	0.1675	4 MERCER AVE	RUSSELL, HARRISON/LAUREN M	4 MERCER AVE CHATHAM, NJ 07928
1404_22_4	0.1587	6 MERCER AVE	CROSTA, ROSE MARIE	6 MERCER AVE CHATHAM, NJ 07928

https://morrisgisapps.co.morris.nj.us/apps/parcelsearcher/modivbufferreport.html?PAMS_PIN=1404_21_2 2/3

6/10/26, 11:23 AM Buffer List - Morris County Board of Taxation, NJ, USA

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_25_10	0.1377	26 ESSEX RD	DBapos;GORMAN, JOHN E/CYNTHIA M	26 ESSEX RD CHATHAM BOROUGH, NJ 07928
1404_25_11	0.1377	24 ESSEX RD	CLANCY, JAMES M JR/AMIE M	24 ESSEX RD CHATHAM, NJ 07928
1404_25_12	0.1377	22 ESSEX RD	FAIRLEY, CAMERON S	22 ESSEX RD CHATHAM, NJ 07928
1404_25_13	0.1377	20 ESSEX RD	BONE, CHRISTOPHER J/CHRISTI A	20 ESSEX RD CHATHAM, NJ 07928
1404_25_14	0.1377	18 ESSEX RD	KUMAR/VIVEK,TANU	18 ESSEX RD CHATHAM, NJ 07928
1404_25_15	0.1377	16 ESSEX RD	ROSKELL, MICHAEL/DEANNA	16 ESSEX RD CHATHAM, NJ 07928
1404_25_16	0.1377	14 ESSEX RD	BARTOLOTTA, GREGORY C/KELLY A	14 ESSEX RD CHATHAM, NJ 07928
1404_25_17	0.1377	12 ESSEX RD	LAMAR, MELANIE	12 ESSEX RD CHATHAM, NJ 07928
1404_25_18	0.1377	10 ESSEX RD	BEALER, JAMES/KATHERINE	10 ESSEX RD CHATHAM, NJ 07928
1404_25_19	0.1377	8 ESSEX RD	ROSENBERG, JAMES	8 ESSEX RD CHATHAM, NJ 07928
1404_25_20	0.1377	6 ESSEX RD	ASTHALTER, DOLORES	6 ESSEX RD CHATHAM, NJ 07928
1404_25_25	0.2135	9 WOODLAND RD	PINISETTI, SATYANARAYANAMUR/NEELIMA	9 WOODLAND RD CHATHAM, NJ 07928
1404_25_26	0.2181	15 WOODLAND RD	ELLIOTT, ZOE A/GAJEWSKI, KEVIN B	15 WOODLAND RD CHATHAM, NJ 07928
1404_25_27	0.2181	17 WOODLAND RD	HOBLITZELL, THOMAS/LISA	27 TWOMBLY CT MORRISTOWN, NJ 07960
1404_25_28	0.2181	21 WOODLAND RD	DE MELO, EILTO A/CLERISMAR B	21 WOODLAND RD CHATHAM, NJ 07928

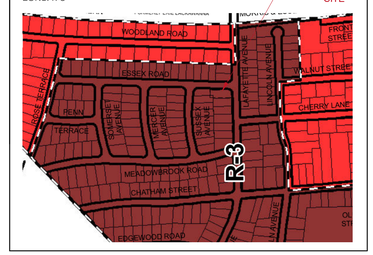
https://morrisgisapps.co.morris.nj.us/apps/parcelsearcher/modivbufferreport.html?PAMS_PIN=1404_21_2 3/3

DRAWING INDEX

SHEET NO.	SHEET TITLE	ISSUE DATE	REV	REV DATE
SP-001	SITE AND ZONING	06/18/2026		
A-100	EXISTING & PROPOSED BASEMENT PLANS	06/18/2026		
A-101	EXISTING & PROPOSED 1ST FLOOR PLANS	06/18/2026		
A-102	EXISTING & PROPOSED 2ND FLOOR PLANS	06/18/2026		
A-200	ELEVATIONS	06/18/2026		
Grand total: 5

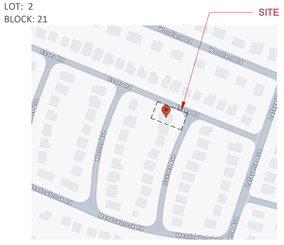
ZONING MAP

ZONE: R-3



LOCATION MAP

2 SUSSEX AVE, CHATHAM, NJ 07928
LOT: 2
BLOCK: 21



MARSHAN ARCHITECTS
A GATEWAY TO A BETTER WORLD
Architecture
Consulting
Project Management
1069 Ringwood Ave, Suite 214D
Haskell, NJ 07420
Phone: (862) 377-3712
s.marshan@marshanarchitects.com
https://marshanarchitects.com/

ARCHITECT'S SEAL

NJ License #:21AI02217500

CONSULTANTS

A SINGLE-FAMILY HOUSE ADDITION
2 Sussex Ave, Chatham, NJ 07928

REVISIONS	
DATE	REMARKS

SITE AND ZONING

PA/PM:	S.M.
DRAWN BY.:	S.M.
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET SP-001

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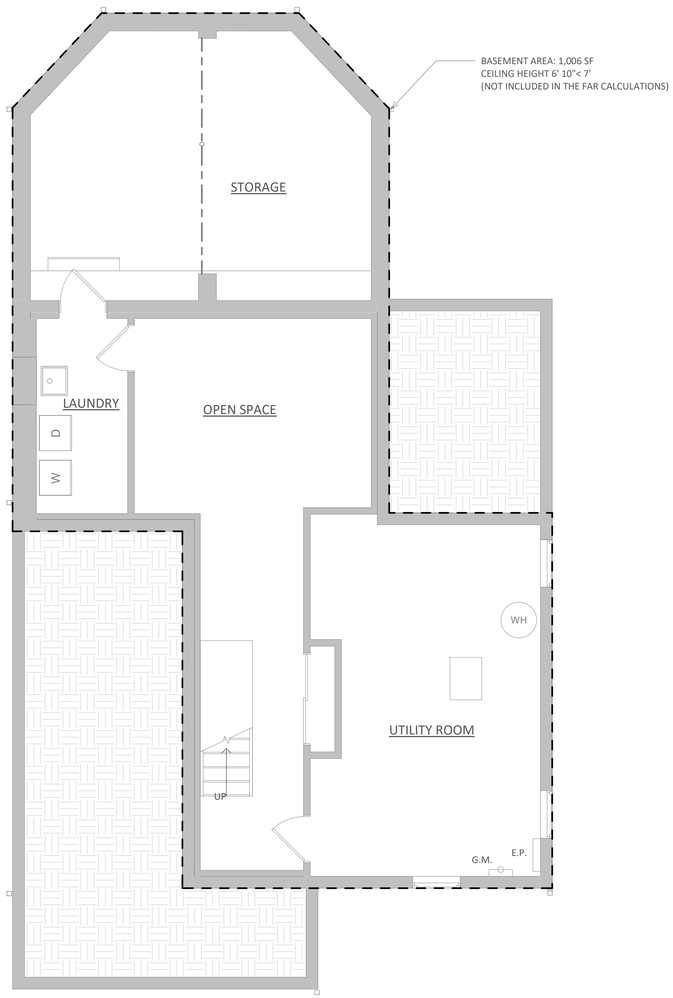

1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES, LIGHT & PLUMBING FIXTURES TO BE SELECTED BY OWNER.
3. EXTERIOR WALLS TO CONSIST OF VINYL SIDING OVER R-5 CONTINUOUS RIGID INSULATION OVER DRAINABLE HOME WRAP BY HYDROGAP OR APPROVED EQUAL OVER 5/8" EXTERIOR SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. WITH R-20 BATT INSULATION & 5/8" INTERIOR GYP. BD. USE MOISTURE RESISTANT GYP. BD. AT THE BATHROOM.
4. INTERIOR PARTITION TO CONSIST OF 2X4 WOOD STUDS @ 16" O.C. PROVIDE MOISTURE RESISTANT GYP. BD. AT THE BATHROOM.
5. ALL WINDOWS AND DOORS TO BE SELECTED BY OWNER.

WALL LEGEND

- NEW CONSTRUCTION
- NEW CMU WALL
- 1 HR FIRE RATED WALL
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- OVERHEAD BEAM

LINTEL SCHEDULE

L-1	0'-0" TO 3'-0"	(2)2X6 FILL W/ 1/2" PLYWD SPACERS
L-2	3'-0" TO 6'-0"	(2)2X10 FILL W/ 1/2" PLYWD SPACERS
L-3	6'-0" TO 9'-0"	1 3/4"X 11 7/8" MICROLAM
L-4	9'-0" TO 12'-0"	1 3/4" X 14" MICROLAM

NOTE: IN A 5 1/2" EXTERIOR WALL USE TRIPLE LUMBER WITH TWO PLYWD SPACERS

FLOOR PLAN KEYNOTES

1
2
3

MARSHAN ARCHITECTS
A GATEWAY TO A BETTER WORLD

Architecture
Consulting
Project Management

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CONSULTANTS

A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

EXISTING & PROPOSED BASEMENT PLANS

REVISIONS

DATE	REMARKS

PA/PM:	S.M.
DRAWN BY.:	C.S.
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET A-100

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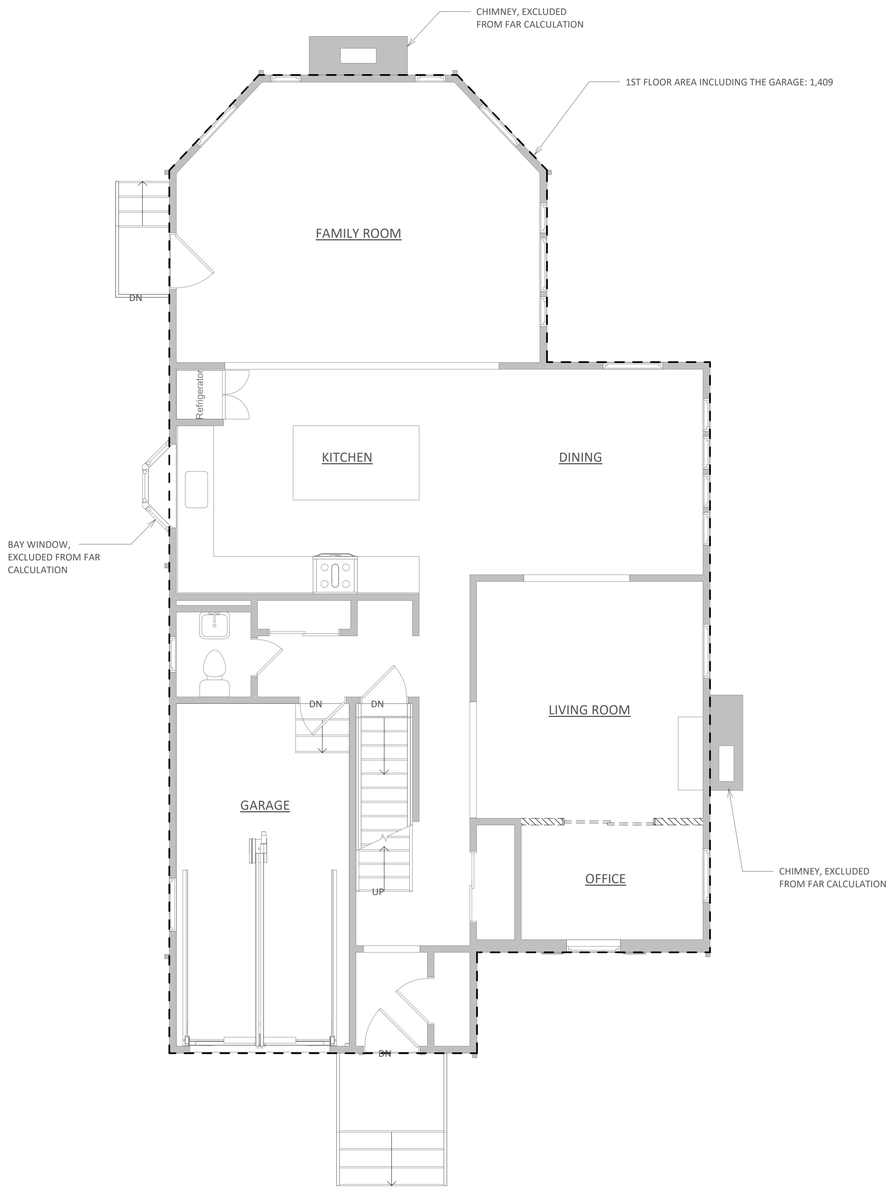
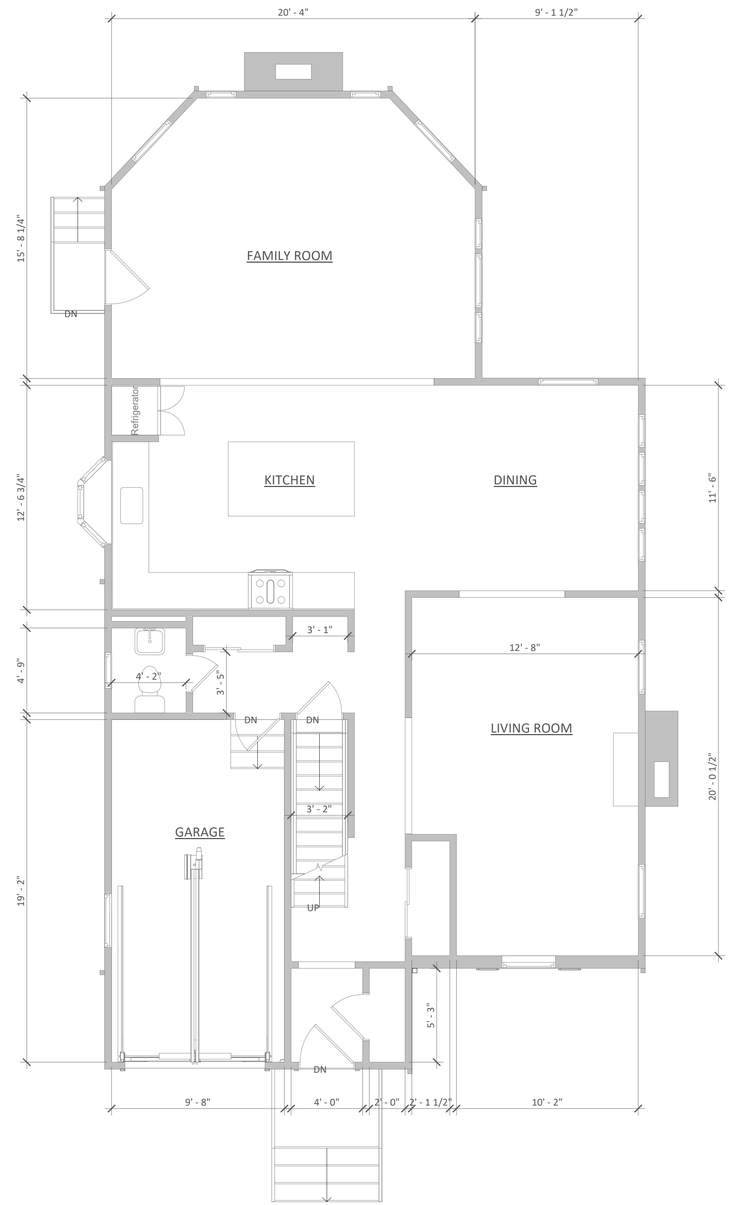


1 EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

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L-2	3'-0" TO 6'-0"	(2)2X10 FILL W/ 1/2" PLYWD SPACERS
L-3	6'-0" TO 9'-0"	1 3/4"X 11 7/8" MICROLAM
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FLOOR PLAN KEYNOTES

1

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NJ License #:21AI02217500

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A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

EXISTING & PROPOSED 1ST FLOOR PLANS

REVISIONS	
DATE	REMARKS

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET A-101

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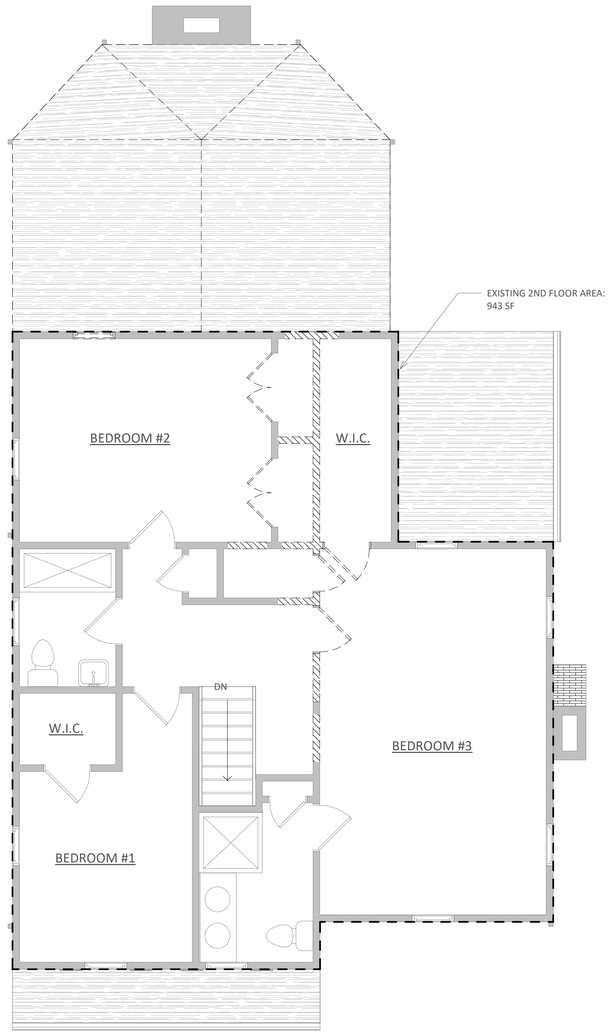
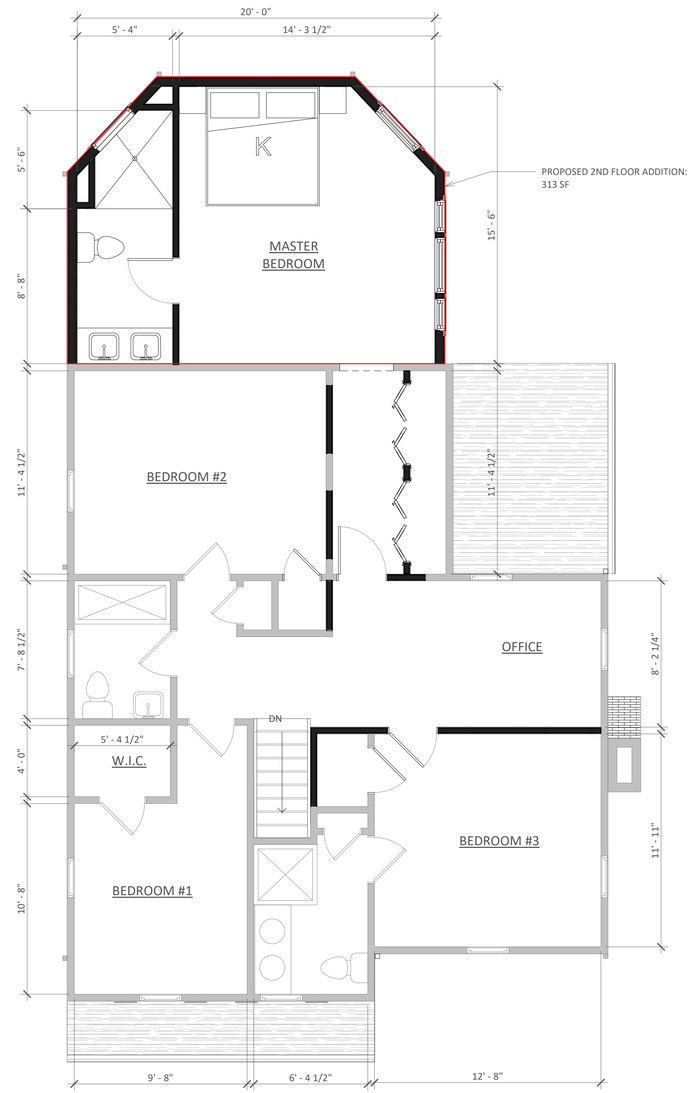


1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

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WALL LEGEND

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- NEW CMU WALL
- 1 HR FIRE RATED WALL
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- OVERHEAD BEAM

LINTEL SCHEDULE

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L-2	3'-0" TO 6'-0"	(2)2X10 FILL W/ 1/2" PLYWD SPACERS
L-3	6'-0" TO 9'-0"	1 3/4"X 11 7/8" MICROLAM
L-4	9'-0" TO 12'-0"	1 3/4" X 14" MICROLAM

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FLOOR PLAN KEYNOTES

1

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CONSULTANTS

A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

EXISTING & PROPOSED 2ND FLOOR PLANS

REVISIONS	
DATE	REMARKS

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET
A-102

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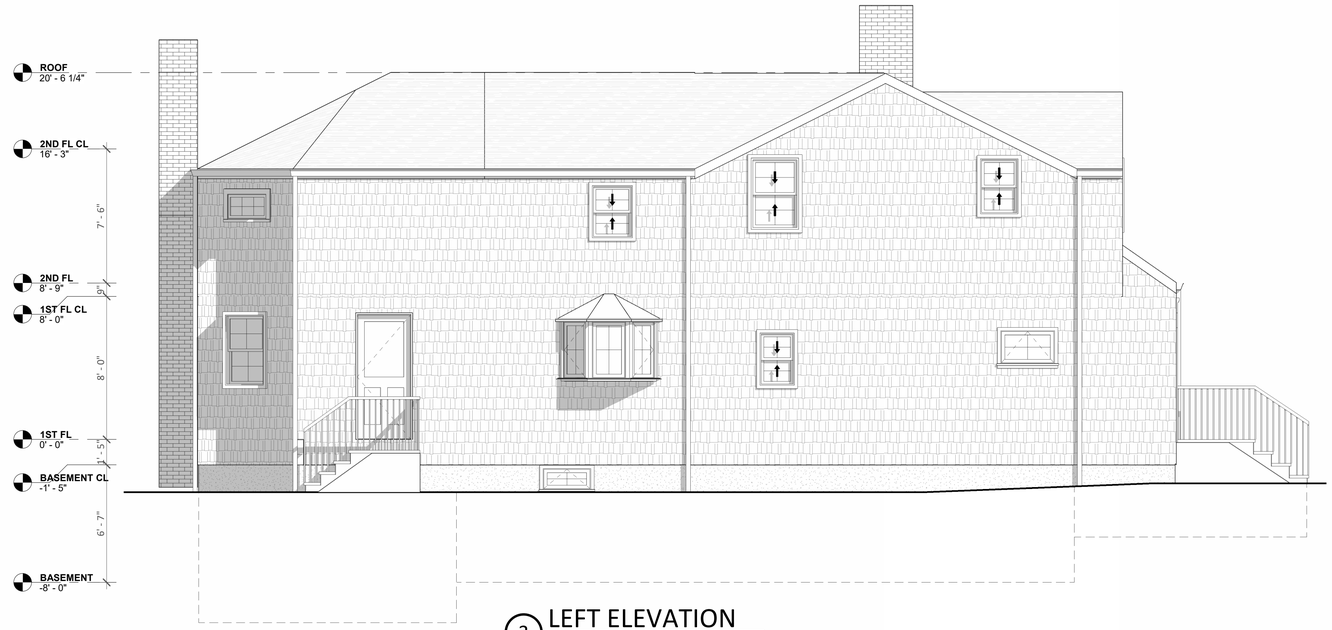
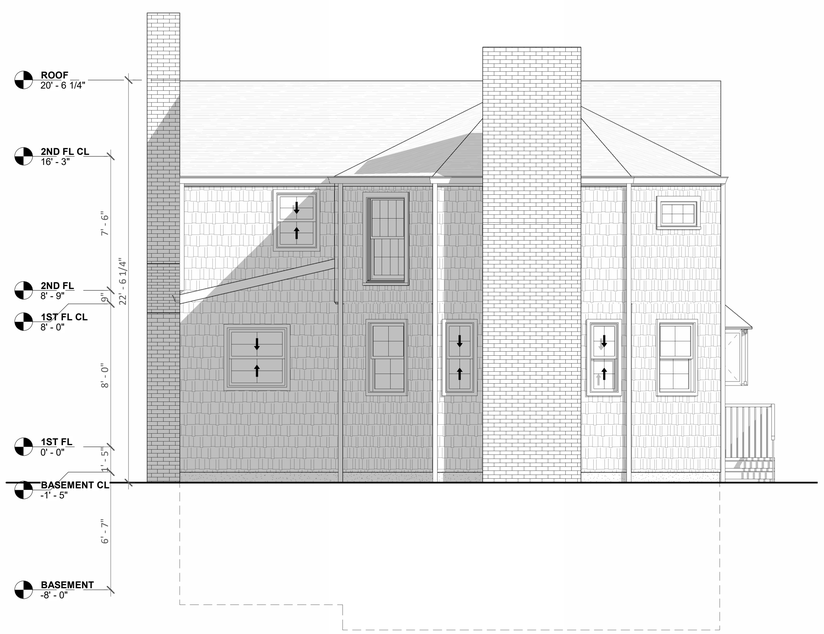
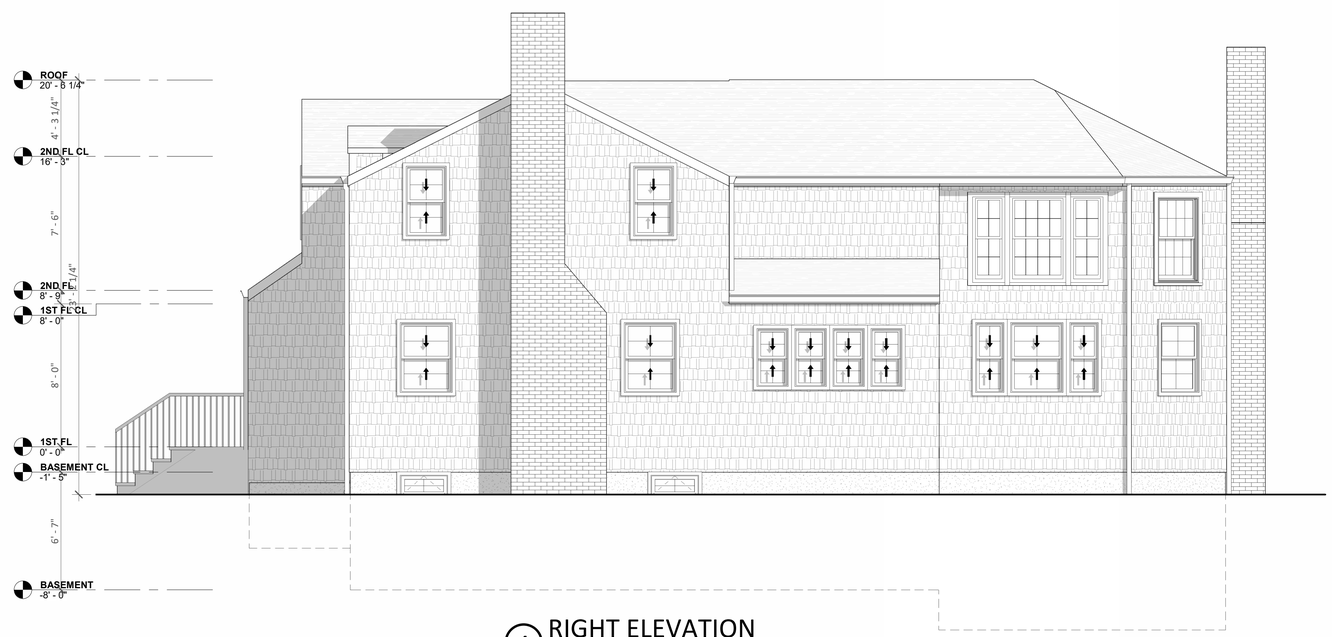
1 FRONT ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

MARSHAN ARCHITECTS
A GATEWAY TO A BETTER WORLD

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NJ License #:21AI02217500

CONSULTANTS

A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

ELEVATIONS

REVISIONS	
DATE	REMARKS

PA/PM:	S.M.
DRAWN BY.:	S.M.
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET
A-200

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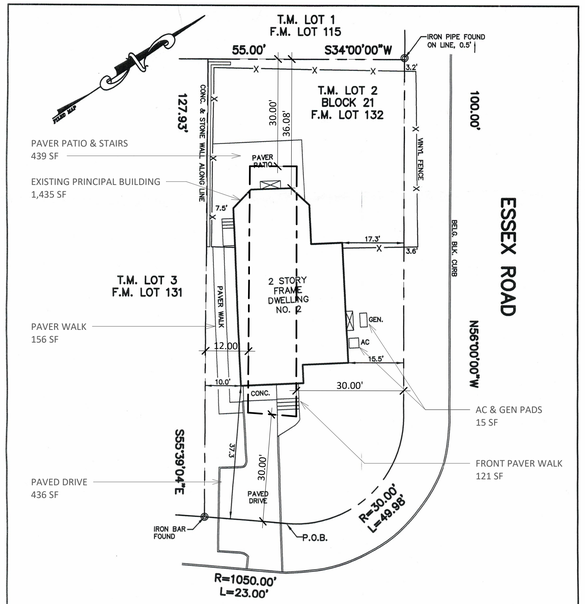


NOTES:
1. LOT AREA = 6,899 S.F. OR 0.16 ACRES
2. BEING COMMONLY KNOWN AS 2 SUSSEX AVENUE, CHATHAM, NEW JERSEY
3. SUBSURFACE CONDITIONS ARE NOT SHOWN OR CERTIFIED

SURVEY OF LANDS IN: BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY LOT 2 BLOCK 21

REFERENCE: DEED BOOK 3593 PAGE 9
DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 132 AS SHOWN ON A CERTAIN MAP ENTITLED "LAFAYETTE MANOR, CHATHAM, N.J., PROPERTY OF RYNDA DEVELOPMENT CO., DATED JULY 1927" AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON DECEMBER 10, 1931 AS MAP NO. 908

Scale: 1" = 20' DATE: 11/10/21

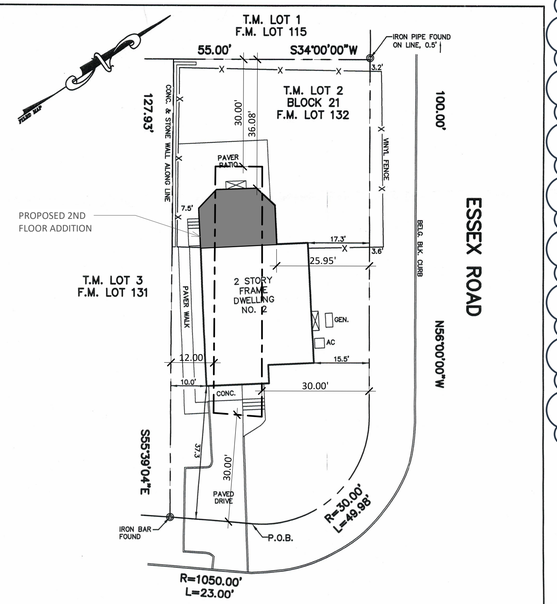
PMC Land Surveying
P.O. Box 92
Denville, NJ 07834
TEL: 973-664-1115 FAX: 973-664-1135
PATRICK A. CIBELLIS, JR.
PROFESSIONAL LAND SURVEYOR LIC. No. GS43228

SUBJECT TO MUNICIPAL RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE. CERTIFIED TO BE IN ACCORDANCE WITH PERTINENT NEW JERSEY LAWS AND REGULATIONS AND WITH CURRENT ACCURACY STANDARDS ONLY TO:

SEAN THOMAS MONTGOMERY AND JAYME LEIGH MONTGOMERY, HUSBAND AND WIFE
ALL JERSEY TITLE, LLC
CHICAGO TITLE INSURANCE COMPANY
CROSSCOUNTRY MORTGAGE, LLC, ISAOA/ATIMA
IRWIN ROSEN, ESQ.
POLLACK & ROSEN

Drawn By: FPF Revisions: 0 Project No. 211111 Title No. SDL-27832

1 EXISTING SITE PLAN
1" = 20'-0"



NOTES:
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SURVEY OF LANDS IN: BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY LOT 2 BLOCK 21

REFERENCE: DEED BOOK 3593 PAGE 9
DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 132 AS SHOWN ON A CERTAIN MAP ENTITLED "LAFAYETTE MANOR, CHATHAM, N.J., PROPERTY OF RYNDA DEVELOPMENT CO., DATED JULY 1927" AND FILED IN THE MORRIS COUNTY CLERK'S OFFICE ON DECEMBER 10, 1931 AS MAP NO. 908

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CROSSCOUNTRY MORTGAGE, LLC, ISAOA/ATIMA
IRWIN ROSEN, ESQ.
POLLACK & ROSEN

Drawn By: FPF Revisions: 0 Project No. 211111 Title No. SDL-27832

2 PROPOSED SITE PLAN
1" = 20'-0"

A

ZONING SCHEDULE				
ZONE: R-3		LOT:2		BLOCK: 21
REQUIREMENT		EXISTING	PROPOSED	VARIANCE REQUIRED
MIN. LOT AREA	7,500 SF	6,899 SF	NO CHANGE	NO (EXST'G NON CONFIRMING)
MIN. LOT WIDTH	60'	55'	NO CHANGE	NO (EXST'G NON CONFIRMING)
MIN. LOT DEPTH	100'	127.93'	NO CHANGE	NO
MIN. FRONT YARD (SUSSEX)	30'	37.3'	NO CHANGE	NO
EXTERIOR SIDE YARD (ESSEX FRONTAGE)	30'	15'5'	25.95'	YES
MIN. SIDE YARD (ANY)	12'	7.5'	7.5'	YES
MIN. REAR YARD	34.5'	36.08'	36.08'	NO
MAX. HEIGHT	35' / 2 1/2 STORIES	23'± (2 1/2 STORIES)	NO CHANGE	NO
MAX. BUILDING COVERAGE	1,287.8 SF	1,435 SF	NO CHANGE	(EXST'G NON CONFIRMING)
MAX. FLOOR AREA	2X(1,287.8) = 2,575.7 SF	2,352 SF	2,665 SF	YES
MAX. F.A.R.	(37.3%)	(34%)	(38.6 %)	YES
MAX. LOT COVERAGE	2.1X(1,287.8) = 2,704.548	2,602 SF	NO CHANGE	NO

AREA & VOLUME CALCULATION							
LEVEL	EXST'G AREA	ADD. AREA	TOTAL AREA	FLOOR HEIGHT	EXST'G VOLUME	ADD. VOLUME	TOTAL VOLUME
BASEMENT	1006 SF	0 SF	1006 SF	6' - 10"	6874.33 CF	0.00 CF	6874.33 CF
1ST FLOOR	1409 SF	0 SF	1409 SF	8' - 0"	11272.00 CF	0.00 CF	11272.00 CF
2ND FLOOR	943 SF	313 SF	1256 SF	7' - 6"	7072.50 CF	2347.50 CF	9420.00 CF
Grand total: 3	3358 SF	313 SF	3671 SF		25218.83 CF	2347.50 CF	27566.33 CF

LOT COVERAGE CALCULATION
LOT AREA: 6,899

	EXISTING SF	PROPOSED SF
PRINCIPAL BUILDING:	1,435	NO CHANGE
PAVER PATIO & STAIRS:	439	NO CHANGE
PAVER WALK:	156	NO CHANGE
FRONT PAVER WALK:	121	NO CHANGE
AC & GEN PADS:	15	NO CHANGE
PAVED DRIVE:	436	NO CHANGE
TOTAL:	2,602 SF	

FAR CALCULATION
LOT AREA: 6,899

	EXISTING SF	PROPOSED SF
BASEMENT:	(NOT APPLICABLE, LESS THAN 7' CEILING HEIGHT, NO WALKOUT)	
1ST FLOOR:	1,409	1,409
2ND FLOOR:	943	1,256
TOTAL:	2,352	2,665

A

Plan of a single family house addition
2 Sussex Ave, Chatham, NJ 07928

Block: 21. Lot: 2. Zone: R-3
Tax Map No.:_____
Scale: as indicated

Applicant name: Jayme & Sean Montogomery. 2 Sussex Ave, Chatham, NJ
I CONSENT to the filing of this plan with the
Zoning Board of the Borough of Chatham
Landowner: Jayme & Sean Montgomery Date signed: 6/10/2026
Applicant: Robert Gockeler, Project Manager Date signed: 6/10/2026

I HEREBY CERTIFY that I have prepared this Plan and that all dimensions and information are correct.
Name: Sean Marshan, RA Date signed: 6/10/2026
Title and License Number: Architect, NJ License #:21AI02217500

I HAVE REVIEWED this Plan and certify that it meets all codes and ordinances under my jurisdiction.

Borough Engineer:_____ Date signed:_____

To be signed after the issuance of a construction permit: I HEREBY CERTIFY that all the required improvements have been installed or a bond posted in compliance with all applicable codes and ordinances.

Borough Engineer:_____ Date signed:_____

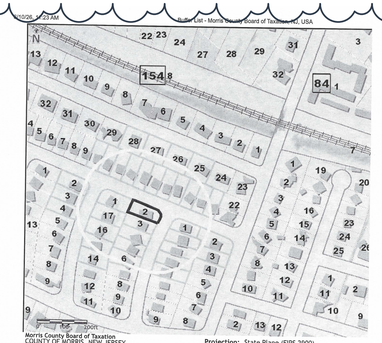
These plans have been approved by the Zoning Board of the Borough of Chatham by Resolution entered on_____

Chairman
Name:_____ Date signed:_____

Witness to Chairman's signature:_____

Administrative Secretary
Name:_____ Date signed:_____

6/10/26, 11:23 AM Buffer List - Morris County Board of Taxation, NJ, USA



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

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TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_21_2	0.1591	2 SUSSEX AVE	MONTGOMERY, SEAN THOMAS/JAYME LEIGH	2 SUSSEX AVE CHATHAM, NJ 07928

6/10/26, 11:23 AM Buffer List - Morris County Board of Taxation, NJ, USA

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_20_1	0.1289	1 SUSSEX AVE	MC CAHILL, PATRICK/KALEY	1 SUSSEX AVE CHATHAM, NJ 07928
1404_20_12	0.1597	11 SUSSEX AVE	DOLL, ANDREW J/BONNIE KETCHAM	11 SUSSEX AVE CHATHAM, NJ 07928
1404_20_13	0.1631	9 SUSSEX AVE	CONWAY, BRENDAN/CAITLIN	9 SUSSEX AVE CHATHAM, NJ 07928
1404_20_14	0.1642	7 SUSSEX AVE	GERA, MANISH/SHARMA, PRITIKA	7 SUSSEX AVE CHATHAM, NJ 07928
1404_20_15	0.1620	5 SUSSEX AVE	COOPERMAN, DAVID L/CAROL J	5 SUSSEX AVE CHATHAM, NJ 07928
1404_20_16	0.1607	3 SUSSEX AVE	JADRO, CHRISTOPHER/MICHELLE	3 SUSSEX AVE CHATHAM, NJ 07928
1404_20_2	0.1820	1 ESSEX RD	DBapos;ANTONI, JAMES H/PARTICIA M	1 ESSEX RD CHATHAM, NJ 07928
1404_20_3	0.1641	78 LAFAYETTE AVE	LANGLEY, SCOTT/KRISTY	78 LAFAYETTE AVE CHATHAM NJ 07928
1404_20_4	0.1641	80 LAFAYETTE AVE	MORRIS/SCHETLICK, SCOTT S/NANCY A	80 LAFAYETTE AVE CHATHAM NJ 07928
1404_21_1	0.1970	1 MERCER AVE	POWERS, PATRICIA H	1 MERCER AVE CHATHAM, NJ 07928
1404_21_14	0.1680	13 MERCER AVE	PHILLIPS, PETER/HEATHER	13 MERCER AVE CHATHAM, NJ 07928
1404_21_15	0.1680	11 MERCER AVE	MISILO, MALANKA/LUANG/RAKDY, C R	11 MERCER AVE CHATHAM, NJ 07928
1404_21_16	0.1955	7 MERCER AVE	SUGARMAN, PETER/DONNA F	7 MERCER AVE CHATHAM, NJ 07928
1404_21_17	0.2000	5 MERCER AVE	MORGAN, SCOTT/PATRICE LIVING TRUSTE	5 MERCER AVE CHATHAM, NJ 07928
1404_21_2	0.1591	2 SUSSEX AVE	MONTGOMERY, SEAN THOMAS/JAYME LEIGH	2 SUSSEX AVE CHATHAM, NJ 07928
1404_21_3	0.1492	4 SUSSEX AVE	HAFMAN, JOSHUA P/CHIARENZA, PAOLA	4 SUSSEX AVE CHATHAM, NJ 07928
1404_21_4	0.1492	6 SUSSEX AVE	VAN ARENDONK, JOSEPH/ANNE	6 SUSSEX AVE CHATHAM, NJ 07928
1404_21_5	0.1504	8 SUSSEX AVE	OLIVEIRA, FILIPE/HILLARY	8 SUSSEX AVE CHATHAM, NJ 07928
1404_21_6	0.1574	10 SUSSEX AVE	PARTRIDGE/SAMUEL B/HEATHER D	10 SUSSEX AVE CHATHAM NJ 07928
1404_21_7	0.1468	12 SUSSEX AVE	ABERNETHY/DAVE, JOHN G/RUPA B	12 SUSSEX AVE CHATHAM, NJ 07928
1404_22_2	0.1763	2 MERCER AVE	RAUNICK, BRIAN/JENNIFER	2 MERCER AVE CHATHAM, NJ 07928
1404_22_3	0.1675	4 MERCER AVE	RUSSELL, HARRISON/LAUREN M	4 MERCER AVE CHATHAM, NJ 07928
1404_22_4	0.1587	6 MERCER AVE	CROSTA, ROSE MARIE	6 MERCER AVE CHATHAM, NJ 07928

https://morrisgisapps.co.morris.nj.us/apps/parcelsearcher/modv/buffer/report.html?PAMS_PIN=1404_21_2 2/3

6/10/26, 11:23 AM Buffer List - Morris County Board of Taxation, NJ, USA

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_25_10	0.1377	26 ESSEX RD	DBapos;GORMAN, JOHN E/CYNTHIA M	26 ESSEX RD CHATHAM BOROUGH, NJ 07928
1404_25_11	0.1377	24 ESSEX RD	CLANCY, JAMES M JR/AMIE M	24 ESSEX RD CHATHAM, NJ 07928
1404_25_12	0.1377	22 ESSEX RD	FAIRLEY, CAMERON S	22 ESSEX RD CHATHAM, NJ 07928
1404_25_13	0.1377	20 ESSEX RD	BONE, CHRISTOPHER J/CHRISTI A	20 ESSEX RD CHATHAM, NJ 07928
1404_25_14	0.1377	18 ESSEX RD	KUMAR/VIVEK,TANU	18 ESSEX RD CHATHAM, NJ 07928
1404_25_15	0.1377	16 ESSEX RD	ROSKELL, MICHAEL/DEANNA	16 ESSEX RD CHATHAM, NJ 07928
1404_25_16	0.1377	14 ESSEX RD	BARTOLOTTA, GREGORY C/KELLY A	14 ESSEX RD CHATHAM, NJ 07928
1404_25_17	0.1377	12 ESSEX RD	LAMAR, MELANIE	12 ESSEX RD CHATHAM, NJ 07928
1404_25_18	0.1377	10 ESSEX RD	BEALER, JAMES/KATHERINE	10 ESSEX RD CHATHAM, NJ 07928
1404_25_19	0.1377	8 ESSEX RD	ROSENBERG, JAMES	8 ESSEX RD CHATHAM, NJ 07928
1404_25_20	0.1377	6 ESSEX RD	ASTHALTER, DOLORES	6 ESSEX RD CHATHAM, NJ 07928
1404_25_25	0.2135	9 WOODLAND RD	PINISETTI, SATYANARAYANAMUR/NEELIMA	9 WOODLAND RD CHATHAM, NJ 07928
1404_25_26	0.2181	15 WOODLAND RD	ELLIOTT, ZOE A/GAJEWSKI, KEVIN B	15 WOODLAND RD CHATHAM, NJ 07928
1404_25_27	0.2181	17 WOODLAND RD	HOBLITZELL, THOMAS/LISA	27 TWOMBLY CT MORRISTOWN, NJ 07960
1404_25_28	0.2181	21 WOODLAND RD	DE MELO, EILTO A/CLERISMAR B	21 WOODLAND RD CHATHAM, NJ 07928

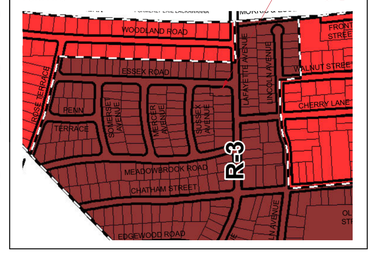
https://morrisgisapps.co.morris.nj.us/apps/parcelsearcher/modv/buffer/report.html?PAMS_PIN=1404_21_2 3/3

DRAWING INDEX

SHEET NO.	SHEET TITLE	ISSUE DATE	REV	REV DATE
SP-001	SITE AND ZONING	06/18/2026	A	8/14/2026
A-100	EXISTING & PROPOSED BASEMENT PLANS	06/18/2026		
A-101	EXISTING & PROPOSED 1ST FLOOR PLANS	06/18/2026		
A-102	EXISTING & PROPOSED 2ND FLOOR PLANS	06/18/2026		
A-200	ELEVATIONS	06/18/2026	A	8/14/2026
Grand total: 5				

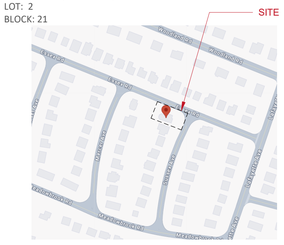
ZONING MAP

ZONE: R-3



LOCATION MAP

2 SUSSEX AVE, CHATHAM, NJ 07928
LOT: 2
BLOCK: 21



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https://marshanarchitects.com/

ARCHITECT'S SEAL

NJ License #:21AI02217500

CONSULTANTS

A SINGLE-FAMILY HOUSE ADDITION
2 Sussex Ave, Chatham, NJ 07928

SITE AND ZONING

REVISIONS		
	DATE	REMARKS
A	8/14/2026	Boswell Engineering Comments

PA/PM:	S.M.
DRAWN BY.:	S.M.
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET SP-001

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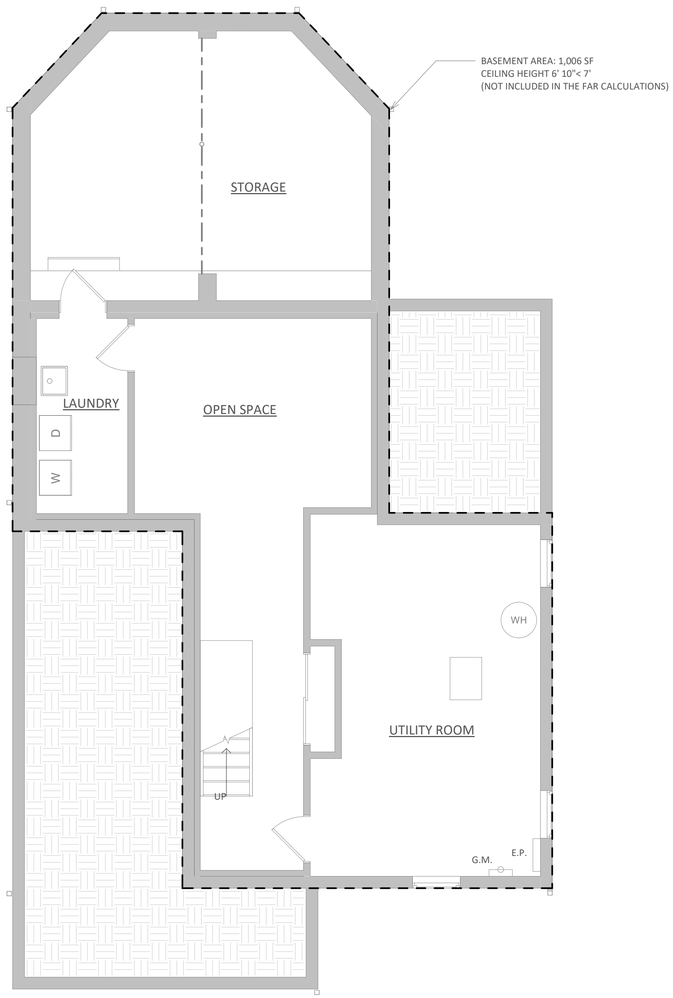

1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES, LIGHT & PLUMBING FIXTURES TO BE SELECTED BY OWNER.
3. EXTERIOR WALLS TO CONSIST OF VINYL SIDING OVER R-5 CONTINUOUS RIGID INSULATION OVER DRAINABLE HOME WRAP BY HYDROGAP OR APPROVED EQUAL OVER 5/8" EXTERIOR SHEATHING ON 2X6 WOOD STUDS @ 16" O.C. WITH R-20 BATT INSULATION & 5/8" INTERIOR GYP. BD. USE MOISTURE RESISTANT GYP. BD. AT THE BATHROOM.
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5. ALL WINDOWS AND DOORS TO BE SELECTED BY OWNER.

WALL LEGEND

- NEW CONSTRUCTION
- NEW CMU WALL
- 1 HR FIRE RATED WALL
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- OVERHEAD BEAM

LINTEL SCHEDULE

L-1	0'-0" TO 3'-0"	(2)2X6 FILL W/ 1/2" PLYWD SPACERS
L-2	3'-0" TO 6'-0"	(2)2X10 FILL W/ 1/2" PLYWD SPACERS
L-3	6'-0" TO 9'-0"	1 3/4"X 11 7/8" MICROLAM
L-4	9'-0" TO 12'-0"	1 3/4" X 14" MICROLAM

NOTE: IN A 5 1/2" EXTERIOR WALL USE TRIPLE LUMBER WITH TWO PLYWD SPACERS

FLOOR PLAN KEYNOTES

1
2
3

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NJ License #:21AI02217500

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A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

EXISTING & PROPOSED BASEMENT PLANS

REVISIONS

DATE	REMARKS

PA/PM:	S.M.
DRAWN BY.:	C.S.
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET A-100

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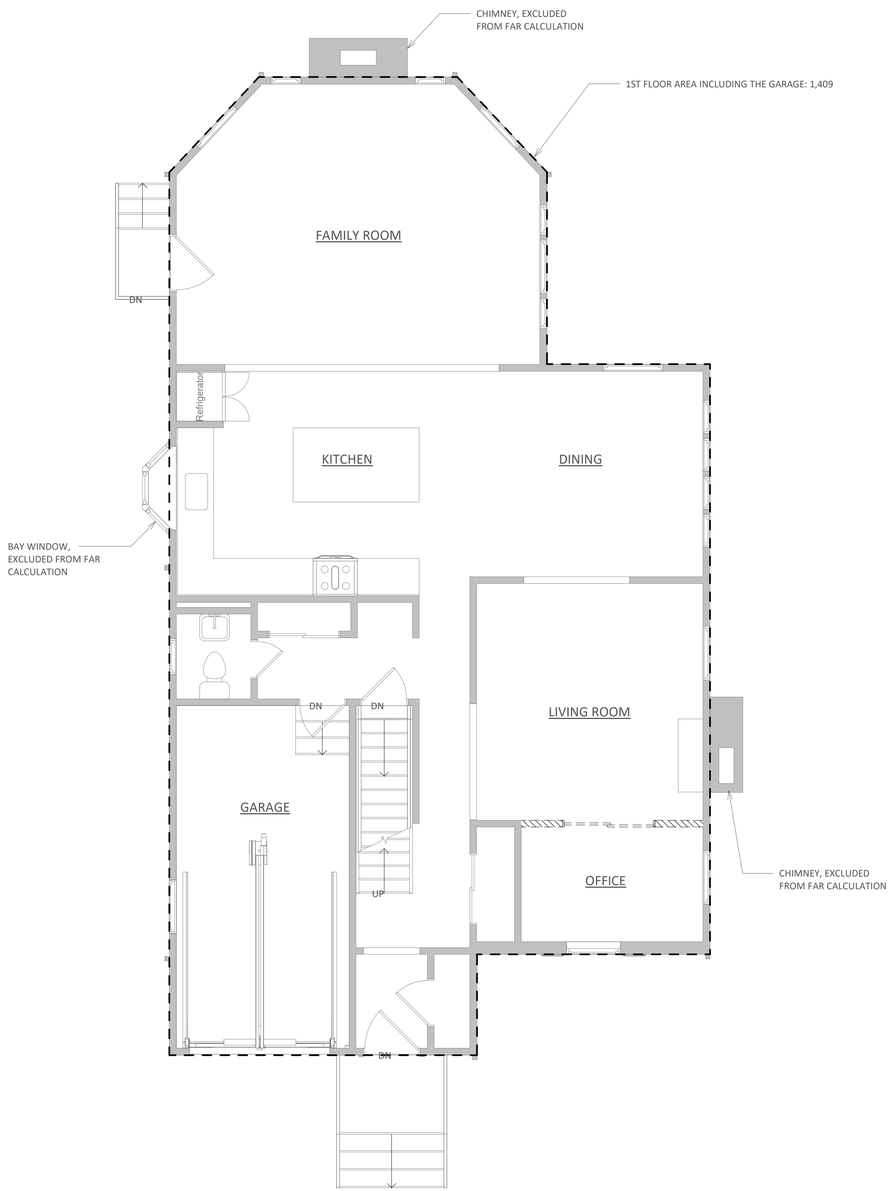
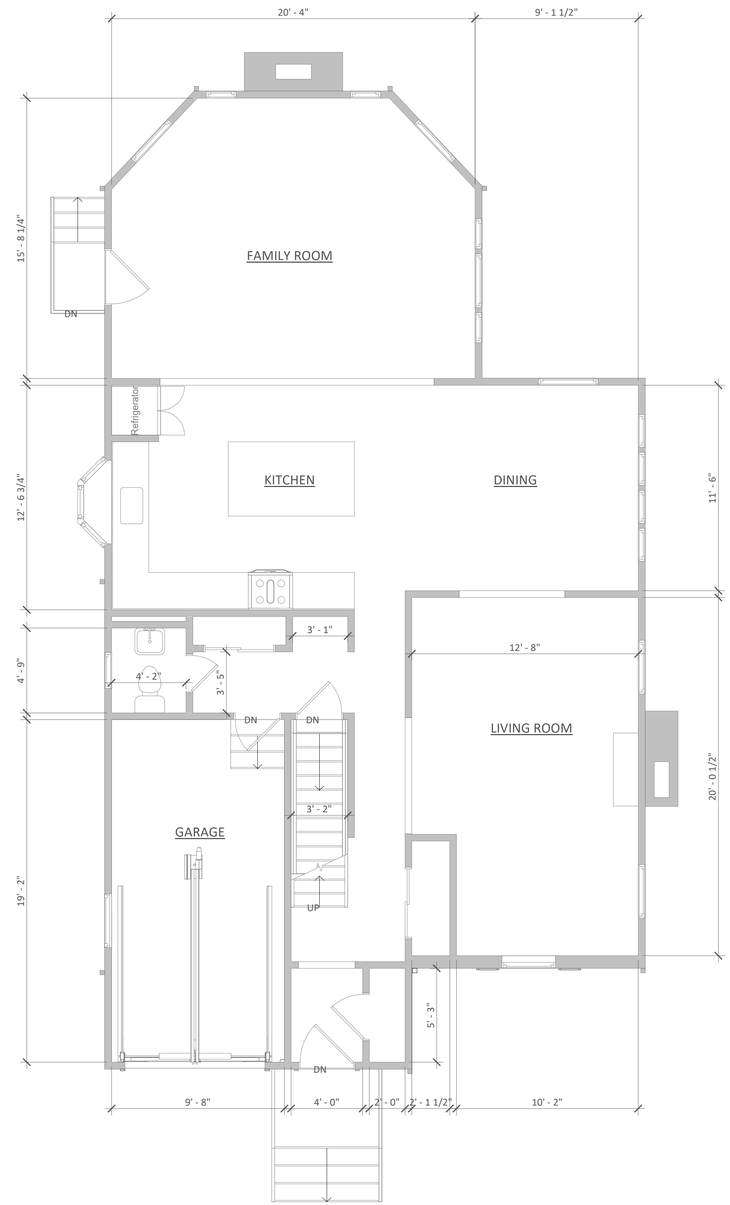


1 EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS OTHERWISE NOTED.
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WALL LEGEND

- NEW CONSTRUCTION
- NEW CMU WALL
- 1 HR FIRE RATED WALL
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- EXISTING TO BE DEMOLISHED
- OVERHEAD BEAM

LINTEL SCHEDULE

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L-2	3'-0" TO 6'-0"	(2)2X10 FILL W/ 1/2" PLYWD SPACERS
L-3	6'-0" TO 9'-0"	1 3/4"X 11 7/8" MICROLAM
L-4	9'-0" TO 12'-0"	1 3/4" X 14" MICROLAM

NOTE: IN A 5 1/2" EXTERIOR WALL USE TRIPLE LUMBER WITH TWO PLYWD SPACERS

FLOOR PLAN KEYNOTES

1

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A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

EXISTING & PROPOSED 1ST FLOOR PLANS

REVISIONS	
DATE	REMARKS

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET A-101

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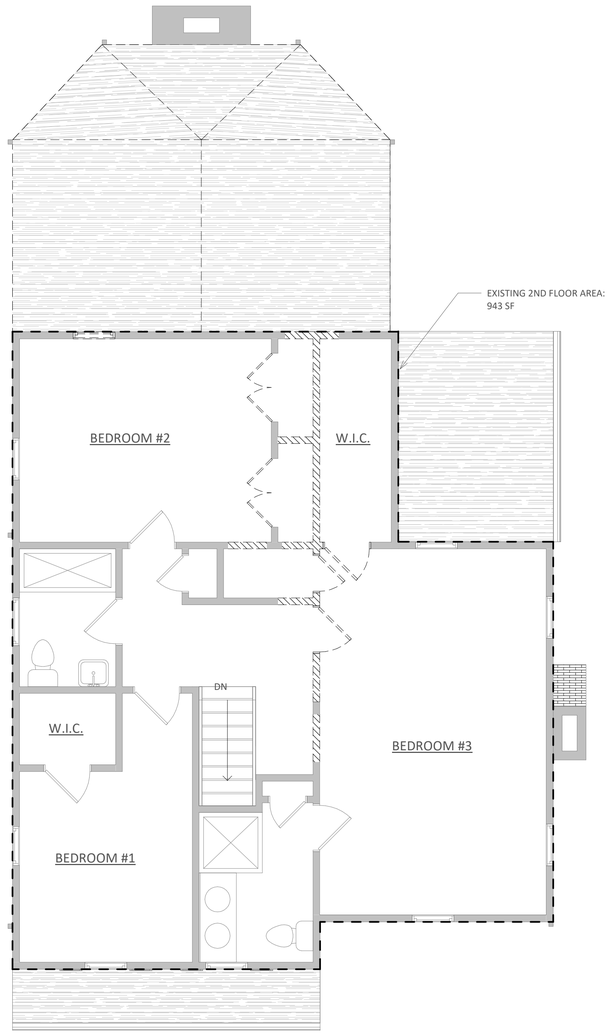
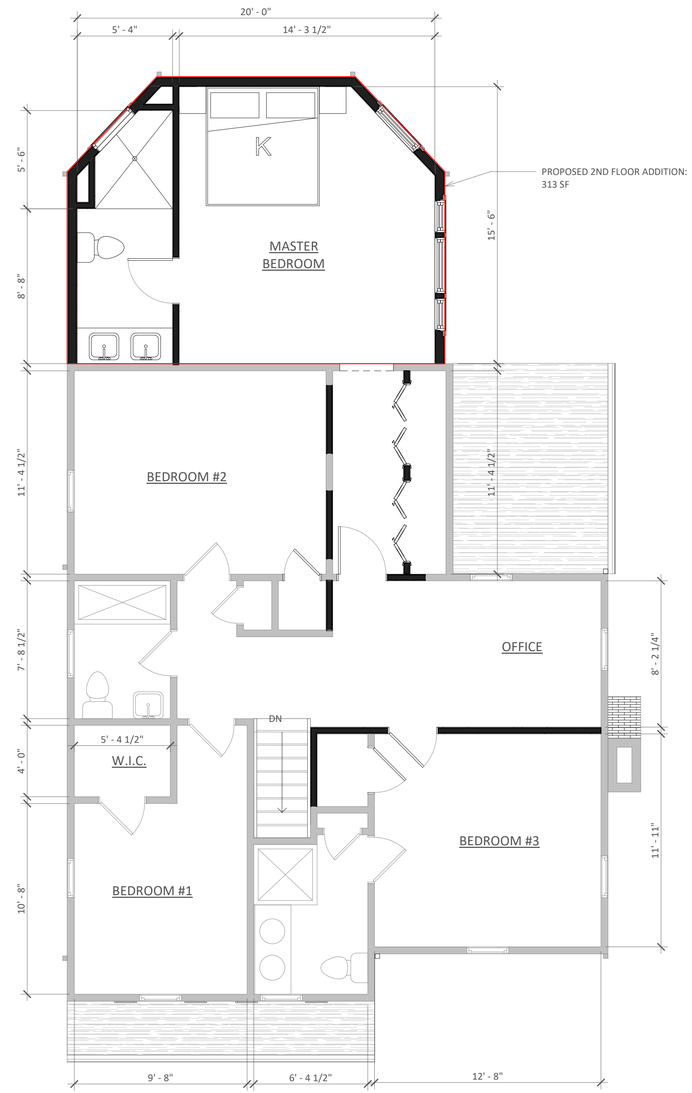


1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

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WALL LEGEND

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- NEW CMU WALL
- 1 HR FIRE RATED WALL
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- OVERHEAD BEAM

LINTEL SCHEDULE

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L-2	3'-0" TO 6'-0"	(2)2X10 FILL W/ 1/2" PLYWD SPACERS
L-3	6'-0" TO 9'-0"	1 3/4"X 11 7/8" MICROLAM
L-4	9'-0" TO 12'-0"	1 3/4" X 14" MICROLAM

NOTE: IN A 5 1/2" EXTERIOR WALL USE TRIPLE LUMBER WITH TWO PLYWD SPACERS

FLOOR PLAN KEYNOTES

1

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A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

EXISTING & PROPOSED 2ND FLOOR PLANS

REVISIONS	
DATE	REMARKS

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET
A-102

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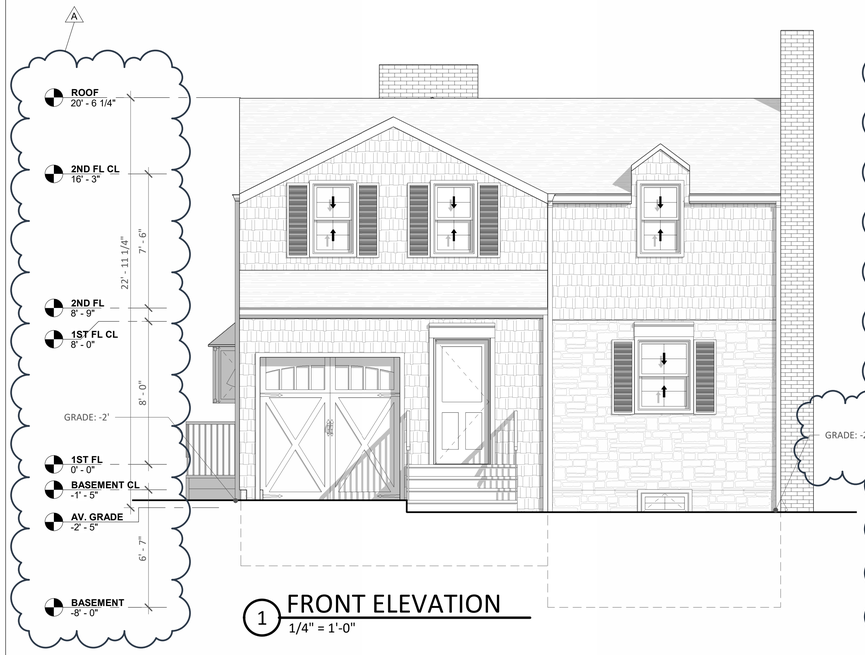
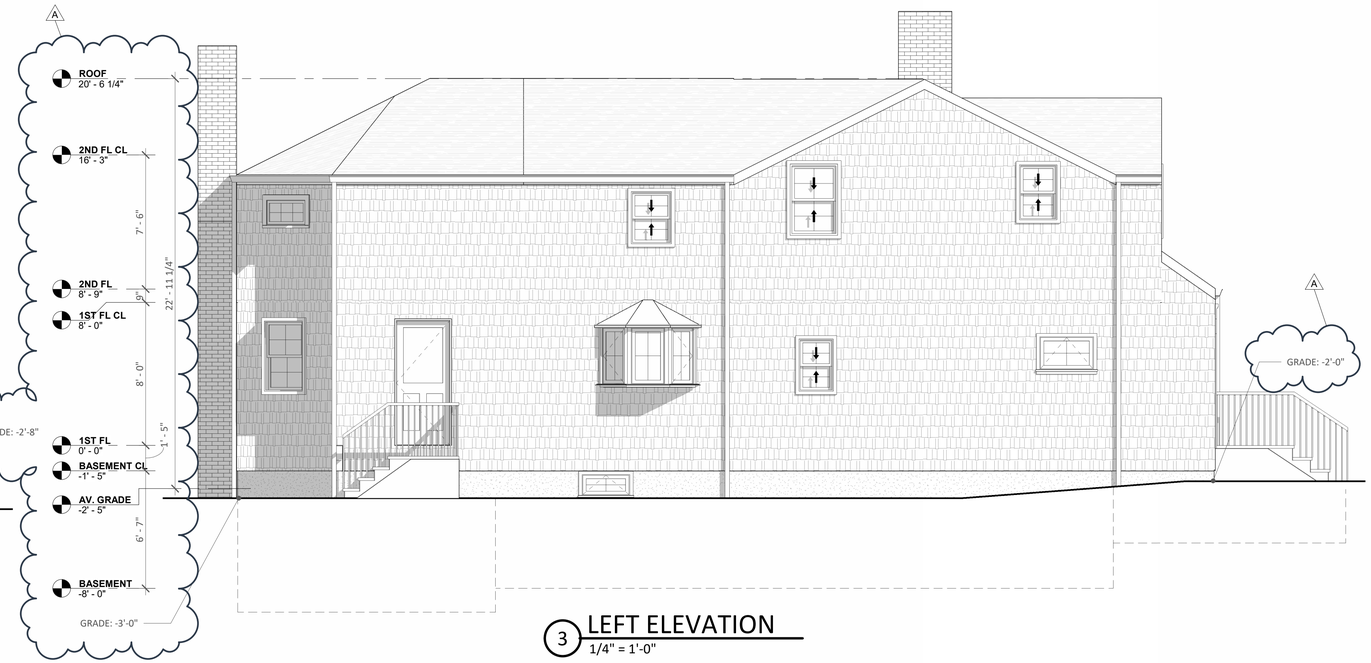
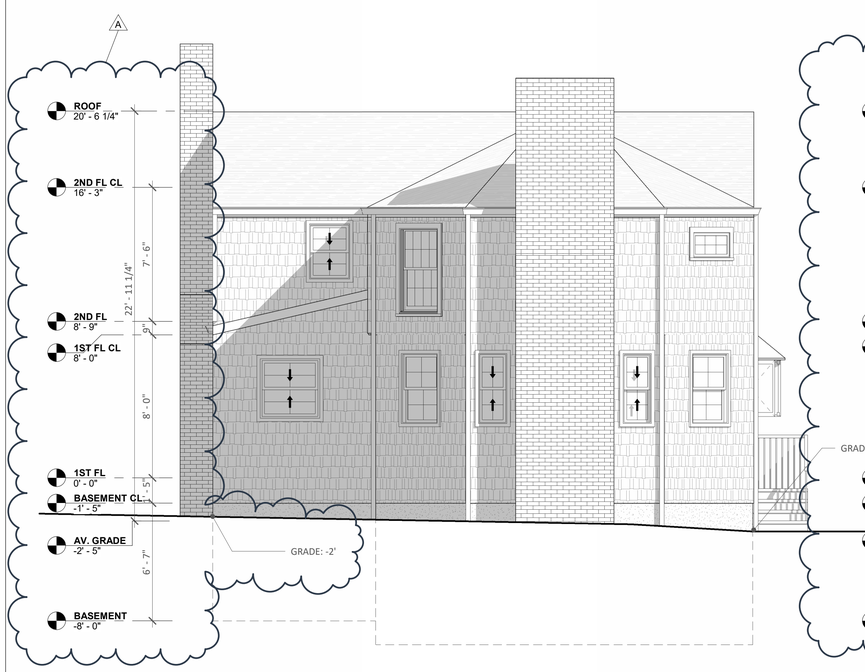


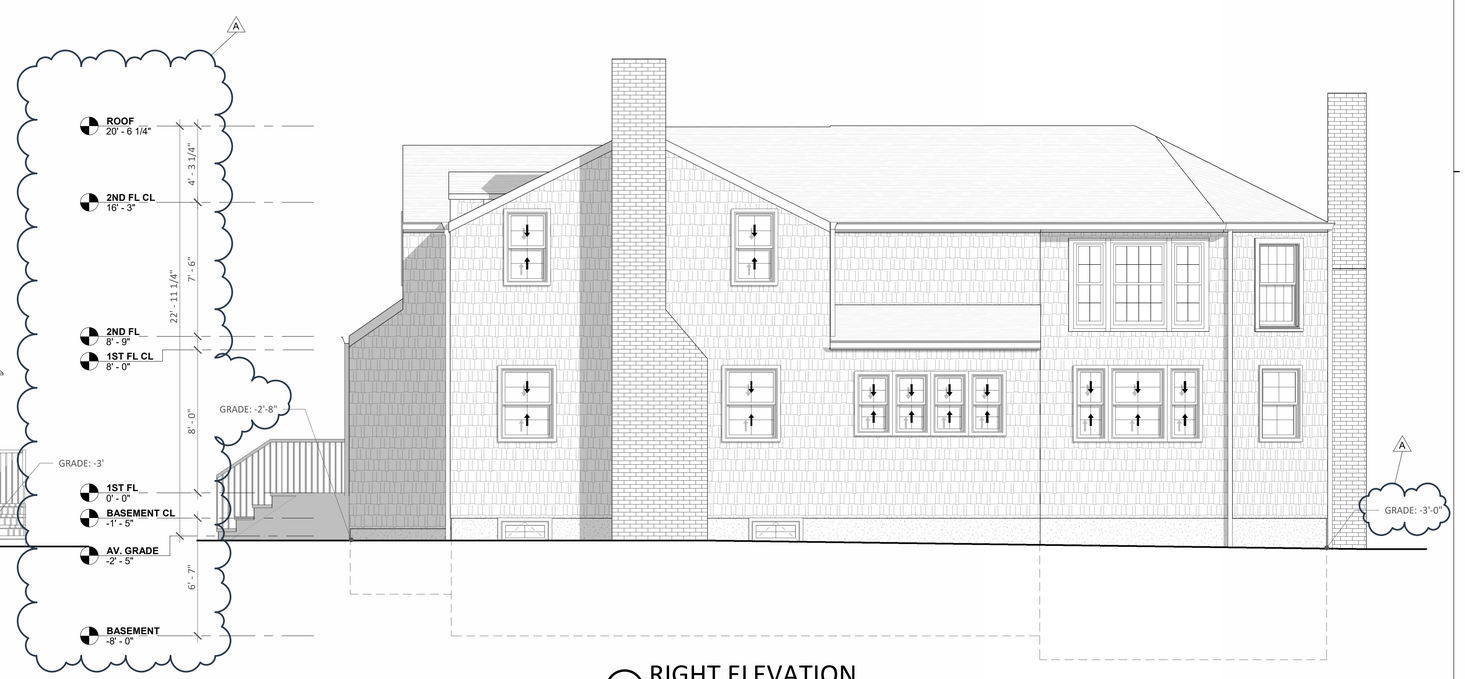
1 FRONT ELEVATION
1/4" = 1'-0"



3 LEFT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"

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A SINGLE-FAMILY HOUSE ADDITION

2 Sussex Ave, Chatham, NJ 07928

ELEVATIONS

REVISIONS	DATE	REMARKS
A	8/14/2026	Boswell Engineering Comments

PA/PM:	S.M.
DRAWN BY.:	S.M.
JOB NO.:	26-58-00
DATE:	06/18/2026

SHEET
A-200

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BOSWELL

Western New Jersey
180 Main Street P.O. Box 571
Chester, NJ 07930

O 908 879 6209
info@boswellengineering.com
boswellengineering.com

August 20, 2026

email only

Chatham Borough Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Re: Montgomery Variance Application
Block 21, Lot 2
2 Sussex Avenue
Application No. ZB26-012
Our Project No. 26CHZ-112

Dear Mr. Cifelli and Members of the Board:

This office is in receipt of the following information submitted in connection with the above referenced project:

- Variance and architectural plans prepared by Marshan Architects, consisting of five (5) sheets dated June 18, 2026, with sheet SP-001 and A-200 revised through August 14, 2026.
- Survey prepared by PMC Land Surveying dated November 10, 2021.
- Application package and Checklists A and C.

This application proposes a second story addition over a portion of the existing dwelling at the rear of the building. We have the following comments and or recommendations, which are subsequent o and supersede our letter of August 13, 2026:

A. General

1. The property in question is located in the R-3 zone and contains approximately 6,899 square feet or 0.1584 acres. The property is presently developed with the existing dwelling and associated improvements and is located at the southwest corner of Sussex Avenue and Essex Road.
2. It is our recommendation that the application be deemed complete.
3. In addition to the documents required to schedule the application hearing, two updated/revised copies of the application submittals, along with a digital copy, should be submitted to the Borough Clerk's office.

B. Plan Review

1. The property is considered a corner lot, located at the southwest corner of Sussex Avenue and Essex Road. Under the definition of a corner lot, the owner, when first applying for a building permit, shall designate which of the two streets is to be the principal frontage for the purpose of establishing the front, rear and side yard requirements. Based on the March 23, 1988 resolution of the Board approving the existing family room addition, Sussex Avenue, which has the narrower frontage, was considered the principal frontage.

Re: Montgomery Variance Application
Block 21, Lot 2
2 Sussex Avenue
Application No. ZB26-012
Our Project No. 26CHZ-112

2. We note the following non-conformities and variances required for approval of the application:
   a. The lot is non-conforming with regard to lot area, where 7,500 square feet is required and 6.899 square feet is existing.
   b. The lot is nonconforming with regard to lot frontage and lot width, where 60 feet is required for both standards, and the existing lot width is approximately 55 feet and the lot frontage, while difficult to measure along the intersection curve, is approximately 56 feet.
   c. The lot is presently nonconforming with regard to the right or northerly exterior side yard (Essex Road frontage) setback, where 30 feet is required and a setback of 15.5 feet exists.
   d. The lot is presently nonconforming with regard to the left or southerly interior side yard setback, where 12 feet is required and a setback of 7.5 feet exists.
   e. A variance is required for the left interior side yard setback, where 12 feet is required and the nonconforming setback, approved by variance at 7.63 feet, is being extended vertically. Any approval, should also note the discrepancy between the prior side yard setback variance of 7.63 feet and the current surveyed figure of 7.5 feet.
   f. It appears that a variance may be required for the right exterior side yard setback where 30 feet is required and while the second floor addition maintains the 25.95-foot setback of the first floor, the ordinance does not provide for second floor extensions of nonconforming setbacks.
   g. A variance is required to exceed the maximum floor area ratio where 37.36% is permitted and 38.6% is proposed.
   h. A variance is required to exceed the maximum floor area where 2,575.7 square feet is permitted and 2,665 square feet is proposed.
   i. The lot is presently nonconforming with regard to the maximum building coverage where 1,288 square feet is permitted and 1,435 square feet is proposed.
   j. The existing building is nonconforming with regard to the setback of the attached garage where §165-14.E(1)(e) requires that attached single-width garages that face a public street shall be setback three feet from the front building line, while the existing garage aligns with the front building line.
   k. The existing building is nonconforming with regard to the location of the garage where §165-14.E(1)(e) requires that for corner lots, attached garages that face a public street shall face the street associated with the side façade of the principal structure, while the existing garage faces Sussex Avenue.
3. We note that the photographs provided in the application package indicate a lattice screen for the existing emergency generator shown in the Essex Road frontage yard area. Testimony

Re: Montgomery Variance Application
Block 21, Lot 2
2 Sussex Avenue
Application No. ZB26-012
Our Project No. 26CHZ-112

should be provided since the lattice is not indicated on the existing or proposed site plan layouts on sheet SP-001.

4. We note that the project will not change the amount of impervious surface on the property and is therefore exempt from the Borough's stormwater management ordinance.
5. Any approval should be conditioned upon the Applicant submitting six (6) copies of revised plans for signature by the Board.

Should you have any questions or need additional information, please do not hesitate to contact this office.

Very truly yours,

Robert C. Brightly, PE, CME
Boswell Engineering

cc: Patrick J Dwyer, Esq. (via email)
Kendra Lelie, PP, AICP, ASLA (via email)
Jayme & Sean Montgomery (via email)
Sean Marshan, AIA (via email)

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1A

OWNER'S CONSENT TO APPLICATION

I certify that I am the owner of the property, which is the subject of this application, that I have authorized the applicant to make this application, and that I agree to be bound by the application, the representations made, and the decision in the same manner as if I were the applicant.

(If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.

Jayme Montgomery
signature of owner

Jayme Montgomery
print owner's name

Sworn to and subscribed before me this
19th day of May, 2026

A Notary of the State of New Jersey

JOEL ESPINAL
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50228045
MY COMMISSION EXPIRES NOVEMBER 25, 2029

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF UTILITIES PAID

Appendix 1C

Property location: 2 Sussex Ave, Chatham NJ

Block: 21 **Lot:** 2

Owner's name: Jayme & Sean Montgomery

Please email this form to Cherri Morris cmorris@chathamborough.org.

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the water, sewer, and solid waste charges for the above property are paid current as of today's date 5 / 27 / 20 20

Cheri Morris
Utilities Clerk

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF TAXES PAID

Appendix 1D

Property location: 2 Sussex Ave

Block: 21 **Lot:** 2

Owner's name: Jayme & Sean Montgomery

Please email this form to Lydia Blide at taxcollector@Chathamborough.org

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the taxes for the above property have been paid for the 2nd quarter of 2026 and are therefore current.

Today's date 5/27/2026

Lydia Blide, Tax Collector

Front

North Side

South Side

Backyard

BOSWELL

Western New Jersey
180 Main Street P.O. Box 571
Chester, NJ 07930

O 908 879 6209
info@boswellengineering.com
boswellengineering.com

July 21, 2026

email only

Chatham Borough Board of Adjustment
54 Fairmount Avenue
Chatham, New Jersey 07928

Re: Shulka/Joshi Variance Application
Block 23 Lot 6
14 Somerset Avenue
Application No. ZB26-005
Our Project No. 26CHZ-105

Dear Mr. Cifelli and Members of the Board:

This office is in receipt of the following information submitted in connection with the above referenced project:

- Variance and architectural plans prepared by Parikh Architectural Designs, consisting of five (5) sheets, dated June 30, 2026 (Note a revision date was not added to the original plans dated February 2, 2026.
- Survey of the property prepared by Lakeland Surveying dated July 17, 2024.
- Application package with Checklists A and C.
- June 30, 2026 response letter to our May 26, 2026 review, prepared by Parikh Architectural Design.

This application proposes the construction of an addition to the left, or southerly side of the existing dwelling, which includes demolition of and incorporating the existing attached garage into the first-floor living space; a fill-in addition at the back of the dwelling; and a new, attached, one-car garage. The addition is mostly 2-story, with a portion of the new garage being one-story. The project also includes a new covered front porch/portico, removal and replacement of the rear yard patio and interior renovations.

We have the following comments and or recommendations, which are subsequent to and supersede our letter of May 26, 2026:

A. General

1. The property in question is located in the R-3 zone and contains approximately 6,841 square feet or 0.16 acres. The property is presently developed with the existing dwelling and associated improvements.
2. The property is considered a corner lot, located at the southwest corner of the Somerset Avenue/Penn Terrace intersection. Under the definition of a corner lot, the owner, when first applying for a building permit, shall designate which of the two streets is to be the principal frontage for the purpose of establishing the front, rear and side yard requirements. The

Re: Shulka/Joshi Variance Application
Block 23 Lot 6
14 Somerset Avenue
Application No. ZB26-005
Our Project No. 26CHZ-105

variance plans designate Somerset Avenue as the principal frontage, which is the direction the house and garage face.

3. We offer the following with regard to application completeness and the checklists included in the application package.
   a. *Checklist A, Item 17 requires a statement of reasons why the application is necessary and all facts and information that would support approval by the Board.* The April 27, 2026 statement provided with the application states that the variance is required to construct above the Applicant's existing garage. The statement also indicates that "utilizing the existing footprint is the most practical and least intrusive option." These statements have been removed from the statement provided in the June 30, 2026 response letter. The April 27, 2026 statement should be omitted from the application package.
   b. *Checklist C, first part, Item 2 requires building façade elevations for all sides of the building with roof height measurements.* The plans do not include building height measurements in accordance with the definition at §165-10. (Also see Checklist C Items 21 and 27.) The revised architectural plans now include the average grade calculation, and the survey includes the first floor elevation. The revised architectural drawings do not provide the dimension from the first floor to the existing ridge height.
   c. *Checklist C, second part, Item 6 requires a plan that includes a key map, north arrow with reference meridian and a list of properties within 200-feet, with the owner's name and address.* The variance plans do not include the 200-foot list of property owners.
   d. *Checklist C, Item 21 requires the base height of the structure be shown from the original ground elevation to the top element.* See above comments regarding the building height.
4. It is our recommendation that the application be deemed incomplete until the following information is added to the plans:
   a. Add the list of property owners within 200 feet to sheet SD-001.
   b. Add the original grade elevation, the first floor elevation and the dimension from the first floor to the highest ridge elevation to sheet SD-300 in order to confirm the building height indicated.

B. Plan Review

1. We note the following non-conformities and variances required for approval of the application:
   a. The lot is nonconforming with regard to lot size where an area of 7,500 square feet is required and the property contains 6,841 square feet.

Re: Shulka/Joshi Variance Application
Block 23 Lot 6
14 Somerset Avenue
Application No. ZB26-005
Our Project No. 26CHZ-105

b. When Somerset Avenue is considered the principal frontage, the property is nonconforming with regard to lot depth where 100 feet is required and the existing lot depth is approximately 61 feet.

c. A variance is required to exceed the maximum building coverage where 1,281 square feet is permitted and 1,498 square feet is proposed.

d. A variance is required to exceed the maximum permitted floor area where 2,561.8 square feet is permitted and 2,704 square feet is proposed.

e. A variance is required to exceed the maximum permitted floor area ratio where 37.49% is permitted and 39.53% is proposed.

f. A variance is required for the left, or southerly side yard, where a setback of 16.5 feet is required based on the lot width and a setback of 12.25 feet is proposed to the addition.

g. The property is nonconforming with regard to the front yard setback, where a setback of 30 feet is required to Somerset Avenue and a setback of 24.7 feet exists. *(Noting that the portico does not extend more than five feet beyond the outside face of the front wall and is therefore exempt from the front yard setback requirement.)*

h. The side yard setback to Penn Terrace is nonconforming, where in accordance with §165-14E(1)(a) the exterior side yard of a corner lot is required to be 30 feet and the existing setback is approximately 29.9 feet.

i. The rear yard is nonconforming where a setback of 42.75 feet is required based on the height of the building indicated, and a setback of 12.5 feet exists at the northwest corner of the building. A variance is required for the rear yard setback to the proposed addition, which at its closest point will have a rear yard setback of approximately 16.5 feet.

j. A variance is required for the garage offset where in accordance with §165-14E(1)(e), attached garages with doors facing public streets shall be set back a minimum of three feet from the front building line for single-car-width garages and a setback of zero is proposed.

k. A variance is also required for the location of the garage where in accordance with §165-14E(1)(e), attached garages on corner lots that face a public street shall face the street associated with the side facade of the principal structure and the proposed garage will face the street associated with the front façade.

l. The location of the existing deck is nonconforming where no part of a deck shall be closer than 30 feet from the rear line of the property and the existing deck is setback 6.1 feet at its closest point. The deck is proposed to be replaced with an at-grade patio.

m. It should be determined/confirmed if a variance is required for the front yard setback to Somerset Avenue since the proposed addition is extending the existing nonconforming setback laterally as well as vertically.

Re: Shulka/Joshi Variance Application
Block 23 Lot 6
14 Somerset Avenue
Application No. ZB26-005
Our Project No. 26CHZ-105

2. The table of zoning requirements on sheet SD-001 should be revised as follows:
   a. If the Board determines that a front yard setback variance is required based on the lateral and vertical expansion of the building, the compliance note should be changed from existing nonconforming to variance required.
   b. The allowable floor area figure, based on our calculations, is 2,561.8 square feet.
3. The project will result in a net increase in impervious surface of approximately 288 square feet and is therefore exempt from the Borough's stormwater management ordinance.
4. Any approval should be conditioned upon the Applicant submitting six (6) copies of revised plans for signature by the Board.

Should you have any questions or need additional information, please do not hesitate to contact this office.

Very truly yours,

Robert C. Brightly, PE, PP, CME
Boswell Engineering

cc: Patrick J Dwyer, Esq. (via email)
Kendra Lelie, PP, AICP, LLA
Abhijeet Parikh, AIA (via email)
Ruttika JoshiE (via email)

CONCEPTUAL RENDERING

ZONING INFORMATION

ADDRESS: 14 SOMERSET AVE. CHATHAM, NJ 07928
ZONE: R-3
BLOCK: 23
LOT: 6
CONSTRUCTION TYPE: V-B
USE GROUP: R-5

PARIKH ARCHITECTURAL DESIGNS
160 Littleton Road, Suite 311
Parsippany, NJ 07054
973-452-2229
pad@parchdesigns.com

ZONING CHART

	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MINIMUM LOT AREA	7,500 SF	6,841 SF	NO CHANGE	EXIST. NONCONFORM
MINIMUM LOT FRONTAGE	60'	110'	NO CHANGE	COMPLIES
MINIMUM LOT WIDTH	60'	110'	NO CHANGE	COMPLIES
MINIMUM LOT DEPTH	100'	61'	NO CHANGE	EXIST. NONCONFORM
FRONT YARD SETBACK	30'	24.7'	NO CHANGE	EXIST. NONCONFORM
REAR YARD SETBACK	42.75'	12.5'	NO CHANGE	EXIST. NONCONFORM
SIDE YARD SETBACK	16.5'	21.6'	12.25'	VA REQ.
SIDE YARD SETBACK @ PENN TERRACE	30'	29.9'	NO CHANGE	EXIST. NONCONFORM
MAXIMUM BUILDING COVERAGE	1,280 SF	1,196 SF	1,498SF	VA REQ.
MAXIMUM IMPERVIOUS COVERAGE	2,689 SF	2,000 SF	2,288 SF	COMPLIES
MAXIMUM F.A.R.	2,561.8 SF (37.49%)	1,900 SF (27.77%)	2,704 SF (39.53%)	VA REQ.
MAXIMUM BUILDING HEIGHT	35'	28.5'	NO CHANGE	COMPLIES
MAXIMUM STORIES	2.5 STORIES	2 STORIES	2 STORIES	COMPLIES

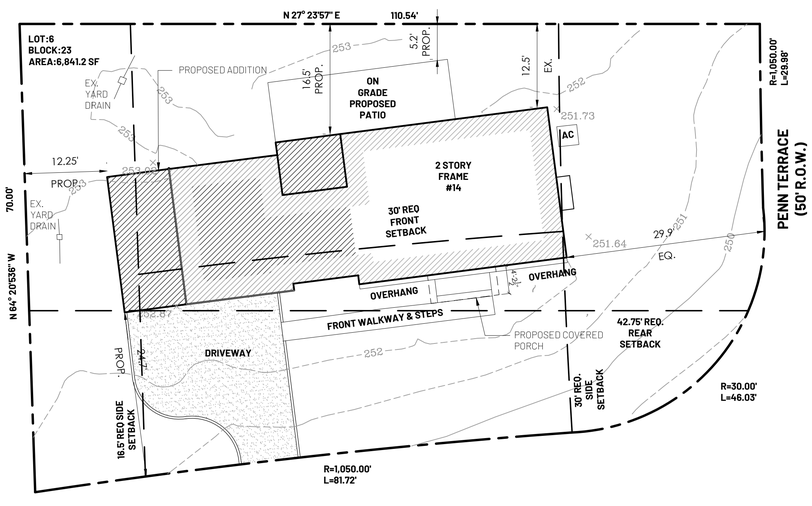
NOTES:
- IF THE BOARD DETERMINES THAT A FRONT YARD SETBACK VARIANCE IS REQUIRED BASED ON THE LATERAL AND VERTICAL EXPANSION OF THE BUILDING, THE COMPLIANCE NOTE SHOULD BE CHANGED FROM EXISTING NONCONFORMING TO VARIANCE REQUIRED.

SITE PLAN COVERAGE CALCULATIONS

IMPERVIOUS COVERAGE		
	EXISTING	PROPOSED
BUILDING	1,173	1,439
COV. FRONT PORCH	0	36
FRONT CONC. WALK & STEPS	118	89
OVER HANGS	23	23
DRIVEWAY	217	458
PATIO	103	243
DECK	357	0
A/C	9	9
TOTAL S.F.	2,000	2,288

BUILDING COVERAGE		
	EXISTING	PROPOSED
BUILDING	1,173	1439
COV. FRONT PORCH	0	36
OVER HANGS	23	23
TOTAL S.F.	1,196	1,498

FLOOR AREA		
	EXISTING	PROPOSED
FIRST FLOOR	1,173	1439
SECOND FLOOR	727	1265
TOTAL S.F.	1,900	2,704



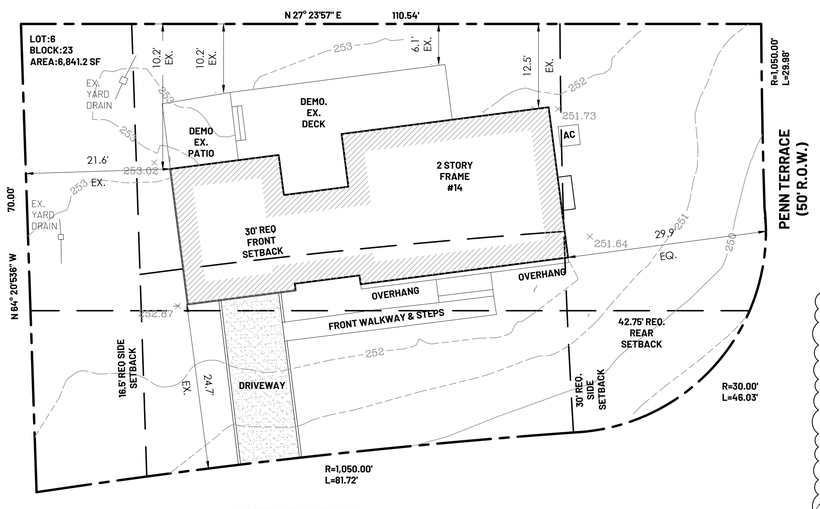
SURVEY INFORMATION TAKEN FROM:
LAKELAND SURVEYING
DATED: 07/17/2024
SIGNED: JEFFREY S. GRUNN
N.J. LIC. NO. 24GS04339900

NORTH

2 | PROPOSED SITE PLAN
3/32"=1'-0"

AVERAGE GRADE

252.87'
253.02'
251.73'
251.64'
1009.26/4 = 252.31'
AVERAGE GRADE = 252.31'



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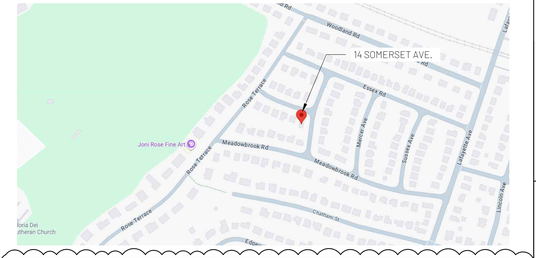
LAKELAND SURVEYING
DATED: 07/17/2024
SIGNED: JEFFREY S. GRUNN
N.J. LIC. NO. 24GS04339900

NORTH

1 | EXISTING SITE PLAN
3/32"=1'-0"

LOCATION MAP



SHEET INDEX

SHEET NO.	SHEET NAME	ISSUE DATE
SD-001	EXITING & PROPOSED SITE PLANS, LOCATION MAP, ZONING, EXTERIOR RENDERING	08.05.2026
SD-100	EXISTING PLANS: BASEMENT & FIRST FLOOR; 200' PROPERTY LIST	08.05.2026
SD-101	EXISTING PLANS: SECOND FLOOR; EXISTING EXTERIOR IMAGES	08.05.2026
SD-200	PROPOSED PLANS: FIRST & SECOND FLOOR	08.05.2026
SD-300	EXTERIOR ELEVATIONS	08.05.2026

SIGNATURE BLOCK

BOROUGH ENGINEER — DATE SIGNED

CHAIRMAN — DATE SIGNED

ADMINISTRATIVE SECRETARY — DATE SIGNED

APPROVED BY THE CHATHAM BOROUGH BOARD OF ADJUSTMENT AT A MEETING HELD ON

PROJECT SCOPE

PROPOSED WORK IS FOR PARTIAL DEMOLITION OF THE EXISTING GARAGE AND THE CONSTRUCTION OF A NEW GARAGE AND BEDROOM ADDITION, INCLUDING DEMOLITION, MECHANICAL, PLUMBING, ELECTRICAL, AND ALL RELATED INTERIOR AND EXTERIOR FINISH WORK.

REVISIONS:

	COMMENT	DATE
1	BOSWELL ENGINEERING COMMENTS	06.30.2026
2	BOSWELL ENGINEERING COMMENTS	08.05.2026

SIGN AND SEAL:

ABHIJEET PARIKH, A.I.A.
N.J. LIC. NO. 21AI02244600
CERT. OF AUTH. 21AC00137000

PROJECT NUMBER:

SHUKLA RESIDENCE

14 SOMERSET AVE
CHATHAM, NJ 07928

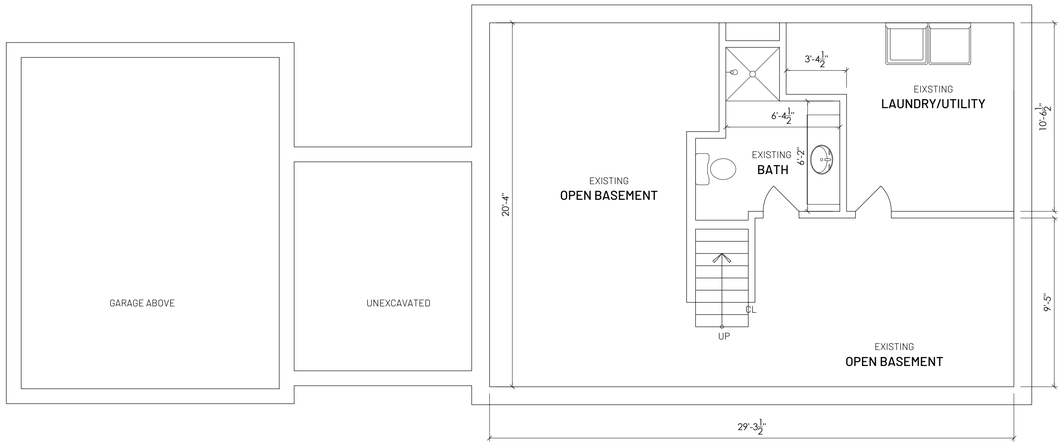
EXISTING & PROPOSED SITE PLANS, LOCATION MAP, ZONING, EXTERIOR RENDERING

SD-001

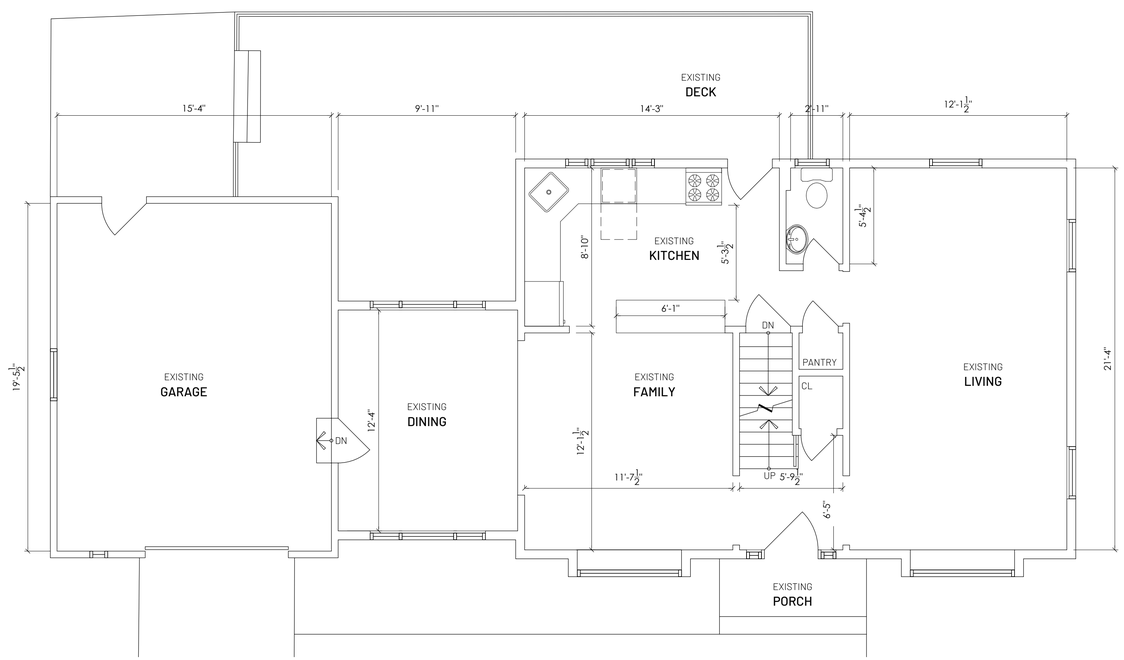
VARIANCE SET — 02.02.2026

200' PROPERTY LIST

PAMS_PIN	ACRES	PROPERTY LOCATION	OWNERS NAME	MAILING ADDRESS
1404_19_4	0.2035	45 MEADOWBROOK RD	CULLEN, MICHAEL/KELLY	45 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_5	0.2497	41 MEADOWBROOK RD	CHIN, RICHARD/STEPHANIE JOHNS	41 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_6	0.1983	37 MEADOWBROOK RD	FIELD/MCCLOSKEY, SHAWN M/TARA ANNE	37 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_7	0.2104	35 MEADOWBROOK RD	JOHE, JENNIFER M	35 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_8	0.2984	33 MEADOWBROOK RD	PALADINI, WILLIAM S/ANNA C	31 MEADOWBROOK RD CHATHAM, NJ 07928
1404_22_10	0.2163	32 MEADOWBROOK RD	LOCKWOOD, DANIEL O & JOCELYN M	32 MEADOWBROOK RD CHATHAM, NJ 07928
1404_22_11	0.188	15 SOMERSET AVE	CROOT, SANDRA G	15 SOMERSET AVE CHATHAM, NJ 07928
1404_22_12	0.1504	11 SOMERSET AVE	RAMASWAMY, SEKHAR V & LISA T	11 SOMERSET AVE CHATHAM, NJ 07928
1404_22_13	0.1765	9 SOMERSET AVE	KEAT, ELIZABETH A	9 SOMERSET AVE CHATHAM, NJ 07928
1404_22_14	0.1736	7 SOMERSET AVE	HARVEY, TATIANA	7 SOMERSET AVE CHATHAM, NJ 07928
1404_22_15	0.1984	5 SOMERSET AVE	FLOOD, BRIAN P/CHRISTINE	5 SOMERSET AVE CHATHAM, NJ 07928
1404_22_16	0.1654	3 SOMERSET AVE	WASHUTA, ROBERT & JEANNE M	3 SOMERSET AVE CHATHAM, NJ 07928
1404_22_4	0.1587	6 MERCER AVE	CROSTA, ROSE MARIE	6 MERCER AVE CHATHAM, NJ 07928
1404_22_5	0.1671	8 MERCER AVE	CHOLISH, DAVID/BRIANA	8 MERCER AVE CHATHAM, NJ 07928
1404_22_6	0.1832	12 MERCER AVE	MAIORANO, PETER/KILLIAN, KARLA A	12 MERCER AVE CHATHAM, NJ 07928
1404_22_7	0.1777	14 MERCER AVE	DAGGETT, THOMAS R JR	14 MERCER AVE CHATHAM, NJ 07928
1404_22_8	0.1749	16 MERCER AVE	NOSER/PUDLOSKI, JAMES G/SHERRY N	16 MERCER AVE CHATHAM, NJ 07928
1404_22_9	0.2332	28 MEADOWBROOK RD	RYAN, TIMOTHY D/JOANNA	28 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_10	0.1612	46 MEADOWBROOK RD	SUMMERS, REESE/SUSAN M	46 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_11	0.168	50 MEADOWBROOK RD	MC KENNA, JEAN M TRUSTEE	50 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_2	0.1851	9 PENN TER	WORKMAN, WILLIAM A/PATRICIA A	9 PENN TER CHATHAM, NJ 07928
1404_23_3	0.162	7 PENN TER	STRINGER, KAREN/ABRAMOWITZ, ADRIENN	7 PENN TER CHATHAM, NJ 07928
1404_23_4	0.1558	5 PENN TER	HEIDRICH, PETER/KATHRYN	5 PENN TER CHATHAM, NJ 07928
1404_23_5	0.1491	3 PENN TER	LAWRENCE HETRICK, JENNIFER B/ROBIN	3 PENN TER CHATHAM, NJ 07928
1404_23_6	0.1591	14 SOMERSET AVE	SHUKLA, KAVISH/JOSHI, RUTTIKA	14 SOMERSET AVE CHATHAM, NJ 07928
1404_23_7	0.1544	40 MEADOWBROOK RD	MANCINO, JOSEPH/PAMELA	40 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_8	0.166	42 MEADOWBROOK RD	WENTE, JERRY/ALISA	42 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_9	0.1556	44 MEADOWBROOK RD	HOROWITZ, IAN C/JILL S	44 MEADOWBROOK RD CHATHAM, NJ 07928
1404_24_2	0.1529	45 ESSEX RD	WIMMER, WILLIAM OWEN JR/CLARISSA M	45 ESSEX RD CHATHAM, NJ 07928
1404_24_3	0.1529	43 ESSEX RD	VISENTI, JACOPO/BROOKE LIVINGSTON	43 ESSEX RD CHATHAM, NJ 07928
1404_24_4	0.2625	4 SOMERSET AVE	MC CREADY, ANTHONY P/MARGARET V	2 SOMERSET AVE CHATHAM, NJ 07928
1404_24_5	0.2006	8 SOMERSET AVE	COOPER RUSSELL JOHN IV/JENNIFER T	8 SOMERSET AVE CHATHAM, NJ 07928
1404_24_6	0.1463	6 PENN TER	GYVES, ANDREW WILLIAM/MAUREEN B	6 PENN TER CHATHAM, NJ 07928
1404_24_7	0.1515	8 PENN TER	CAVANAUGH, DONALD/ANN	8 PENN TER CHATHAM, NJ 07928
1404_24_8	0.1488	10 PENN TER	MAILLOUX, CHRISTOPHER R/LAURA A	10 PENN TER CHATHAM, NJ 07928
1404_24_9	0.1815	12 PENN TER	GEDDES, JOHN L & SUE N	12 PENN TER CHATHAM, NJ 07928



1 | EXISTING PLAN : BASEMENT
1/4"=1'-0"



2 | EXISTING PLAN : FIRST FLOOR
1/4"=1'-0"

PARIKH ARCHITECTURAL DESIGNS
160 Littleton Road, Suite 311
Parsippany, NJ 07054
973-452-2229
pad@parchdesigns.com

REVISIONS:

	COMMENT	DATE
1	BODWELL ENGINEERING COMMENTS	08.30.2026
2	BODWELL ENGINEERING COMMENTS	08.05.2026

SIGN AND SEAL:

ABHIJEET PARIKH, A.I.A.
N.J. LIC. NO. 21AI02244600
CERT. OF AUTH. 21AC00137000

PROJECT NUMBER:

SHUKLA RESIDENCE

14 SOMERSET AVE
CHATHAM, NJ 07928

BASEMENT & FIRST
EXISTING PLAN, 200' PROPERTY LIST

SD-100

VARIANCE SET 02.02.2026

EXISTING EXTERIOR IMAGES

A. SOMERSET AVE.

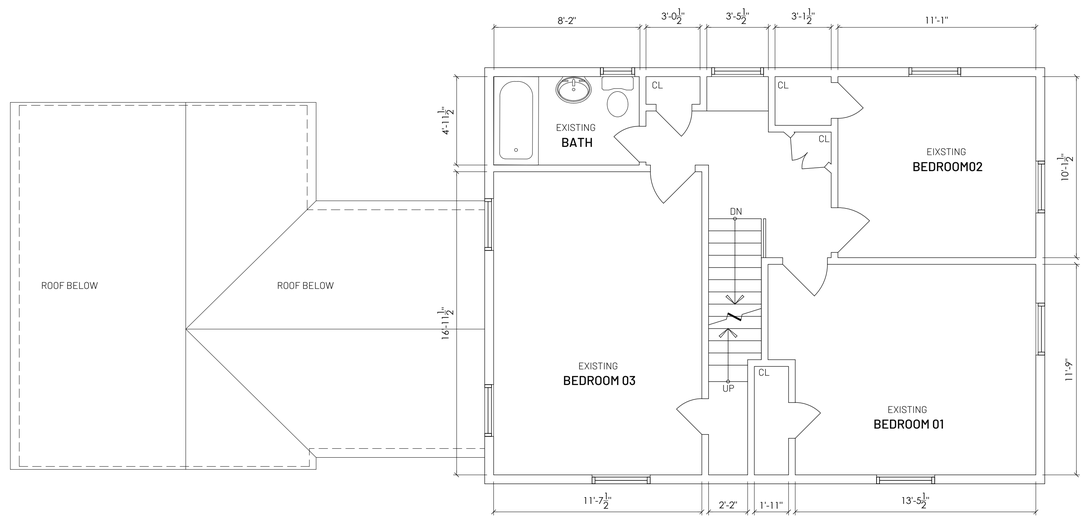
B. SOMERSET AVE.

C. CORNER OF SOMERSET AND PENN

D. CORNER OF SOMERSET AND PENN

E. SIDE YARD

F. REAR AND SIDE YARD



1 | EXISTING PLAN : SECOND FLOOR
1/4"=1'-0"

PARIKH ARCHITECTURAL DESIGNS
160 Littleton Road, Suite 311
Parsippany, NJ 07054
973-452-2229
pad@parchdesigns.com

REVISIONS:

	COMMENT	DATE
1	BODWELL ENGINEERING COMMENTS	08.30.2026
2	BODWELL ENGINEERING COMMENTS	08.05.2026

SIGN AND SEAL:

ABHIJEET PARIKH, A.I.A.
N.J. LIC. NO. 21AI02244600
CERT. OF AUTH. 21AC00137000

PROJECT NUMBER:

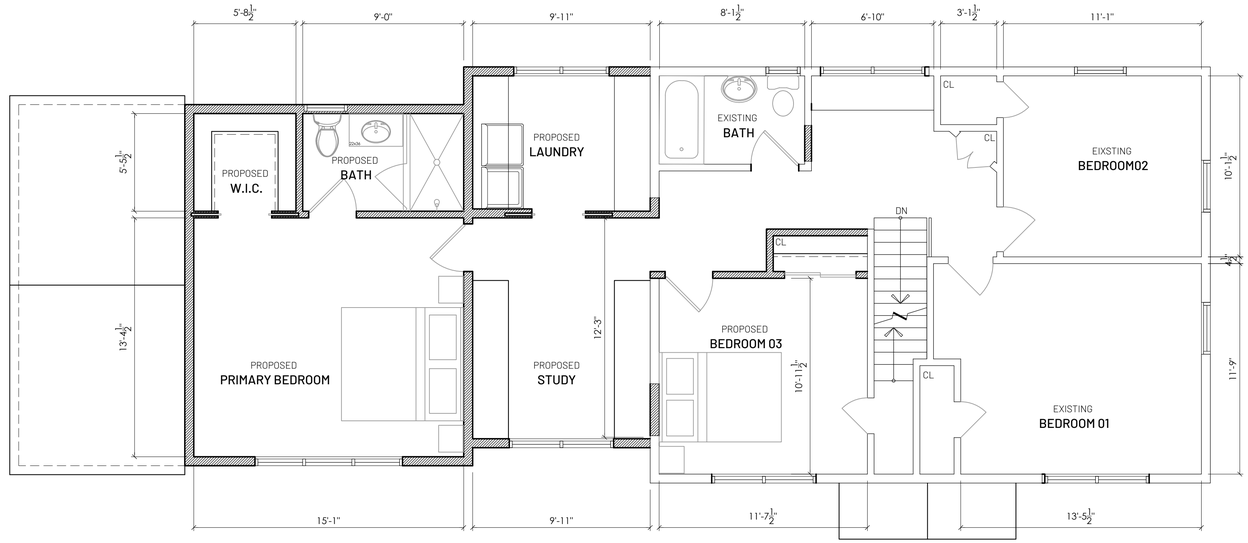
SHUKLA RESIDENCE

14 SOMERSET AVE
CHATHAM, NJ 07928

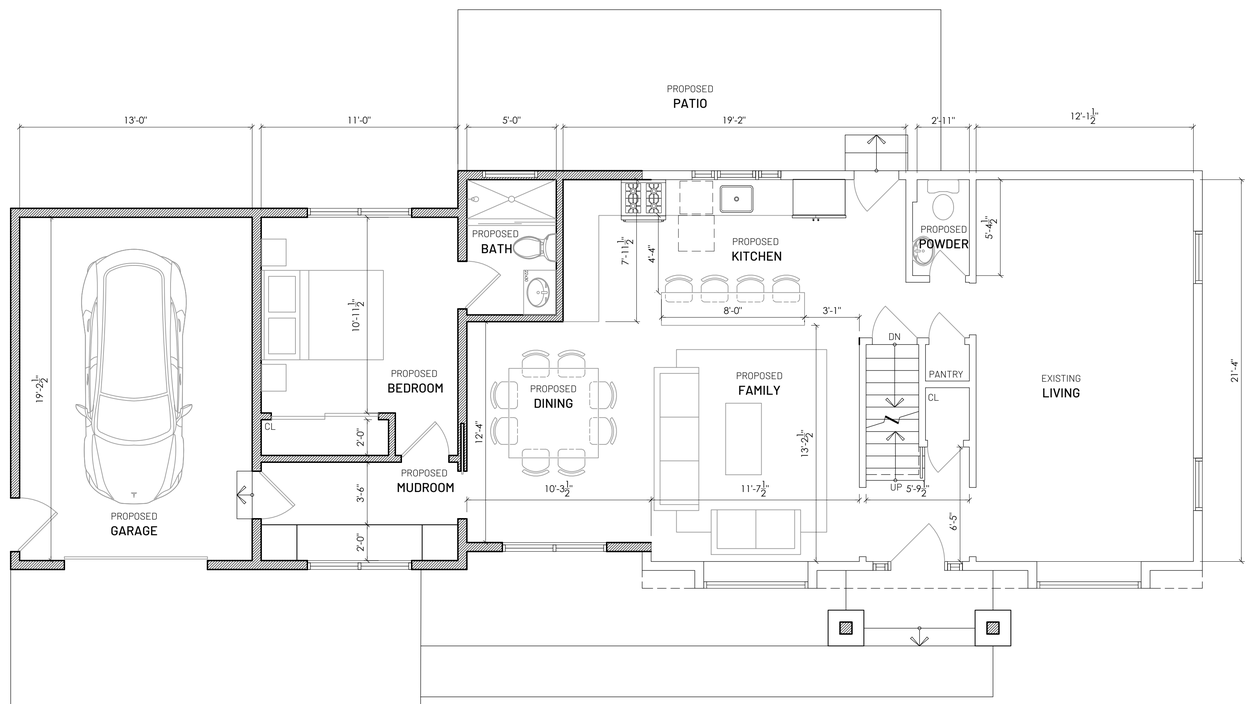
SECOND
EXISTING PLAN
EXISTING EXTERIOR IMAGES

SD-100

VARIANCE SET 02.02.2026



2 | PROPOSED PLAN : SECOND FLOOR
1/4"=1'-0"



1 | PROPOSED PLAN : FIRST FLOOR
1/4"=1'-0"

PARIKH ARCHITECTURAL DESIGNS
160 Littleton Road, Suite 311 973-452-2229
Parsippany, NJ 07054 pad@parchdesigns.com

REVISIONS:

	COMMENT	DATE
1	BODWELL ENGINEERING COMMENTS	08.30.2026
2	BODWELL ENGINEERING COMMENTS	08.05.2026

SIGN AND SEAL:

ABHIJEET PARIKH, A.I.A.
N.J. LIC. NO. 21AI02244600
CERT. OF AUTH. 21AC00137000

PROJECT NUMBER:

SHUKLA RESIDENCE

14 SOMERSET AVE
CHATHAM, NJ 07928

FIRST & SECOND FLOOR
PROPOSED PLAN

SD-200

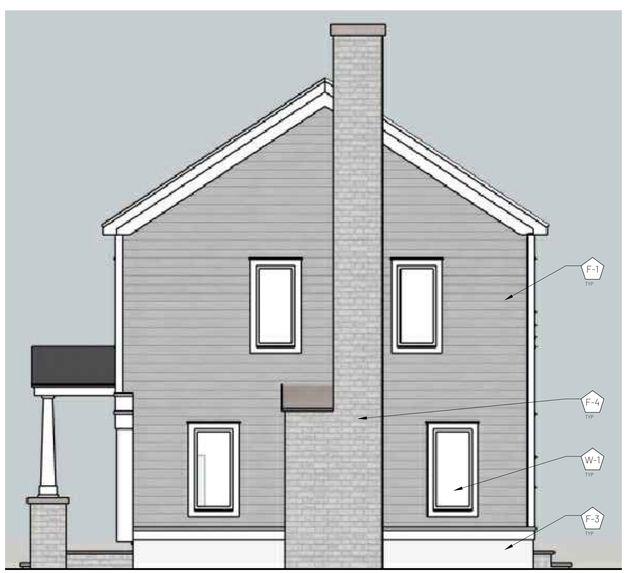
VARIANCE SET 02.02.2026

MATERIAL/PRODUCT SCHEDULE

TAG	TYPE	LOCATION	MANFUFACTURER	MODEL/SERIES	COLOR
D-1	EXT. SWING DOOR	FRONT & REAR FACADE	ANDERSON OR SIMILAR	400 SERIES	WHITE FRAME
W-1	CASEMENT WINDOW	ALL FACADES	ANDERSON OR SIMILAR	400 SERIES	WHITE FRAME
F-1	PLANK LAP SIDING	ALL FACADES	JAMES HARDIE OR SIMILAR	STATEMENT COLLECTION	LIGHT GRAY
F-2	ASPHALT SHINGLES	ROOF	CERTAINTEED OR SIMILAR	LANDMARK PRO	CINDER BLACK
F-3	PORTLAND CEMENT PLASTER	BASE FOUNDATION WALLS	--	--	MATCH SIDING
F-4	BRICK	FRONT AND SIDE FACADES	--	--	GRAY
L-1	EXTERIOR SCONCE	EXTERIOR FACADES	TBD	TBD	TBD

4 | EXTERIOR ELEVATION: LEFT SIDE
1/4"=1'-0"

3 | EXTERIOR ELEVATION: REAR
1/4"=1'-0"



2 | EXTERIOR ELEVATION: RIGHT SIDE
1/4"=1'-0"

1 | EXTERIOR ELEVATION: FRONT
1/4"=1'-0"

PARIKH ARCHITECTURAL DESIGNS
160 Littleton Road, Suite 311
Parsippany, NJ 07054
973-452-2229
pad@parchdesigns.com

REVISIONS:

	COMMENT	DATE
1	BOSWELL ENGINEERING COMMENTS	06.30.2026
2	BOSWELL ENGINEERING COMMENTS	08.06.2026

SIGN AND SEAL:

ABHIJEET PARIKH, A.I.A.
N.J. LIC. NO. 21AI02244600
CERT. OF AUTH. 21AC00137000

PROJECT NUMBER:

SHUKLA RESIDENCE

14 SOMERSET AVE
CHATHAM, NJ 07928

EXTERIOR ELEVATIONS

SD-300

VARIANCE SET 02.02.2026

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST DIRECTORY
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

✓CHECKLIST A – GENERAL REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT

CHECKLIST B – "C" VARIANCES FOR DECKS AND FENCES ON SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL PROPERTIES

✓CHECKLIST C – PLAN REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT INCLUDING CONCEPTUAL SITE PLAN AND/OR SUBDIVISION REVIEW PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL. THIS CHECKLIST SHALL BE USED FOR ALL VARIANCES (NOT COVERED IN CHECKLIST B)*

CHECKLIST D – REQUIREMENTS FOR FINAL SITE PLAN AND/OR FINAL MINOR OR MAJOR SUBDIVISION USE WITH REQUEST FOR WAIVER OF SITE PLAN BEFORE BOROUGH PLANNING BOARD

CHECKLIST E – APPLICATION FOR CHANGE OF PERMITTED USE (NOT EXEMPT BY SECTION 165-160C) WITH REQUEST FOR WAIVER OF SITE PLAN BEFORE PLANNING BOARD

CHECKLIST F – REQUEST FOR INTERPRETATION OF BOROUGH ORDINANCE OR APPEAL FROM DECISION OF BOROUGH OFFICIAL BEFORE ZONING BOARD OF ADJUSTMENT

*This checklist shall not be applicable to Requests for Interpretation, appeals of a Decision of a Borough Official, or Change of Permitted Use with Request for Waiver of Site Plan. Checklists E and F are required for those applications.

Notice: The Borough of Chatham does not accept wire transfers or other electronic payments. All planning/zoning board application fees and escrow deposits must be paid by checks payable to "Borough of Chatham" and delivered to the Board Administrative Secretary, Borough of Chatham Municipal Building, 54 Fairmount Avenue, Chatham, New Jersey 07928. Anyone who receives a request purporting to require a wire transfer or other electronic payment to the Borough of Chatham should immediately contact the Board Administrative Secretary by phone at (973) 635-0674 because it is a scam.

BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST A – GENERAL REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT

***This checklist shall not be applicable to Requests for Interpretation, appeals of a Decision of a Borough Official, or Change of Permitted Use with Request for Waiver of Site Plan. Checklists E and F are required for those applications.**

Items	**Checklist A General Requirements**	**submitted**	**Borough use**
1	Completed and signed application for development	X	
2	Permission to Enter Applicant's Property (appendix 1H)	X	
3	Owner's consent when owner is not the applicant (appendix 1A)	N/A	
4	applicable checklist(s)	X	
5	Payment of application fee and escrow	X	
6	Property survey, signed and sealed by land surveyor or engineer, must be dated within 5 years from the date of the application and must show all current improvements and conditions on the property, including the location of all fences, decks, etc.,	X	
7	Letter from Borough water and Sewer Department that all fees and charges are paid and current. (appendix 1C)	X	
8	Certificate from Borough Tax Collector that taxes for the property have been paid (current date) (appendix 1D)	X	
9	Certified list of all property owners with 200 feet of the property from Borough's Tax assessors' office (appendix 1E)	X	
10	Photographs of the property from the front, back and both sides (please label what the pictures are)	X	
11	Copies of any prior resolutions of approval for this property from either the Planning Board or Zoning Board of Adjustment	N/A - OPRA	
12	Copies of any letters or notices received from any Borough official, office, board, or agency	N/A	
13	List of any witness or experts who will be presenting testimony or reports regarding this application – Name, address, and phone number (attach any of said reports to your application)	N/A	
14	Copies of any and all approvals received from any other governmental agency, and if any permits have been issued attached hereto full and complete copes of any and all such notices documents, approvals, or permits.	N/A	
15	Copies of any deed restrictions or easements that affect the property	N/A	
16	Proposed notice to affected property owners and/ or to be published for hearing	X	
17	Statement of reasons why the application is necessary and all facts and information that would support an approval	X	

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BOROUGH OF CHATHAM, NEW JERSEY
LAND DEVELOPMENT CHECKLIST
AS AUTHORIZED UNDER N.J.S.A. 40:55d-10.3

CHECKLIST C – PLAN REQUIREMENTS FOR ALL APPLICATIONS FOR DEVELOPMENT INCLUDING CONCEPTUAL SITE PLAN AND/OR SUBDIVISION REVIEW PRELIMINARY SITE PLAN OR SUBDIVISION APPROVAL. THIS CHECKLIST SHALL BE USED FOR ALL VARIANCES (NOT COVERED IN CHECKLIST B)

Items	**Checklist C - General Requirements**	**submitted**	**Borough use**
1	Floor Plans for each floor of the building or structure with clearly displayed dimensions of all rooms, perimeters.	X	
2	Building facades of elevations for all ides of the building or structure with roof height measurements included.	X	
3	Written statement of reasons why variance (s) is/are necessary	X	
4	If any lighting is proposed, location, mounting height, fixture type, and description of such lighting in detail.	X	
5	Statement as to any existing structure of improvement that will be removed from the property as part of the installation of the deck and/or fence now being proposed.	X	

Items	**For Subdivision and Preliminary Site Plan** **Plan Details Required**	**submitted**	**Borough use**
1	Plans neat and accurate, with consecutive numbering and descriptive label §165-162 (A)(1)	X	
2	Identification block §165-162 (A)(2)	X	
3	Plans certified with identity of preparer with dates of preparation and revision §165-162 (A)(3) and §165-162 (A)(4)	X	
4	Standard sheet sizes; 8x13 inches, 15 by 21 inches, or 24 by 36 inches §165-162 (A)(1)	X	
5	Proper scale §165-162 (A)(6)	X	
6	Key Map, North arrow on each page, reference meridian, 200' list of property owners with names and addresses §165-162 (A)(7), (A)(8), (A)(9)	X	
7	Zoning analysis showing requir3ed, existing, and proposed zoning conditions, variances and design waivers identified §165-162 (A)(10),	X	
8	Show exiting a proposed zoning conditions, variances and design waivers identified §165-162 (A)(11)	X	
9	Show existing and proposed additional floor area for each floor, basement, attic, porch area and garage area, and proposed additional floor area for the basement and each floor and attic §165-162 (A)(12)	X	
10	Signature block with necessary signatures on first page of plans§165-162 (A)(13)	X	
11	Dimensions in feet and inches, area values in square feet, ratios in percent to two decimal places §165-162 (B)(1)	X	
12	Width, depth, and height dimensions in feet and inches §165-162 (B)(2)	X	
	Continued on next page		

Items	**For Subdivision and Preliminary Site Plan** **Plan Details Required continued**	**submitted**	**Borough use**
13	Proposed location and size of all structures, mechanicals, and any and all improvements §165-162 (B)(3)	×	
14	Bearing and dimensions of boundary lines and angle between intersecting lines, in degrees, minutes, and seconds §165-162 (B)(4)	×	
15	Indication of any reference corners and location dimensions and kind of each permanent property monument §165-162 (B)(5)	×	
16	Location of Zoning District boundaries within 200 feet or development §165-162 (B)(6)	×	
17	Location of Municipal boundary lines within 200 feet of development §165-162 (B)(7)	×	
18	Proposed front, side, and rear yard setbacks, and second story overhanging setbacks, distances in feet to two decimal places §165-162 (B)(8)	×	
19	Lot frontage, width, depth and area §165-162 (B)(9)	×	
20	Any street or roadway access and proposed directions of travel §165-162 (B)(10)	×	
21	Location and size (width and depth) of base height, from the original ground elevation to top element §165-162 (B)(11)	N/A	
22	Location, size, materials, method of attachment, and description of any signs, in accordance with Article XIII §165-162 (B)(12)	N/A	
23	Location, size, and description of any exterior lighting, with direction of illumination, power, and candlepower diagram, showing conformance with Section §165-162 (B)(13)	N/A	
24	Location, size and description of all existing and proposed utilities §165-162 (B)(14)	×	
25	Floor plans and gross floor area (both total and footprint) §165-162 (B)(15)	×	
26	Façade (elevation) drawings of proposed and existing buildings §165-162 (B)(16)	×	
27	Spot elevations (at building corners) and first floor building elevation §165-162 (B)(17)	N/A	
28	Fences and walls – height, locations, dimensions, setbacks, materials §165-162 (B)(18)	N/A	
29	Curbing, sidewalks, driveways, loading area §165-162 (B)(19)	N/A	
30	Refuse Storage – locations, type, dimensions, proposed enclosures, volume of storage §165-162 (B)(20)	N/A	
31	Existing and proposed public improvements, easements, rights of way, and restrictions of record, with accurate metes and bounds descriptions for same §165-162 (B)(21)	×	
32	Depiction of any existing natural features on the property and within 200 feet of each boundary line §165-162 (B)(22)	N/A	
33	Wetlands, wetlands delineations and buffers, water courses, conservation areas and easements, well heads, floodplain area, underground tanks and other environmental items §165-162 (B)(23)	N/A	
34	Stormwater management structure, dry wells, culverts, outlets and other details for stormwater drainage and management §165-162 (B)(24)	N/A	
	Continued on next page		

Items	For Subdivision and Preliminary Site Plan Plan Details Required continued	submitted	Borough use
35	Steep slopes, contours, elevations, and calculations in accordance with Section §165-14 (D)(2), §165-14 (D)(3), §165-14 (G); §165-162 (B)(25)	N/A	
36	Loading and unloading area(s) §165-162 (B)(26)	N/A	
37	Parking layout plan accordance with Section 165-163 § 165-162 (B)(27)	N/A	
38	Existing trees depiction for trees 8 inches and over in diameter at 3' above ground elevation § 165-162 (B)(28)	N/A	
39	Landscaping plan in accordance with Section 165-163 § 165-162 (B)(29)	N/A	
40	Soil erosion and sediment control plan § 165-162 (B)(30)	N/A	

Items	Other Requirements for Subdivision and Preliminary Site Plan	submitted	Borough use
42	Written environmental statement including all documentation outline in §165-161 (B)	N/A	
43	Wetlands – written statement, report and/or documentation §165-161 (B)(23)	N/A	
44	Stormwater management addressed in accordance with §165-161 (B)	N/A	
45	Traffic impact study in accordance with §165-163 (B)	N/A	
46	Parking management report in accordance with §165-161 (C)	N/A	
47	Documentation showing compliance with Well Head Protection Areas (Article IX) and Flood Damage prevention (Article XI)	N/A	
48	Written statement describing requests and basis for all Checklist waivers	X	

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BOROUGH OF CHATHAM
Borough of Chatham, 54 Fairmount Avenue, Chatham, New Jersey 07928

APPLICATION FOR DEVELOPMENT (appendix 1)
[ ] Planning Board
[●] Zoning Board

1. PROPERTY INFORMATION
Address: 14 Somerset Avenue, Chatham, NJ 07928 ZONE: R-3
Tax Map Number: _____ Block: 23 Lot: 6
Present use:
~~Residential~~ RESIDENTIAL

Has there been any previous application involving these premises by the applicant or any prior owner of the property
( ) Yes [attach copies] (●) No ( ) Unknown [if unsure file OPRA with the Clerk's Office]
If yes, nature of application, date and determination: _____

Does the applicant own adjacent Property ( ) Yes (●) No If yes, address of property: _____

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
( ) Yes [attach copies] (●) No ( ) Proposed

**** Is the property in the Historic District? ( ) Yes (●) No If yes the application will need to be reviewed by the Historic Preservation Commission prior to being heard by the Board.**

2. APPLICANT INFORMATION
Name: KAVISH SHUKLA & RUTTIKA JOSHI
Address: 14 SOMERSET AVENUE, CHATHAM, NJ 07928
City/State/Zip: CHATHAM, NEW JERSEY 07928
Phone #: 201.323.0622 Email: RUTTIKAJOSHI@GMAIL.COM
Applicant is a(n): (●) Individual ( ) Partnership ( ) Corporation

CONTACT FOR APPLICATION
Name: RUTTIKA JOSHI
Address: 14 SOMERSET AVENUE
City/State/Zip: CHATHAM, NEW JERSEY 07928
Phone #: 201.323.0622 Email: RUTTIKAJOSHI@GMAIL.COM

3. DISCLOSURE STATEMENT
Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of persons owning 10% of the stock in a corporate application of 10% interest in any partnership application bust be disclosed. In accordance with N.J.S.A. 40:55D-48.2 that disclosure requirement applies to any corporation of partnership which owns more than 10% interest in the applicant followed up in the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% of ownership criterion have been disclosed. (Attach pages as necessary to comply)
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____
Name: _____ Address: _____ Interest: _____

APPLICATION FOR DEVELOPMENT continued

4. OWNER'S INFORMATION

If the Owner is other than the applicant, provide the following information:

Owner's Name: _____

Address: _____ Phone # _____

5. APPLICANT'S ATTORNEY (Corporations must be represented by an attorney)

Name: _____

Address: _____

City/State/Zip: _____

Phone #: _____ Email: _____

6. APPLICANT'S ENGINEER

Name: N/A

Address: _____

City/State/Zip: _____

Phone #: _____ Email: _____

7. APPLICANT'S ARCHITECT

Name: ABHIJEET PARIKH

Address: 160 LITTLETON ROAD, SUITE 311

City/State/Zip: PARSIPPANY, NJ 07054

Phone #: 973.452.2229 Email: ~~JIMMY@PARHDESIGNS.CO~~M JIMMY@PARCHDESIGNS.COM

NATURE OF THE APPLICATION (check all applicable items)

( ) Conceptual subdivision plan
( ) Minor subdivision
( ) Major subdivision, preliminary
( ) Major subdivision, final
( ) Amendment to approved plat
( ) Lot line adjustment
( ) Conditional use
( ) Use variance
( ) Variance, residential fence or deck
(●) Variance, other residential
( ) Variance other (non-residential)
( ) Zone change
( ) Conceptual site plan
( ) Site plan, approval, preliminary residential
( ) Site plan, approval, preliminary non-residential
( ) Site plan approval, final
( ) Amendments to approved site plans
( ) Change of permitted use with waiver of site plan
( ) Wireless telecommunications application
( ) Appeal from administrative decision
( ) Interpretation of zoning ordinance

9. BRIEF DESCRIPTION OF PROJECT: Indicate type of improvement, alteration, structure, or use proposed; describe all structures, improvements, and uses now on the property. For any non-residential, business, or commercial use provide hours of operation, number of employees. Number of parking spaces, intention to sell or rent, and another information important for consideration:

The existing property contains a two-story single-family dwelling. The proposed work consists of a new two-story addition located on the left side of the residence. The project includes the relocation of the existing one-car garage further into the side yard to allow for an expanded first-floor bedroom, ~~bathroom, and kitchen area. Above the relocated garage, a new primary bedroom suite is proposed, including an attached bathroom and a laundry room.~~ BATHROOM AND KITCHEN AREA. ABOVE THE RELOCATED GARAGE, A NEW PRIMARY SUITE IS PROPOSED INCLUDING ATTATCHED BATHROOM AND LAUNDRY ROOM

10. DOES THE APPLICANT COMPLY WITH ALL REQUIREMENTS OF THE ZONE: If not, state violation, article, section and variance requested and state principal points on which the variance request is made. Use a separate sheet if necessary. Attach any letter or document from the Zoning Official or any other office of the Borough of Chatham which has been issued to you regarding this property.

in violation of the following sections:
Section 165-14 (f) (1) Maximum Building Coverage and Maximum Residential Floor Area Ratio

11. LIST ANY OTHER LICENSES, PERMITS OR OTHER APPROVALS REQUIRED BY MUNICIPAL, COUNTY, STATE OR FEDERAL LAW AND THE STATUS OF EACH.

I hereby affirm that all of the above and statements contained in the papers submitted herewith are true.

Signature of the Applicant: Ruttika Joshi **Date:** 03.30.2026

IF THE APPLICATION IS SUBMITTED BY ANYONE OTHER THAN THE OWNER, THE OWNER MUST EXECUTE THE CONSENT FORM. (appendix 1A)

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION APPENDIX 1H

PERMISSION TO ENTER APPLICANT'S PROPERTY

We, the undersigned applicant(s), have made an application for development, variances or other relief before the Chatham Borough Board members, the appropriate Borough (Planning Board) (Zoning Board of Adjustment). We understand that the Board members, the appropriate Borough officials, and any counsel or other experts retained by the Board must have an opportunity to go on our property and examine the same, in order to be able to fully understand and evaluate our application.

We, therefore, grant permission to the members of the Board before which we will be appearing, their counsel and retained experts, the Borough Construction Official, the Borough Engineer, the Borough Fire Inspector, and any other appropriate Borough officials to come on our property during daylight hours in order to make a thorough examination of the same for the purpose of more effectively deciding our application. We understand that in all cases the Board members and other referred to here:

1. Will carry, available for inspection by the Applicants, photograph identification cards or other documentation that may readily identify them.
2. In all cases where the property contains the Applicant's residence, they shall ring the doorbell and announce their presence before proceeding with their inspections.
3. Whenever possible, they will call the applicants in advance before coming to the property.

Ruttika Joshi
Owner(s) Signature

Kavish Shukla
Owner(s) Signature

Dated: 04/27/2026

BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF TAXES PAID

Appendix 1D

Property location: 14 Somerset Avenue, Chatham, NJ 07928

Block: 23 **Lot:** 6 (R3)

Owner's name: Ruttika Joshi and Kavish Shukla

Please email this form to Lydia Blide at taxcollector@Chathamborough.org

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised the taxes for the above property have been paid for the 1st quarter of 2026

and are therefore current.

Today's date 4 / 13 / 2026

Lydia Blide Expires 5-12-26

Lydia Blide, Tax Collector

1BOROUGH OF CHATHAM, NEW JERSEY
PROOF OF UTILITIES PAID

Appendix 1C

Property location: 14 Somerset Avenue

Block: 23 Lot: 6

Owner's name: SHUKLA, KAVISH/JOSHI, RUTTIKA

Please email this form to Cheri Morris cmorris@chathamborough.org.

Once received please provide this form with your application.

To be filled out by the Borough:

Please be advised that the water, sewer, and solid waste charges for the above property are paid current as of today's date 4/17/26

Cheri Morris

Cheri Morris
Utilities Clerk

BOROUGH OF CHATHAM

PLANNING AND ZONING APPLICATION

AFFIDAVIT OF SERVICE

In the matter of:

Application: (ZBA- # or PB-#) _____

Location: 14 SOMERSET AVENUE, CHATHAM, NJ 07928

Block: 23 **Lot:** 6

Name of Applicant: RUTTIKA JOSHI & KAVISH SHUKLA

State of New Jersey:
County of Morris

_____, of full age, being duly sworn according to law, on his oath deposes and says that he/she is _____ (agent of) the above named appellant: that on _____ he/she served a notice to all property owners with 200 feet of the property affected in the matter.

Said notice was given either by handing a copy to the property owner, or by sending said notice by certified mail. Copies of the registered mail receipts are attached hereto.

Notice was also published in the official newspaper of the municipality as required by law.

Attached to this affidavit is a list of owners of property within 200 feet of the affected property who were served, showing the lot and block numbers of each property as same appear on the municipal tax map.

Also attached is a copy of the proof of publication of notice in the official newspaper of the municipality.

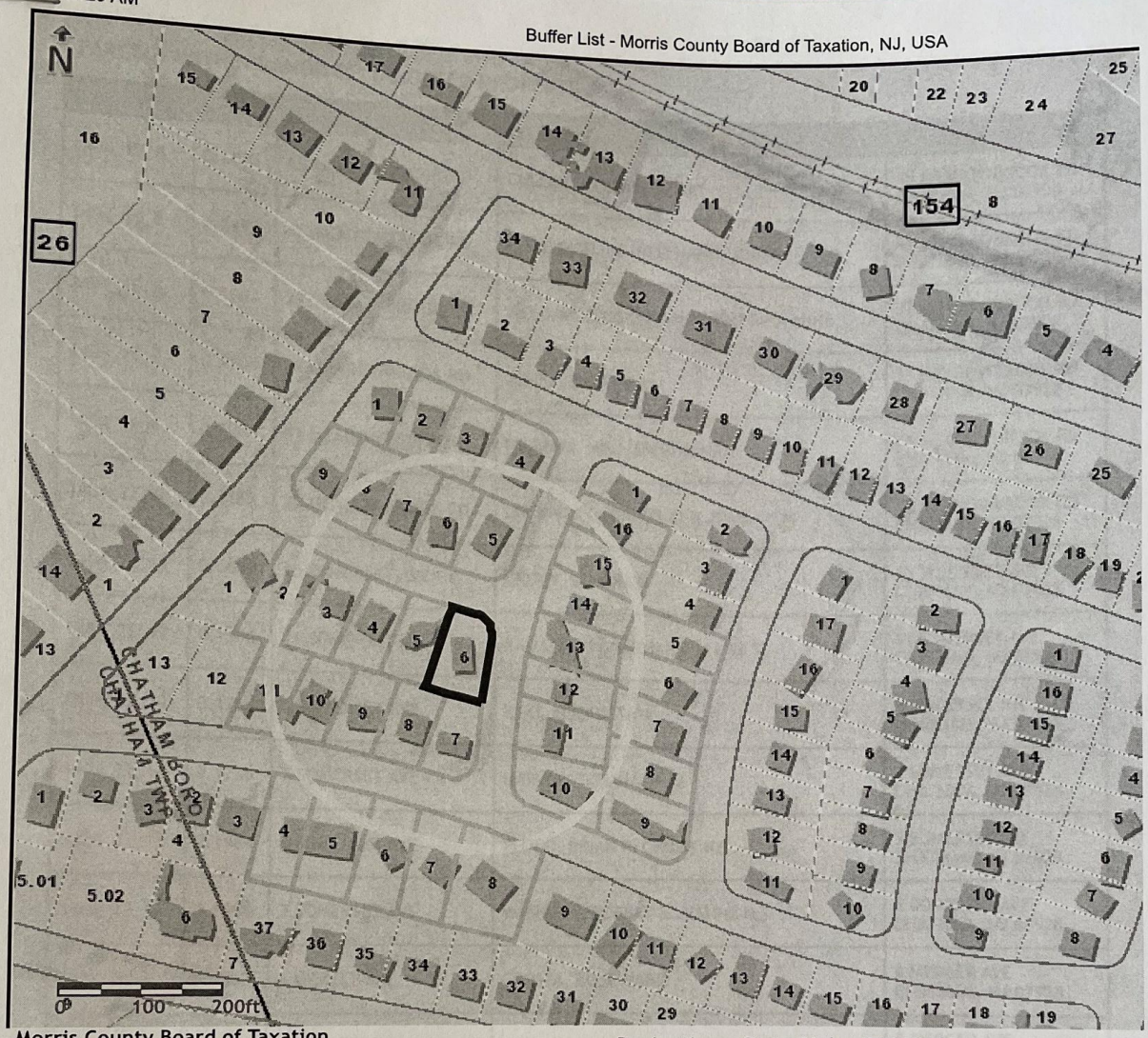
Ruttika Joshi
_____
Signature of Applicant

Sworn and subscribed to before me,

This _____ day of _____, 20_____

Appendix 1F

Buffer List - Morris County Board of Taxation, NJ, USA



Morris County Board of Taxation
COUNTY OF MORRIS, NEW JERSEY
P.O. Box 900, Morristown NJ, 07963-0900
*Maximum of 500 records available on report

Projection: State Plane (FIPS 2900)
Datum: NAD83
Units: Feet

Morris County GIS Services, NJ, USA - © 2011-2016

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TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_23_6	0.1591	14 SOMERSET AVE	SHUKLA, KAVISH/JOSHI, RUTTIKA	14 SOMERSET AVE CHATHAM, NJ 07928

PARCELS WITHIN RANGE OF TARGETED PROPERTIES:

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_19_4	0.2035	45 MEADOWBROOK RD	CULLEN, MICHAEL/KELLY	45 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_5	0.2497	41 MEADOWBROOK RD	CHIN, RICHARD/STEPHANIE JOHNS-	41 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_6	0.1983	37 MEADOWBROOK RD	FIELD/MCCLOSKEY, SHAWN M/TARA ANNE	37 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_7	0.2104	35 MEADOWBROOK RD	JOHE. JENNIFER M	35 MEADOWBROOK RD CHATHAM, NJ 07928
1404_19_8	0.2984	33 MEADOWBROOK RD	PALADINI, WILLIAM S/ANNA C	31 MEADOWBROOK RD CHATHAM, NJ 07928
1404_22_10	0.2163	32 MEADOWBROOK RD	LOCKWOOD, DANIEL O & JOCELYN M	32 MEADOWBROOK RD CHATHAM, NJ 07928
1404_22_11	0.1880	15 SOMERSET AVE	CROOT, SANDRA G	15 SOMERSET AVE CHATHAM, NJ 07928
1404_22_12	0.1504	11 SOMERSET AVE	RAMASWAMY, SEKHAR V & LISA T	11 SOMERSET AVE CHATHAM, NJ 07928
1404_22_13	0.1765	9 SOMERSET AVE	KEAT, ELIZABETH A	9 SOMERSET AVE CHATHAM, NJ 07928
1404_22_14	0.1736	7 SOMERSET AVE	HARVEY, TATIANA	7 SOMERSET AVE CHATHAM, NJ 07928
1404_22_15	0.1984	5 SOMERSET AVE	FLOOD, BRIAN P/CHRISTINE	5 SOMERSET AVE CHATHAM, NJ 07928
1404_22_16	0.1654	3 SOMERSET AVE	WASHUTA, ROBERT & JEANNE M	3 SOMERSET AVE CHATHAM, NJ 07928
1404_22_4	0.1587	6 MERCER AVE	CROSTA, ROSE MARIE	6 MERCER AVE CHATHAM, NJ 07928
1404_22_5	0.1671	8 MERCER AVE	CHOLISH, DAVID/BRIANA	8 MERCER AVE CHATHAM, NJ 07928
1404_22_6	0.1832	12 MERCER AVE	MAIORANO, PETER/KILLIAN, KARLA A	12 MERCER AVE CHATHAM, NJ 07928
1404_22_7	0.1777	14 MERCER AVE	DAGGETT, THOMAS R JR	14 MERCER AVE CHATHAM, NJ 07928
1404_22_8	0.1749	16 MERCER AVE	NOSER/PUDLOSKI, JAMES G/SHERRY N	16 MERCER AVE CHATHAM, N.J. 07928
1404_22_9	0.2332	28 MEADOWBROOK RD	RYAN, TIMOTHY D/JOANNA	28 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_10	0.1612	46 MEADOWBROOK RD	SUMMERS, REESE/SUSAN M	46 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_11	0.1680	50 MEADOWBROOK RD	MC KENNA, JEAN M TRUSTEE	50 MEADOWBROOK RD CHATHAM , NJ 07928
1404_23_2	0.1851	9 PENN TER	WORKMAN, WILLIAM A/PATRICIA A	9 PENN TER CHATHAM, N.J. 07928
1404_23_3	0.1620	7 PENN TER	STRINGER, KAREN/ABRAMOWITZ, ADRIENN	7 PENN TER CHATHAM, NJ 07928
1404_23_4	0.1558	5 PENN TER	HEIDRICH, PETER/KATHRYN	5 PENN TER CHATHAM, NJ 07928

Buffer List - Morris County Board of Taxation, NJ, USA

PAMS_PIN	Acres	Property Location	Owners Name	Mailing Address
1404_23_5	0.1491	3 PENN TER	LAWRENCE HETRICK,JENNIFER B/ROBIN	3 PENN TER CHATHAM, NJ 07928
1404_23_6	0.1591	14 SOMERSET AVE	SHUKLA, KAVISH/JOSHI, RUTTIKA	14 SOMERSET AVE CHATHAM, NJ 07928
1404_23_7	0.1544	40 MEADOWBROOK RD	MANCINO, JOSEPH/PAMELA	40 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_8	0.1660	42 MEADOWBROOK RD	WENTE, JERRY/ALISA	42 MEADOWBROOK RD CHATHAM, NJ 07928
1404_23_9	0.1556	44 MEADOWBROOK RD	HOROWITZ, IAN C/JILL S	44 MEADOWBROOK RD CHATHAM, NJ 07928
1404_24_2	0.1529	45 ESSEX RD	WIMMER, WILLIAM OWEN JR/CLARISSA M	45 ESSEX RD CHATHAM, NJ 07928
1404_24_3	0.1529	43 ESSEX RD	VISENTI, JACOPO/BROOKE LIVINGSTON	43 ESSEX RD CHATHAM, NJ 07928
1404_24_4	0.2625	4 SOMERSET AVE	MC CREADY, ANTHONY P/MARGARET V	2 SOMERSET AVE CHATHAM, NJ 07928
1404_24_5	0.2006	8 SOMERSET AVE	COOPER RUSSELL JOHN IV/JENNIFER T	8 SOMERSET AVE CHATHAM, NJ 07928
1404_24_6	0.1463	6 PENN TER	GYVES, ANDREW WILLIAM/MAUREEN B	6 PENN TER CHATHAM, NJ 07928
1404_24_7	0.1515	8 PENN TER	CAVANAUGH, DONALD/ANN	8 PENN TER CHATHAM, NJ 07928
1404_24_8	0.1488	10 PENN TER	MAILLOUX, CHRISTOPHER R/LAURA A	10 PENN TER CHATHAM, NJ 07928
1404_24_9	0.1815	12 PENN TER	GEDDES, JOHN L & SUE N	12 PENN TER CHATHAM, NJ 07928

Borough of Chatham

Office of the Administrator

54 Fairmount Avenue ▪ Chatham ▪ NJ 07928
973-701-6824 ▪ ChathamBorough.org

September 2, 2026

Ruttika Joshi
14 Somerset Avenue
Chatham, NJ 07928
Block 23 Lot 6 R-3
REVISED DENIAL

Dear Applicant,
Please be advised that your zoning permit application referenced above is hereby denied for the following reasons:

1. Proposed additions require the following variances:

- §165-14 (F-1) Maximum Building Coverage of 1,280 sq. ft. permitted, 1,196 sq. ft. existing, and 1,498 sq. ft. proposed. (C) Variance.
- §165-14 (F-1) Maximum Floor Area 2,560 sq. ft. permitted, 1,900 sq. ft. existing, and 2,704 sq. ft. proposed. (D)(4) Variance.
- §165-14 (E-1a) **Side yard setback** 16.5 ft. required; 21.6ft. existing, and 12.5ft proposed (C) Variance.

If you have any questions, please feel free to contact our office at 973-701-6824

Thank you,

Melanie Politi

Melanie Politi
Zoning Official

NOTICE SERVED ON OWNERS WITHIN 200 FEET AND NEWSPAPER PUBLICATION

NOTICE OF HEARING ON APPLICATION

BOROUGH OF CHATHAM ZONING BOARD OF ADJUSTMENT

TAKE NOTICE, that on September 23, 2026, at 7:30 p.m., a public hearing will be held before the Borough of Chatham Zoning Board of Adjustment at the Chatham Borough Hall located at 54 Fairmount Ave., Chatham, NJ.

An application for development has been submitted to the Zoning Board of Adjustment seeking variance approval to permit an addition within and above the existing garage, as well as the construction of a new garage, on the property located at 14 Somerset Avenue, Chatham, New Jersey 07928, and designated as Block 23, Lot 6 on the Borough of Chatham Tax Map. This notice is being published and mailed to owners of property located in the immediate vicinity of the subject premises.

The variances and/or waivers required for this application are as follows:

- A variance to permit building coverage in excess of the maximum permitted building coverage, where 1,280 square feet is permitted, 1,196 square feet currently exists, and 1,498 square feet is proposed.
- A variance to permit floor area in excess of the maximum permitted floor area, where 2,560 square feet is permitted, 1,900 square feet currently exists, and 2,704 square feet is proposed.
- A variance for side yard setback, where 16.5 feet is required, 21.6 feet currently exists, and 12.5 feet is proposed.
- Any variances, waivers, exceptions or other types of relief which are identified during the hearing of the application.

All interested parties are invited to appear and be heard at the public hearing on this application.

Documents relating to this application may be inspected by the public during normal business hours in the Clerk's Office at Chatham Borough Hall, 54 Fairmount Ave., Chatham, New Jersey, on weekdays from 9:00 a.m. to 3:00 p.m.

Ruttika Joshi & Kavish Shukla

Borough of Chatham

BOROUGH HALL
54 FAIRMOUNT AVENUE
CHATHAM, NEW JERSEY 07928

Tel: 973-635-0674
Fax: 973-635-2417

200 Ft Radius List **April 22, 2026**

Property list within 200 Ft of: Ruttika, Joshi/ Kavosh Shukla

Block: 23 Lot: 6 Address: 14 Somerset Avenue

Please write to:

- ***Bell Atlantic, 540 Broad Street, Newark, NJ 07102***
- ***One Verizon Way, Basking Ridge, NJ 07920***
- ***Optimum, 461 Route 10 East, Ledgewood, NJ 07852***
- ***PSE&G, Manager – Corporate properties, 80 Park Plaza, T6B, Newark NJ 07102***
- ***JCP&L, Attn; Craig Mandel, JCP&L Real Estate, 300 Madison Ave, P O Box 1911, Morristown, NJ 07960-1911***

If your property is intersected with the streets below, please send notification to:

Route 124 (Main St) is a state road – please write to: **Department of Transportation,** 1035 Partway Ave, Trenton, NJ 08618

Watchung Ave, Fairmount Ave, N. Passaic Ave are County Roads, please write to: Morris County Planning Board, P.O. Box 900 Morristown NJ 07963

I hereby certify that the attached 200ft-property list is true and correct to the best of my knowledge. And, after 60 days, this list will be invalid thereafter.

Very truly yours,

Evelyn Campo
Tax Assessor Assistant.

PARIKH ARCHITECTURAL DESIGNS

February 7, 2026

Building & Zoning Department
54 Fairmount Ave
Chatham, NJ 07928

RE: 14 Somerset Ave.

To The Zoning Department,

We are writing to formally acknowledge and correct an administrative oversight on the printed plan set.

Upon review, we noted that the title block inadvertently retained the "Not for Construction" notation, and the architect's New Jersey license number was omitted. This was an unintentional error.

Please accept this letter as confirmation of the architect's licensure, as follows:

Architect: Abhijeet Parikh
License Number: 21AI02244600

Should you have any questions or require further information, please do not hesitate to contact me at 973.452.2229 or jimmy@parchdesigns.com.

Regards,

Abhijeet Parikh, RA, NCARB
NJ LIC. # 21AI02244600

Borough of Chatham
54 Fairmount Avenue
Chatham, New Jersey 07928

April 27, 2026

Dear Members of Chatham Borough,

Please accept this statement in support of our application for variance relief regarding maximum building coverage and maximum floor area for our property at 14 Somerset Avenue, Chatham, NJ 07928.

We are requesting these variances to construct above our existing garage and continue to keep parking space. This modest expansion is necessary to accommodate our growing family of five, as our current living space is no longer adequate for our needs. The proposed expansion will provide necessary and reasonable accommodation. Utilizing the existing footprint is the most practical and least intrusive option.

The proposed addition is designed to remain consistent with neighborhood character without impacting the light, air, or privacy of adjacent properties. This request arises from the physical limitations of the property and a legitimate need for a growing family. We have included all relevant and necessary information in the application packet.

We respectfully request that the Board grant the requested variances for maximum building coverage and maximum floor area to permit the proposed addition.

Sincerely,

Ruttika Joshi and Kavish Shukla

14 Somerset Avenue, Chatham, New Jersey 07928

BOROUGH OF CHATHAM ZONING BOARD OF ADJUSTMENT

NOTICE OF HEARING ON APPLICATION

TAKE NOTICE, that on 23rd day of September, 2026, at 7:30 a public hearing will be held

before the Zoning Board of Adjustment of the Borough of Chatham at the Chatham Borough Hall located at 54 Fairmount Ave., Chatham Borough, NJ.

An application for development has been submitted to the Zoning Board of Adjustment seeking Variance approval so as to permit:

Construction of Living Space inside and above the existing garage and construction of new garage on the premises at 14 Somerset Avenue, Chatham, NJ 07928 and designated as Lot 6 and Block 23 on the Borough of Chatham Tax Map, and this notice is being published and sent to those property owners of property in the immediate vicinity.

Any required variances and/or waivers required for this application are as follows:

- exceed the maximum building coverage
- A variance is required to exceed the maximum permitted floor area
- A variance is required for the left, or southerly side yardfeet is required based on the lot width and a setback of 12.25 feet is proposed to the addition.
- A variance is required for the rear yard setback to the proposed addition, which at its closest point will have a rear yard setback of approximately 16.5 feet.
- A variance is required for the garage offset where in accordance with §165-14E(1)(e),
- attached garages with doors facing public streets shall be set back a minimum of three feet from the front building line for single-car-width garages and a setback of zero is proposed.
- A variance is also required for the location of the garage where in accordance with §165-14E(1)(e), attached garages on corner lots that face a public street shall face the street associated with the side facade of the principal structure and the proposed garage will face the street associated with the front façade.
- It should be determined/confirmed if a variance is required for the front yard setback to Somerset Avenue since the proposed addition is extending the existing nonconforming setback laterally as well as vertically
- and any variances, waivers, exceptions or other types of relief which are identified during the hearing of the application.

All interested parties are invited to appear and be heard at the public hearing on this application.

Documents relating to this application may be inspected by the Public during normal business hours in the Clerk's Office at the Chatham Borough Hall, 54 Fairmount Ave., Chatham, New Jersey, weekdays from 9:00 a.m. to 3:00 p.m.

Ruttika Joshi & Kavish Shukla

KMA
KYLE+MCMANUS ASSOCIATES
POLICY
PLANNING
DESIGN

P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-455-0972 (v)
609-374-9939 (f)
klelie@kylemcmanus.com

To: Borough of Chatham Planning Board

From: Kendra Lelie, PP/AICP, LLA
Thomas DiMartino, PIT

Re: **Kavish Shulka & Ruttika Joshi**
Floor Area Ratio "d(4)" Variance & Bulk Variance
Block 23, Lot 6
14 Somerset Avenue
R-3 Residential District

Date: September 15, 2026

1.0 Project Description & Application Background

1.1 The applicant is seeking "d(4)" Floor Area Ratio Variance and Bulk Variance approval to construct a 2-story 804 square foot addition and associated improvements including an extended driveway, covered porch, and a grade level patio.

2.0 Site Description

2.1 The subject site is a 6,841 square foot corner lot located within the R-3 District. The site is comprised of a 1,900 square foot, 2-story single family dwelling with improvements including a driveway, rear deck and rear patio, a front porch, single car garage and a front walkway. The site has frontage on Somerset Avenue and Penn Terrace. The site faces and is accessed from Somerset Avenue. The lot is surrounded entirely by single-family detached dwellings in all directions.

KMA
KYLE+MCMANUS ASSOCIATES

SITE MAP

KMA
KYLE+MCMANUS ASSOCIATES

3.0 Zoning Standards

3.1 Zone. The site is located within the R-3 Residential District, the purpose of which is to facilitate the development of single and two-family housing and low intensity uses compatible with residential development.

3.2 Bulk Standards. The bulk standards which are proposed for the site can be found summarized below.

§165-14 R-3 Zone				
	Required/Permitted	**Existing**	**Proposed**	**Variance?**
Minimum Lot Area	7,500 sf	6,841 sf	6,841 sf	Pre-Existing Nonconformity
Minimum Lot Frontage	60 ft	110 ft	110 ft	No
Minimum Lot Width	60 ft	110 ft	110 ft	No
Minimum Lot Depth	100 ft	61 ft	61 ft	Pre-Existing Nonconformity
Minimum Front Yard	30 ft	24.7 ft	24.7 ft	Pre-Existing Nonconformity
Minimum Rear Yard	42.75 ft	12.5 ft	12.5 ft	Pre-Existing Nonconformity
Minimum Side Yard	12 ft	21.6 ft	12.25 ft	No
Minimum Front Yard (Penn Terrace)	30 ft	29.9 ft	29.9 ft	Pre-Existing Nonconformity
Maximum Building Coverage	**1,280 sf**	**1,196 sf**	**1,498 sf**	**Yes**
Maximum Impervious Coverage	2,689 sf	2,000 sf	2,288 sf	No
Maximum FAR	**2,561.8 sf (37.49%)**	**1,900 sf (27.77%)**	**2,704 sf (39.53%)**	**Yes**
Maximum Building Height	35 ft	28.5 ft	28.5 ft	No
Maximum Stories	2.5 stories	2 stories	2 stories	No
Garage Setback from Front Façade	**3 feet**	**0 feet**	**0 feet***	**Yes**

* The applicant shall address the ability to provide the required garage setback especially given a new garage location is proposed.

KMA
KYLE+MCMANUS ASSOCIATES

4.0 Variance Consideration

1. "d(4)" FAR Variance. Pursuant to § 165-14F(1), the maximum permitted FAR is 2,450.9 sf (38.4%), and 2,820 sf (44.2%) is proposed. As such, a "d(4)" FAR Variance approval is required. The "d(4)" floor area ratio (FAR) variance is not subject to the typical D use variance positive and negative criteria, instead the Courts have altered the burden of proof which the Applicant must meet in order for this variance to be granted.

   a. Positive Criteria:

   The Board has the power to grant "d(4)" variances to permit an increase in the permitted FAR pursuant to N.J.S.A. 40:55D-70d(4) "in particular cases" and for "special reasons." This is the so-called positive criteria of a "d(4)" FAR variance. A "d(4)" FAR variance Applicant need not show that the property is particularly suited for more intensive development. The Board's focus for a "d(4)" variance for a permitted use must be on whether the site will accommodate the problems associated with the increased floor area. In a residential application, potential problems are typically associated with the visual of building mass as compared to other single-family dwelling units in the neighborhood. The applicant should address how the site is accommodating any problems (parking, tree removal, aesthetics, building massing, views from the public right-of-way, etc.) related to the additional floor area proposed which exceeds the maximum permitted.

   b. Negative Criteria:

   The Board's focus regarding the negative criteria in a permitted use "d(4)" variance case is whether conditions can be imposed in its approval to ensure that the deviations from the FAR requirements do not cause substantial detriment to the public good and substantial impairment of the intent and purpose of the zone plan and zoning ordinance. Under the Randolph Town Center case rationale, the Board's focus regarding negative criteria for a "d(4)" variance is identical to a "d(3)" conditional use variance case which focuses on determining whether conditions can be imposed in its approval to ensure that the deviations from the FAR requirements do not cause a substantial detriment to the public good and substantial impairment of the intent and purpose of the zone plan (master plan) and ordinance. Landscape screening is often recommended to help reduce the visual impact of the additional building mass from the public right of way and adjacent neighbors.

2. "c" Bulk or Dimensional Variance Considerations. The Board should evaluate the positive and negative criteria set forth below to determine whether the Applicant has met its burden of proof for a "c(1)" or "c(2)" variance.

a. Positive Criteria for "c(1)" hardship variance

The finding of a "c(1)" hardship would address the following:

i. *by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or*
ii. *by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or*
iii. *by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon, or*
iv. *the strict application of any regulations...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property.*

It should be noted that the finding of the hardship must be for the specific property in question—it must be unique to the area. Note also that a hardship variance cannot be granted by a self-created hardship or personal hardship of the Applicant.

b. Positive Criteria for "c(2)" flexible variance

For the finding of a "c(2)" flexible variance to permit relief from zoning regulations where an alternative proposal results in improved planning would address the following:

i. *The purposes of the MLUL would be advanced by the deviation, and*
ii. *The benefits of the deviation from the zoning ordinance requirements would substantially outweigh any detriment.*

It should be noted that the finding of the benefits must be for the specific property in question—it must be unique to the area. The zoning benefits resulting from permitting the deviation(s) must be for the community and not merely for the private purposes of the owner. It has been held that the zoning benefits resulting from permitting the deviation(s) are not restricted to those directly obtained from permitting the deviation(s) at issue; the benefits of permitting the deviation can be considered in light of benefits resulting from the entire development proposed. Notwithstanding, the Board should consider only those purposes of zoning that are actually implicated by the variance relief sought.

c. Negative Criteria. The Municipal Land Use Law (NJSA 40:55D-70) requires the Applicant to satisfy *both* components of the negative criteria:

i. *The proposal will not create a "substantial detriment to the public good;" and*
ii. *The proposal will not create a "substantial detriment to the zone plan and zoning ordinance."*

5.0 General Comments

5.1 Tree Removal and Replacement. There is existing landscaping located within the southern side yard where the addition bump out is taking place. The applicants should testify to whether there is to be any removal of trees on the premises. There should be a conscious effort to preserve all trees. However, where trees must be removed, the applicant shall comply with §257-11 which requires replacement at a one-to-one ratio as compensation.

5.2 Plantings. The applicants should replace the existing landscaping located along the side of the structure where the addition is to take place. Additional landscaping beds should be added around the base of the dwelling to mitigate any adverse visual impacts of the increased FAR and mass of the dwelling.

5.3 Ground Based Mechanical Equipment. Conformance with the screening requirements of ground based mechanical equipment in §165-76.2E(5) should be demonstrated.

5.4 Lighting. Pursuant to §165-78 C(4), a lighting plan is required for all development applications. The applicant shall provide testimony regarding the proposed lighting. Any proposed flood lighting should be shielded as to reduce light seepage into the adjacent residential properties.

6.0 Materials Reviewed

6.1 Development Application and supporting documentation.

6.2 Architectural Plans, consisting of 4 sheets, prepared by Abhijeet Parikh, AIA, RA, dated February 2, 2026.

C. (via email): Vanessa Nienhouse, Borough Secretary
Patrick Dwyer, Esq., Board Attorney
Robert C. Brightly, P.E., Board Engineer