

**MINUTES  
PLANNING BOARD  
TOWNSHIP OF CHATHAM  
JANUARY 12, 2026**

The Reorganization Meeting of the Planning Board was called to order by the Township Clerk at 7:30 P.M.

**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.

**Oaths of Office**

Mrs. Rowland, Mr. Shehady, Mrs. Ewald, Mr. Ankel and Mrs. Chang were sworn in as members of the Planning Board collectively. The oaths were administered by Kelly M. Carey, Esq.

**Roll Call**

Answering present to the roll call were Mr. Rowland, Mr. Shehady, Mrs. Ewald, Mr. Ankel, Mrs. Chang, Mrs. Foran, Mr. Nikolopoulos, Mrs. Stillinger, and Mr. Miller.

Mr. Kahn was absent.

Also present was Attorney Kelly M. Carey in place of Board Attorney Steve Warner.

**Selection of Chairperson**

Mr. LaConte, Township Clerk, opened the floor for nominations for Chairperson for 2026.

Mrs. Ewald nominated Heather Foran to serve as Chairperson for 2026. Mr. Shehady seconded the nomination.

**Roll Call:** Mrs. Rowland, Aye; Mr. Shehady, Aye; Mrs. Ewald, Aye; Mr. Ankel, Aye; Mrs. Chang, Aye; Mrs. Foran, Aye; Mr. Kahn, Absent; Mr. Nikolopoulos, Aye; Mrs. Stillinger, Aye; Mr. Miller, Aye.

**Selection of Vice-Chairperson**

Chairperson Foran opened the floor for nominations for Vice Chairperson for 2026.

Mrs. Ewald nominated Matt Kahn for Vice-Chairperson for 2026. Mrs. Foran seconded the motion.

**Roll Call:** Mrs. Rowland, Aye; Mr. Shehady, Aye; Mrs. Ewald, Aye; Mr. Ankel, Aye; Mrs. Chang, Aye; Mrs. Foran, Aye; Mr. Kahn, Absent; Mr. Nikolopoulos, Aye; Mrs. Stilling, Aye; Mr. Miller, Aye.

**Selection of Secretary**

Chairperson Foran opened the floor for nominations for Secretary for 2026.

Mrs. Ewald nominated Nick Nikolopoulos to serve as Secretary for 2026. Mr. Miller seconded the nomination.

**Roll Call:** Mrs. Rowland, Aye; Mr. Shehady, Aye; Mrs. Ewald, Aye; Mr. Ankel, Aye; Mrs. Chang, Aye; Mrs. Foran, Aye; Mr. Kahn, Absent; Mr. Nikolopoulos, Aye; Mrs. Stilling, Aye; Mr. Miller, Aye.

**Reorganization Resolutions**

**RESOLUTION PB-26-001**

**RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN CONTRACT FOR PLANNING BOARD LEGAL SERVICES WITH STEVEN K. WARNER, ESQ., OF SAVO, SCHALK, WARNER, GILLESPIE, O’GRODNICK & FISHER P.A. FOR THE YEAR 2026**

**WHEREAS** an RFQ for Municipal Legal Services was issued on November 6, 2025; and  
**WHEREAS**, the Planning Board of the Township of Chatham has a need to acquire the legal services for the Chatham Township Planning Board as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

**WHEREAS**, proposals were received and publicly opened on Tuesday, December 2 2025, at 12:00 PM, prevailing time; and

**WHEREAS**, the Chief Financial Officer has determined and certified in writing that the value of the contract will exceed \$17,500; and

**WHEREAS**, the anticipated term of this contract is one year; and

**WHEREAS**, the Chief Financial Officer has determined that sufficient funds are or will be available upon adoption of the budget for year 2026; and

**NOW THEREFORE, BE IT RESOLVED** that the Township of Chatham hereby appoints Steven Warner of SAVO, SCHALK, WARNER, GILLESPIE, O’GRODNICK & FISHER P.A. as the Planning Board Attorney and authorizes the Mayor and Clerk to enter into a contract with SAVO, SCHALK, WARNER, GILLESPIE, O’GRODNICK & FISHER P.A. as described herein; and,

**BE IT FURTHER RESOLVED** that a copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Township of Chatham.

Mr. Miller moved to adopt Resolution PB-26-001. Mrs. Ewald seconded the motion.

**Roll Call:** Mrs. Rowland, Aye; Mr. Shehady, Aye; Mrs. Ewald, Aye; Mr. Ankel, Aye; Mrs. Chang, Aye; Mrs. Foran, Aye; Mr. Kahn, Absent; Mr. Nikolopoulos, Aye; Mrs. Stillinger, Aye; Mr. Miller, Aye.

**RESOLUTION PB-26-002**  
**RESOLUTION AUTHORIZING THE AWARD OF A FAIR AND OPEN CONTRACT**  
**FOR PLANNING BOARD ENGINEERING SERVICES WITH JOHN K. RUSCHKE,**  
**P.E. OF MOTT Mac DONALD FOR THE YEAR 2026**

**WHEREAS** an RFQ for Municipal Engineering Services was issued on November 6, 2025; and

**WHEREAS**, the Zoning Board of Adjustment of the Township of Chatham has a need to acquire the Engineering Services for the Chatham Township Zoning Board of Adjustment as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and,

**WHEREAS**, proposals were received and publicly opened on Tuesday, December 2, 2025 at 12:00 PM, prevailing time; and

**WHEREAS**, the Chief Financial Officer has determined and certified in writing that the value of the contract will exceed \$17,500; and,

**WHEREAS**, the anticipated term of this contract is one year, and

**WHEREAS**, the Chief Financial Officer has determined that sufficient funds are or will be available upon adoption of the budget for year 2026; and

**NOW THEREFORE, BE IT RESOLVED** that that the Township of Chatham hereby appoints John K. Ruschke of Mott MacDonald as Planning Board Engineer and authorizes the Mayor and Clerk to enter a contract with Mott MacDonald as described herein; and,

**BE IT FURTHER RESOLVED** that a copy of this resolution as well as the Contract shall be placed on file with the Clerk of the Township of Chatham; and

**BE IT FURTHER RESOLVED** that a notice of this resolution shall be printed as provided by law in the Chatham Courier.

Mr. Miller moved to adopt Resolution PB-26-002. Mr. Shehady seconded the motion.

**Roll Call:** Mrs. Rowland, Aye; Mr. Shehady, Aye; Mrs. Ewald, Aye; Mr. Ankel, Aye; Mrs. Chang, Aye; Mrs. Foran, Aye; Mr. Kahn, Absent; Mr. Nikolopoulos, Aye; Mrs. Stillinger, Aye; Mr. Miller, Aye.

Mr. Shehady made a motion to award a non-fair and open contract for professional services to Kendra Lelie from Kyle & McManus Associates as the Planning Board Planner. Mrs. Ewald seconded the motion.

**Roll Call:** Mrs. Rowland, Aye; Mr. Shehady, Aye; Mrs. Ewald, Aye; Mr. Ankel, Aye; Mrs. Chang, Aye; Mrs. Foran, Aye; Mr. Kahn, Absent; Mr. Nikolopoulos, Aye; Mrs. Stillinger, Aye; Mr. Miller, Aye.

A memorialization resolution for this appointment under the Local Public Contracts Law will be on the agenda for the next meeting.

**RESOLUTION PB-26-004**  
**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHATHAM,**  
**COUNTY OF MORRIS, STATE OF NEW JERSEY, APPOINTING KALI P.**  
**TSIMBOUKIS AS MANAGER FOR THE PLANNING BOARD**  
**FOR THE YEAR 2026**

**WHEREAS**, the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, desires to appoint Kali P. Tsimboukis as Manager for 2026.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. Kali P. Tsimboukis is hereby appointed as Manager for the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, for the term commencing one year.
2. The compensation to be paid to Kali P. Tsimboukis for services rendered to the Board shall be in accordance with the Salary Ordinance of the Township of Chatham.
3. This Resolution shall take effect upon adoption.
4. A certified copy of the Resolution shall be forwarded by the Secretary of the Board to the Township Committee.

**RESOLUTION PB-26-005**  
**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHATHAM,**  
**COUNTY OF MORRIS, STATE OF NEW JERSEY, APPOINTING GREGORY J.**  
**LACONTE AS TRANSCRIBING SECRETARY FOR THE PLANNING BOARD**

**WHEREAS**, the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, desires to appoint Gregory J. LaConte as transcribing for 2026.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. Gregory J. LaConte is hereby appointed as Transcribing Secretary for the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, for a term commencing one year.
2. The compensation to be paid to Gregory J. LaConte for services rendered to the Board shall be in accordance with the Salary Ordinance of the Township of Chatham.
3. This Resolution shall take effect upon adoption.
4. A certified copy of the Resolution shall be forwarded by the Secretary of the Board to the Township Committee.

**RESOLUTION PB 26-006**  
**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHATHAM,**  
**COUNTY OF MORRIS, STATE OF NEW JERSEY, DESIGNATING NEWSPAPERS**  
**AND FIXING CHARGES FOR NOTICES OF PUBLIC MEETINGS FOR THE YEAR**  
**2026**

**WHEREAS**, the "Open Public Meetings Act," N.J.S.A. 10:4-6, and following, requires that notification be given of meetings of public bodies as therein defined and in the manner therein set forth; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. The Chatham Courier and the Morris County Daily Record are hereby designated for the calendar year 2026 as the two newspapers to receive notice of meetings of the Planning Board as required by any and all sections of the Open Public Meetings Act, it is appearing that these newspapers are most likely to inform the local public of such meetings.
2. The Chatham Courier and the Morris County Daily Record are hereby designated as the official newspapers of the Township in which to publish legal notices regarding matters and applications before the Planning Board; the Township Committee having previously designated the Chatham Courier and the Morris County Daily Record as the Official Newspapers of the Township.
3. The public place for the posting of notices of meetings of the Planning Board for the calendar year 2026, and revisions thereof, shall be the bulletin board in the main hallway of the Municipal Building, 58 Meyersville Road, Chatham, New Jersey.
4. The sum of \$35.00 is hereby affixed as the fee to be paid by any person requesting that copies of any regular meeting schedule of the Planning Board for the calendar year 2026, and revisions thereof, and notices of Planning Board meetings during the calendar year 2026 not included in such schedule, or revisions thereof, be mailed to such persons as specified in N.J.S.A. 10:4-19, provided, however, that no charge shall be made to any news media requesting the mailing of notices to its business office.
5. This Resolution shall take effect upon adoption.
6. A certified copy of the Resolution shall be mailed by the Secretary of the Board to the Chatham Courier and the Morris County Daily Record, and a certified copy shall be filed with the Clerk of the Township of Chatham and the Secretary of the Planning Board.

**RESOLUTION PB-26-007**

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHATHAM,  
COUNTY OF MORRIS, STATE OF NEW JERSEY, ESTABLISHING A REGULAR  
MEETING SCHEDULE FOR THE PLANNING BOARD DURING 2026 AND  
JANUARY 2027**

**WHEREAS**, The "Open Public Meeting Act," N.J.S.A.10:4-6 and following requires that public bodies provide adequate notice of meetings.

**NOW THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Chatham, County of Morris, State of New Jersey, as follows:

During the calendar year 2026, and January 2027 public meetings (work meetings, regular meetings, and technical Coordinating Committee (TCC) meetings), will be held by the

Planning Board at the Municipal Building, 58 Meyersville Road, Chatham Township, on the following dates and at the following times:

**MEETING DATES 2026-2027**

	<b>Meeting (1<sup>st</sup> Monday 7:30 pm)</b>	<b>Regular Meeting (3<sup>rd</sup> Monday 7:30pm)</b>	<b>TCC Meeting (2<sup>nd</sup> Thursday 9:00am)</b>
<b>2026</b>	February 2	February 23	February 12
	March 2	March 16	March 12
	April 6	April 20	April 9
	May 4	May 18	May 14
	June 1	June 15	June 11
	July 6	July 20	July 9
	August 3	August 17	August 13
	September 14	September 28	September 10
	October 5	October 19	October 8
	November 9	November 23	November 12
	December 7	December 21	December 10
<b>2027</b>	January 11	January 25	January 14

Formal action may be taken at either of the Monday meetings listed above. During the calendar year 2026 and January 2027, additional public meetings will be held by the Planning Board for purposes of site inspections at 9:00 am prevailing time, starting at the Municipal Building, 58 Meyersville Road, Chatham, or such other locations as announced by the Board, on the following dates:

**Site Visits  
(1<sup>st</sup> Saturday 9:00 am)**

<b>2026</b>	February 7
	March 7
	April 11
	May 2
	June 6
	July 11
	August 1
	September 5
	October 3
	November 7
	December 5
<b>2027</b>	January 9

The Secretary of the Planning Board shall cause the Resolution to be published in both the Chatham Courier and the Morris County Daily Record, posted on the bulletin board in the main hallway of the Municipal Building 58 Meyersville Road, Chatham Township, New Jersey, and a copy filed with the Township Clerk.

**RESOLUTION PB-26-008**  
**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF CHATHAM IN**  
**THE COUNTY OF MORRIS, NEW JERSEY, DESIGNATING THE TOWNSHIP**  
**WEBSITE AS THE OFFICIAL ELECTRONIC MEDIUM FOR THE POSTING OF**  
**NOTICES OF THE TOWNSHIP**

**BE IT RESOLVED** by the Planning Board of the Township of Chatham in the County of Morris, New Jersey, that the Township website, <https://chathamtownship-nj.gov/> is hereby designated as the official electronic medium for public notices and other official documents.

Mr. Shehady moved to adopt resolutions PB-26-004 through PB-26-008. Mr. Miller seconded the motion.

**Roll Call:** Mrs. Rowland, Aye; Mr. Shehady, Aye; Mrs. Ewald, Aye; Mr. Ankel, Aye; Mrs. Chang, Aye; Mrs. Foran, Aye; Mr. Kahn, Absent; Mr. Nikolopoulos, Aye; Mrs. Stillinger, Aye; Mr. Miller, Aye.

**Minutes**

Mrs. Ewald moved to adopt the minutes of the September 22, 2025 and December 1, 2025 meetings. Mr. Miller seconded the motion, which carried unanimously with abstentions from those absent from the meetings.

**Resolutions**

Res. PB-26-009 - PBA-24-005 - Cedar Maple LLC, 23 Cedar Lane, Block: 56 Lot: 2

Mrs. Stillinger moved to adopt Resolution PB-26-009. Mr. Nikolopoulos seconded the motion.

**Roll Call:** Mrs. Ewald, Aye; Mrs. Chang, Aye; Mr. Nikolopoulos, Aye; Mrs. Stillinger, Aye.

**Discussion**

**Detached Garages & Detached Structures**

This topic will be further discussed following receipt of recommendations from the Board's professionals. Mrs. Ewald noted that the State is considering legislation that would impact this topic.

**Board Basics Refresher**

Ms. Carey gave a review of the Open Public Meetings Act as it relates to the business of the Planning Board. She also addressed how to handle conflicts of interest. Ms. Carey further discouraged discussion of Board business on social media. Recent legislation about how legal

notices are handled was also addressed. Ms. Carey further addressed some pending DEP regulations about stormwater management, flood hazard controls and wetlands protections, which would impact any pending applications that are not approved prior to when the regulations take effect.

Mr. LaConte said that emails and text messages pertaining to Board business are subject to records retention regulations and the Open Public Records Act.

Mrs. Chang asked when the DEP regulations will be published. Ms. Carey said she will check when they will be published. She also clarified what sort of applications will be impacted and the grace period. Ms. Carey also said that this topic will come up again once an application comes up where the new regulations would apply.

Ms. Carey commented on the Basic Course in Land Use Law and Planning and the need for new members to take the training.

### **Public Comment**

Mrs. Foran opened the floor to public comment.

1. Daniel Miller, Green Village Road, commented on a prior approval for a subdivision granted to PSE&G for the Ferber Property. He said that the subdivision is subject to BPU approval, and the BPU has not granted that approval yet. Mr. Miller asked if there is anything that the Board or the Township can do to help move that process along.

Mrs. Foran asked what the Board could do to enforce the BPU approval of the subdivision. Ms. Carey said that she does not think there is any enforcement mechanism available to the Planning Board at this time, however the status of resolution compliance can be investigated to determine if the Board has any remaining jurisdiction over that application. Mrs. Foran recommended that the topic be placed on the next agenda for discussion.

Seeing no further public, Mrs. Foran closed the floor.

Mr. Shehady moved to adjourn at 7:54 PM. Mr. Miller seconded the motion, which carried unanimously.

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Gregory J. LaConte  
Planning Board Recording Secretary