Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Planning Board Regular Meeting
Meeting date: Wednesday, July 1, 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.

This meeting is being held virtually.
VIRTUAL MEETING ACCESS:
Anyone wishing to gain access to the meeting may dial 929-205-6099 (Webinar ID: 86138783234) or obtain online access of the meeting using the following URL: https://us02web.zoom.us/j/86138783234
Zoom participants may make comments during the Open to the Public portion of the meeting.

ROLL CALL

ADOPTING OF MEETING MINUTES

RESOLUTION # PB 2026-23

BE IT RESOLVED, by the Planning Board of the Borough of Chatham that the minutes from the June 5, 2026 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.

NEW AND RETURNING APPLICATIONS

PB APPLICATION #26-01 May 6, 2026 CARRIED TO June 3, 2026, **THIS MEETING IS BEING CARRIED TO A SPECIAL MEETING ON JULY 16, 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
engineer review AJDM Chatham LLC 6-2-26.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
8 - Stormwater Report - 2026-05-22.pdf
9 - Traffic Impact 2025-01-15.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
2026-05-22-101324801 Chatham - Response to Boswell letter.pdf
Engineer completion review AJDM Chatham LLC 3-6-26.pdf

ADJOURNMENT - The next scheduled regular meeting of the Planning Board will be August 5, 2026.