

**AGENDA
REORGANIZATION AND REGULAR MEETING
TOWNSHIP OF CHATHAM
PLANNING BOARD FOR JANUARY 12, 2026**

Meeting Called to order – 7:30 P.M

This is the Planning Board regular meeting of January 12, 2026

Open Public Meetings Act Statement:

Adequate Notice of the meetings of the Planning Board of the Township of Chatham was given as required by the Open Public Meetings Act as follows: Notice in the form of a Resolution setting forth the schedule of meetings for the year 2025, and January, 2026 was published in the *Chatham Courier and the Morris County Daily Record*, a copy was filed with the Municipal Clerk and a copy was placed on the bulletin board in the main hallway of the Municipal Building.

Oath of Office:

Jennifer Rowland, Ziad Shehady, Stacey Ewald, Phil Ankel, Emily Chang

Roll Call: Mrs. Rowland, Mr. Kahn, Mrs. Ewald, Mr. Shehady, Mr. Nikolopoulos, Mrs. Stillinger, Mrs. Foran, Mrs. Chang, Mr. Ankel, Mr. Miller, Alt.2

Reorganization of the Board

Selection of Chairman
Nomination(s)
Roll Call (s)

Selection of Vice Chair
Nomination (s)
Roll Call (s)

Selection of Secretary
Nomination (s)
Roll Call (s)

Resolutions:

2026-001-Legal Services
2026-002-Engineering Services
2026-003- Planning Services
2026-004-Planning Board Manager
2026-005-Board Transcribing Secretary
2026-006- Designating Newspaper
2026-007-Establishing Meeting Schedule
2026-008-Designating the Township Website as the Official Electronic
Medium for the Posting of Notices

Minutes: September 22, 2025 & December 1, 2025

Hearings: NONE

Resolution of Denial:

RES. 25-013 - PBA-24-005 - CEDAR MAPLE LLC, 23 CEDAR LANE, BLOCK: 56 LOT: 2. Minor subdivision into two 2 new lots. **Escrow#E7766852709**

Discussions:

- **Detached Garages & Detached Structures**

Adjournment

Applications Incomplete:

PBA-25-005-552 VESTA PROJECTS LLC, 552 RIVER ROAD, BLOCK: 62 LOT: 60. Requesting Minor Subdivision and Variances. (Received August 15, 2025. Incomplete 9/26/2025) **Escrow#E7766970808**

*Pending: PBA-23-003 COMFORT TRAIL DEVELOPMENT LLC, 552 RIVER ROAD, BLOCK: 62 LOT: 60. (Received July 7, 2023) Incomplete **September 19, 2023**, Revisions **December, 12, 2023**, Incomplete **January 16, 2024**, Revisions **February 14, 2024**, Incomplete **March 27, 2024**. Escro*