

**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

**Roll Call**

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

**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-25-009**

**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#E776685**