

**AGENDA
REGULAR MEETING TOWNSHIP OF CHATHAM
PLANNING BOARD FOR DECEMBER 1, 2025**

Meeting Called to order – 7:30 P.M

This is the Planning Board regular meeting of December 1, 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.

Roll Call: Mr. Sullivan, Mr. Kahn, Mr. Choi, Mrs. Ewald, Mr. Shehady,
Mr. Nikolopoulos, Mrs. Stillinger, Mrs. Foran, Mrs. Chang, Alt.1, Mr. Miller, Alt.2

Minutes: September 22, 2025

Hearings: NONE

Resolution:

PBA-24-003 - 50 MTN AVE. LLC, 50 MOUNTAIN AVENUE, BLOCK: 39 LOT: 21. Requesting Minor Subdivision and Variances. Escrow #E7766645922

Discussions:

- **Master Plan Consistency Review for Ordinance 2025-17**
- **Detached Garages & Detached Structures**
- **Propose Meeting Dates 2026-2027**

Adjournment

Pending 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

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 Review: NONE

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.Escrow#7766323289