Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Planning Board Regular Meeting
Meeting date: Wednesday, October 7, 2026
Meeting Time: 7:30 PM

PLANNING BOARD MEETING AGENDA

STATEMENT RE: ADEQUATE NOTICE OF MEETING

Pursuant to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq., adequate notice of this virtual meeting has been provided and published in online Morris Review and Borough website legal notices section. Copies of which were posted on the Municipal Bulletin Board on the main floor of the Municipal Building and filed with the Board Secretary and the Borough Clerk on September 25, 2026.

To join the meeting use the following zoom link: https://us02web.zoom.us/j/88934939163Webinar ID: 889 3493 9163

ROLL CALL

Mayor Carolyn Dempsey
Borough Administrator Stephen Williams
Council Member Jocelyn Mathiasen
Susan W. Favate, Chair
Thomas Belding
Bruce Harris
William Heap
Susan Robertson
Gregory Xikes
Jonathan Wilcox, 1st Alternate
Sophia Calcaterra-Hull, 2nd Alternate

Vincent Loughlin, Board Attorney
Steve Bolio, Board Engineer
Kendra Lelie, Board Planner
Vanessa Nienhouse, Board Secretary

PUBLIC COMMENT

NOTICE OF PUBLIC COMMENT TIME LIMIT

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any

member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

ADOPTING OF MEETING MINUTES

RESOLUTION # PB 2026-27

BE IT RESOLVED, by the Planning Board of the Borough of Chatham that the minutes from the September 2, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

APPLICATION RESOLUTIONS

PB Application #26-04 8/5, 9/2
23 South Passaic Owner LLC & 33 South Passaic Owner LLC
17, 23 & 33 South Passaic Ave, Lots 10, 12 & 13 Block 121
10.7 23 SOUTH PASSAIC RESOLUTION Oct 2026.docx

CONSISTENCY REVIEW

ORDINANCE #26-16 AN ORDINANCE TO AMEND CHAPTER 165 OF THE CODE OF THE BOROUGH OF CHATHAM, "LAND DEVELOPMENT REGULATIONS," TO EXPRESSLY PROHIBIT DATA CENTERS IN ALL ZONING DISTRICTS WITHIN THE BOROUGH OF CHATHAM

Introduced at the 9/28 Mayor and Council meeting and to be adopted at the 10/13 Mayor and Council meeting.
ORDINANCE 26-16 RESOLUTION PB 26-28.docx
ORDINANCE #26-16 AN ORDINANCE TO AMEND CHAPTER 165 OF THE CODE OF THE BOROUGH OF CHATHAM TO EXPRESSLY PROHIBIT DATA CENTERS.docx
261007 AH Ordinance Consistency.data center.pdf

NEW AND RETURNING APPLICATIONS - none

PUBLIC COMMENT

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

NEW BUSINESS

ADJOURNMENT

The next meeting of the Planning Board is scheduled for November 4, 2026.