



# **Borough of Chatham**

**BOROUGH OF CHATHAM  
54 FAIRMOUNT AVENUE  
CHATHAM, NJ 07928**

**Planning Board Regular Meeting  
Meeting date: Wednesday, June 3, 2026  
Meeting Time: 7:30 PM**

## **PLANNING BOARD MEETING AGENDA**

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### **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 Commission Secretary and the Borough Clerk on January 7, 2026.

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### **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

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### **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.

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### **ADOPTING OF MEETING MINUTES**

**RESOLUTION # PB 2026-22**

**BE IT RESOLVED**, by the Planning Board of the Borough of Chatham that the minutes from the May 6, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

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## **NEW AND RETURNING APPLICATIONS**

PB APPLICATION #26-01 May 6, 2026 CARRIED TO June 3, 2026

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

[Planner 260318 AJDM Review Memo.pdf](#)

[2026-05-22-101324801 Chatham - Response to Boswell letter.pdf](#)

[Planning Board Submission 3.2026 - PH 2.pdf](#)

[0 -Cover Ltr for Initial Application Filing.pdf](#)

[1 -Application for Development w. Chk lst A.C.D.pdf](#)

[4 - Permission to Enter.pdf](#)

[6 - 2025-10-29 Bound-Topo.pdf](#)

[7 - Wetland Inspection Letter\\_1.15.2026.pdf](#)

[9 - Traffic Impact 2025-01-15.pdf](#)

[8 - Stormwater Report - 2026-05-22.pdf](#)

[10 - Architectural AJDM 2026-05-22.pdf](#)

[11 - Langan Civil Drawing Set 2026-05-22.pdf](#)

[12 - EIS 1\\_16\\_26.pdf](#)

[13 - Site Photos.pdf](#)

[14 - Morris\\_County\\_Land\\_Development\\_Review\\_Application\\_.pdf](#)

[20 - Taxes pd.pdf](#)

[21 - 200' List - 1.16.26.pdf](#)

[22 - Utilities paid lots 9.10.pdf](#)

[23 - List of Experts.pdf](#)

[24 - Statement of reasons.pdf](#)

[25 - Draft Public Notice.pdf](#)

[26 - Loading Discussion.pdf](#)

[27 - Trash calcs 1.16.2026.pdf](#)

[28 - Stormwater Maintenance Plan 2026-05-22.pdf](#)

[29 - Flood Damage Compliance Letter 2026-05-22.pdf](#)

[30 - Well Head Compliance Letter 2026-01-15.pdf](#)

[31 - Landscape Plans MBC 2026-05-22.pdf](#)

[Planning Board Submission 5.2026 - PH 2-A.docx](#)

[JCPL EASEMENT.pdf](#)

[3 -Owners Consent to File.pdf](#)

[Engineer completion review AJDM Chatham LLC 3-6-26.pdf](#)

[engineer review AJDM Chatham LLC 6-2-26.pdf](#)

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**DISCUSSION ITEM(S)**

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**PENDING BUSINESS**

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**NEW BUSINESS**

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**ADJOURNMENT - The next scheduled meeting of the Planning Board is July 1, 2026.**