

AGENDA
REGULAR MEETING TOWNSHIP OF CHATHAM
PLANNING BOARD FOR MARCH 2, 2026

Meeting Called to order – 7:30 P.M

This is the Planning Board regular meeting of March 2, 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 2026, and January, 2027 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: Mrs. Rowland, Mr. Kahn, Mrs. Ewald, Mr. Shehady,
Mr. Nikolopoulos, Mrs. Stillinger, Mrs. Foran, Mrs. Chang, Mr. Ankel, Mr. Miller, Alt.2

Resolutions:

2026-003 - Planning Services

Minutes: January 12, 2026

Hearings: NONE

Discussions:

1. Master Plan Consistency Review – Fourth Round Affordable Housing Compliance

Res-2026-010 - MPC AHO & DFO Zone Ord 2026-05

Ordinance 2026-05- An Ordinance Establishing affordable housing program requirements and adopting regulations governing the administration of very low, low, and moderate-income housing units

Res-2026-011 - MPC AH-1 Zone Ord 2026-06

Ordinance 2026-06- An Ordinance to Amend Chapter 30 “Land Development”, to add the AH-1 Affordable Housing 1 Zone

Res-2026-012 – MPC AHO Zone Ord 2026-07

Ordinance 2026-07-An Ordinance Amending Chapter 30, Land Development Regulations, adding the AHO (Affordable Housing Overlay Zone) option in the B-1 and PI-2 Zone Districts

2. Detached Garages & Detached Structures
3. PSE&G/Farber Farm

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*