

**AGENDA
REORGANIZATION AND REGULAR MEETING
TOWNSHIP OF CHATHAM
PLANNING BOARD FOR JANUARY 27, 2025**

Meeting Called to order – 7:30 P.M

This is the Planning Board reorganization/regular meeting of January 27, 2025

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: Mike Choi, Ziad Andrew Shehady, Stacey Ewald, Matt Kahn, Dot Stillinger, Heather Foran, Dan Miller

Roll Call

Mr. Sullivan, Mr. Neibert, Mr. Choi, Mrs. Ewald, Mr. Kahn, Mr. Shehady,
Mr. Nikolopoulos, Mrs. Stillinger, Mrs. Foran, Mr. Miller

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:

2025-001-Legal Services
2025-002-Engineering Services
2025-003- Planning Services
2025-004-Planning Board Manager
2025-005-Board Transcribing Secretary
2025-006- Designating Newspaper
2025-007-Establishing Meeting Schedule
2025-008-Designating the Township Website as the Official Electronic
 Medium for the Posting of Notices

Minutes: December 2, 2024

Resolutions:

PB-25-010

**PBA-22-007 – Nouvelle Housing Solutions, INC., 482-490 River Road, Block:62
Lots: 70 & 71.** Request an extension of time for the Township to file the minor subdivision.

PB-25-009

PBA-24-004 – Fairmount Country Club, 400 Southern Blvd., Block: 128 Lot: 10.01.
Waiver of a site plan and variance relief related to increase of height of tennis court netting and related improvements. **Escrow: E7766646037**

Hearing:

**PBA-24-006 FAIRMOUNT COUNTRY CLUB, 400 SOUTHERN BLVD.
BLOCK: 128 LOT: 10.01.** Preliminary and Final Minor Site Plan, seeking parking lot improvements. (Received November 13, 2024 -Complete December 23, 2024)
Escrow#E7766646277

Adjournment

Completeness Review

None

Applications Incomplete:

**PBA-23-003 COMFORT TRAIL DEVELOPMENT LLC, 552 RIVER ROAD, BLOCK: 62
LOT: 60.** Minor Subdivision, and variances relief (Received July 7, 2023
Revisions 2/14/24.Incomplete 3/27/2024. Escrow #7766323289

PBA-24-003 - 50 MTN AVE. LLC, 50 MOUNTAIN AVENUE, BLOCK: 39 LOT: 21.
Requesting Minor Subdivision and Variances. (Received July 2, 2024, Incomplete 8/16/24)
Escrow #E7766645922

PBA-24-005 CEDAR MAPLE LLC, 23 CEDAR LANE, BLOCK: 56 LOT: 2. Minor
subdivision into two 2 new lots. (Received September 23, 2024-Incomplete 10/31/2024)
Escrow#E7766852709