

**AGENDA
REGULAR MEETING TOWNSHIP OF CHATHAM
PLANNING BOARD FOR APRIL 21, 2025**

Meeting Called to order – 7:30 P.M

This is the Planning Board regular meeting of April 21, 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. Neibert, 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: April 7, 2025

Discussion:

- **Master Plan Consistency Review of the 4th Round of Affordable Housing.**
- **Master Plan Consistency Review of Ordinance 2025-09, Regarding Section 30-17, Fees, to Update Certain Land Use Application Fees.**
- **Detached Garages & Detached Structures**

Adjournment

Hearing: 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, Revisions 2/7/2025, Complete 2/18/2025) **Continuation May 5, 2025, Escrow#E7766852709**

Completeness Review:

PBA-24-003 - 50 MTN AVE. LLC, 50 MOUNTAIN AVENUE, BLOCK: 39 LOT: 21. Requesting Minor Subdivision and Variances. (Received July 2, 2024, Incomplete August 16, 2024, Revisions March 7, 2025) **Escrow #E7766645922**

Applications Incomplete:

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: E7766323289**