

**AGENDA**  
**TOWNSHIP OF CHATHAM PLANNING BOARD**  
**REGULAR MEETING FOR DECEMBER 2, 2024**

**Meeting called to order – 7:30 P.M**

**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 2024 and January, 2025 was published in the *Chatham Courier and the Morris County Daily Record*, a copy filed with the Municipal Clerk and a copy placed on the bulletin board in the main hallway of the Municipal Building.

**Roll Call**

Mr. Sullivan, Mr. Choi, Mr. Duemling, Mrs. Ewald, Mr. Kahn, Mr. Miller, Mr. Shehady, Mr. Nikolopoulos, Mr. Neibert, Mrs. Stillinger, Alt.1, Mrs. Foran, Alt.2

**Minutes:** November 4, 2024

**Resolution PB-24-012**

**PBA-24-002 ROBERT JANSEN, 437 GREEN VILLAGE ROAD, BLOCK:48.21 LOTS: 158, 158.01.** Lot Line adjustment to merge the two lots. Complete 10/10/2024 **Escrow#E7766645641**

**Discussion:** Continuation on setbacks

**Adjournment**

**Pending Resolution:**

**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. (Received July 23, 2024, Complete 7/30/24, Continuation) **Escrow# E7766646037**

**Completeness Review:**

**PBA-24-006 FAIRMOUNT COUNTRY CLUB, 400 SOUTHERN BLVD., BLOCK: 128**

**LOT: 10.01.** Preliminary & Final Minor Site Plan, seeking parking lot improvements.

(Received 11/13/24) **Escro# E7766646277**

**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**