Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Planning Board Regular Meeting
Meeting date: Wednesday, August 5, 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 online in the Morris Review as well as the Borough website. Copies of this agenda were posted on the Municipal Bulletin Board on the main floor of the Municipal Building and filed with the Commission Secretary and the Borough Clerk on June 18, 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 2026-24
BE IT RESOLVED, by the Planning Board of the Borough of Chatham that the minutes from July 1, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

RESOLUTION # PB 2026-25
BE IT RESOLVED, by the Planning Board of the Borough of Chatham that the minutes from July 16, 2026 special meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

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 four minutes.

APPLICATION RESOLUTIONS

AJDM RIVER RD
29, 33, 37, & 39 River Road, B140 L 7.01, 8, 9 & 10
Preliminary and Final Major Site Plan Approval - proposed 4-story mixed use residential building w/100 units and retail space

NEW AND RETURNING APPLICATIONS

PB Application #26-02
548 Chatham, LLC, 548 Main St. B33 L7
Change of use from Residential to Commercial, two variances requested for parking and signage

6.9 engineer review 548 Chatham LLC 548.pdf
Planner review memo 260701 548 Main LLC.pdf
548 Chatham LLC - Frank Davis & Sons, 548 Main Street Design (20260514).pdf
548 Chatham LLC - Revised Site Plan.pdf
548 Chatham LLC - Application - Revised - 20260528_Redacted_Part1.pdf
548 Chatham LLC - Application - Revised - 20260528_Redacted_Part2.pdf
sign approval.pdf
548 Chatham LLC - 548 Main Street Notice To Be Published In Official Newspaper.pdf
548 Chatham LLC -548 Main Street - Notice To Be Served on Owners Within 200'.pdf
Revised Application Submission Letter 548 Chatham LLC.pdf
548 Chatham Revised Application Part 2.pdf
checklists.pdf
2.16 engineer review 548 Chatham LLC 548 Main 2-16-26.pdf
4.1 engineer review 548 Chatham LLC 548 Main.pdf

PB Application #26-04
23 South Passaic Owner LLC & 33 South Passaic Owner LLC
17, 23 & 33 South Passaic Ave
Lots 10, 12 & 13 Block 121
Preliminary and Final Major Site Plan approval

engineer completeness review 23-33 S Passaic 6-17-26.pdf
260722 23-33 Passaic Planner Review Memo.pdf
06- Site Photos with Descriptions.pdf
24S001908 - ALTA-24x36 SURVEY-R1_Signed.pdf
2026-04-16 TIS.pdf
2026-04-22 LEED-v41_Residential-(MF_MFCS)-Scorecard_02_2025-Chatham.pdf

2026-04-22_Vertical Chatham - Site Plan Submission_Email.pdf
260424 r0 Environmental Impact Statement.pdf
260424 r0 Site Plan.pdf
260424 r0 SWM Report.pdf
Application, Checklists, POL, Tax Cert.pdf
Easements & Restrictions.pdf
Prior Reso.pdf
Rider & Waivers.pdf
Signed zoning permit.pdf
2961.02 Submission letter 5-12-26.pdf
Initial application cover letter.pdf
Morris County Planning Board letter.pdf
7-23-26 Submission letter.pdf
7.23Vertical Chatham - Site Plan Submission.pdf
7.23 r1 Site Plans.pdf
7.23 Planning Board-Resubmission Letter.pdf
PD Memo South Passaic Avenue Redevelopment Project.doc
Will-Serve 23 and 33 So Passaic Ave-Chatham.pdf
Fire memo.pdf
8-1-26_CBEC Memo_PB Application 24-06.pdf
PD Memo South Passaic Avenue Redevelopment Project.pdf
HPC Recommendation Report_South Passaic_2026-0804.pdf
CES ZBA Response 080526 Cottage Deli.pdf

PENDING BUSINESS

NEW BUSINESS

ADJOURNMENT
The next scheduled meeting will be September 2, 2026.