Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Planning Board Regular Meeting
Meeting date: Wednesday, November 4, 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 meeting has been provided and published in the Chatham Courier on February 5, 2026 and 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 January 7, 2026.

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

ADOPTING OF MEETING MINUTES

RESOLUTION # PB 2026-28

BE IT RESOLVED, by the Planning Board of the Borough of Chatham that the minutes from the October 7, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

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.

APPLICATION RESOLUTIONS

PB Application #26-04 CARRIED TO 12/2/26
23 South Passaic Owner LLC & 33 South Passaic Owner LLC
17, 23 & 33 South Passaic Ave, Lots 10, 12 & 13 Block 121

NEW BUSINESS

RE-EXAMINATION OF THE MASTER PLAN

RESOLUTION #PB 2026-29 MEMORIALIZING RESOLUTION OF THE CHATHAM BOROUGH PLANNING BOARD CONFIRMING THE ADOPTION BY THE PLANNING BOARD OF 2026 MASTER PLAN REEXAMINATION AND UPDATE FOR THE BOROUGH OF CHATHAM, MORRIS COUNTY, NEW JERSEY

2026 Master Plan Reexamination Report.final2.pdf

MASTER PLAN RE-EXAMINATION RESOLUTION 2026.pdf

ADJOURNMENT - The next scheduled meeting of the Planning Board is December 2, 2026