Borough of Chatham

BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Planning Board Regular Meeting
Meeting date: Wednesday, December 2, 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 2026-29

BE IT RESOLVED, by the Planning Board of the Borough of Chatham that the minutes from the November 4, 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

23 South Passaic Owner LLC & 33 South Passaic Owner LLC
17, 23 & 33 South Passaic Ave, Lots 10, 12 & 13 Block 121

NEW AND RETURNING APPLICATIONS

PB Application #26-06
Alta Asset Management, 64 Rowan Rd., B72 L2,
Minor Subdivision

64 Rowan Rd - Complete Application.pdf
64 Rowan Rd - Back Left.jpg
64 Rowan Rd - Vacant Land Portion of Property.jpg
64 Rowan Rd - Left Side with Vacant Land Portion in Foreground.jpg
64 Rowan Rd - Right Side.jpg
64 Rowan Rd - Left Side.jpg
Denial Letter.pdf
200 ft list and taxes&utilites pd dated 10.21.26.pdf
Job #260296[SD] - Proposed Minor Subdivision of 64 Rowan Road, Chatham Boro, Morris (REV1).pdf
PB SET 10.14.26.pdf
Rowan Drainage Calculations Report 10.5.26.pdf
To Nienhouse 10.14.26.pdf
64 Rowan Road - Site Plan 6-1-2002 (02-612).pdf
64 Rowan Consolidation Correspondence and Memo 4.11.2002.pdf
64 Rowan Deed of Consolidation 7.30.2002.pdf
64 Rowan Rd - Front.jpg
64 Rowan Rd - Backyard.jpg
Engineer review Alta Sub 64 Rowan Road 10-21-26.pdf
64 Rowan Rd - PB SET 6.17.26.pdf
Engineer review Alta Sub 64 Rowan Road 8-18-26.pdf

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 will be January7, 2026.