

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
DECEMBER 1, 2025**

Mr. Sullivan called the Regular Meeting of the Planning Board to order at 7:36 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.

Roll Call

Answering present to the roll call were Mr. Sullivan, Mrs. Ewald, Mr. Nikolopoulos, Mrs. Foran, Mrs. Stillinger and Mr. Miller.

Mr. Choi, Mr. Kahn, Mr. Shehady and Mrs. Chang were absent.

Also present were Planner Frank Banisch and Attorney John Deluca in place of Board Attorney Steve Warner.

Minutes

Mrs. Stillinger said that there was a typo in the minutes from the September 22nd meeting that the property at 50 Mountain Ave should be secured, and she said it should have said “sewered.” Mr. Banisch confirmed that the word secured was correct.

Mrs. Ewald said that she has questions about the resolution to memorialize the application approval.

The approval of the minutes will be deferred.

Resolutions

PBA-24-003 - 50 MTN AVE. LLC, 50 Mountain Avenue, Block: 39 Lot: 21

Mr. Deluca provided an overview of the application and the approval resolution. He highlighted the conditions of approval in the resolution.

Mrs. Ewald expressed concern that resubmissions for development will be far in the future. Mr. Deluca noted that deed restrictions will be required for the subdivided lots. He also said that the Board’s concerns were addressed.

Mr. Sullivan noted that a previously subdivided property was recently on a Zoning Board agenda for variances.

Mr. Nikolopoulos moved to adopt the resolution to memorialize the approval. Mrs. Ewald seconded the motion.

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

Discussion

Master Plan Consistency Review for Ordinance 2025-17

Mr. Banisch said that the ordinance is a state-required update regarding flood plains. He said that the ordinance is not inconsistent with the Master Plan. Mr. Deluca said that a motion can be made to forward Mr. Banisch's memo to the Township Committee.

Mr. Sullivan asked how many properties are within the floodplain. Mr. Banisch said he does not know the number, and the floodplain may expand in the future. Mrs. Ewald said that if the ordinance is not adopted, some residents may have difficulty getting FEMA funds if there is flooding.

Mr. LaConte said that the ordinance is an update to an ordinance adopted earlier this year.

Mrs. Stillinger moved to determine that Ordinance 2025-17 is not inconsistent with the Master Plan. Mr. Miller seconded the motion.

Roll Call: Mr. Sullivan, Aye; Mr. Kahn, Absent; Mr. Choi, Absent; Mr. Shehady, Absent; Mrs. Ewald, Aye; Mrs. Foran, Aye; Mr. Nikolopoulos, Aye; Mrs. Stillinger, Aye; Mrs. Chang, Absent; Mr. Miller, Aye.

2026 Meeting Dates

Mr. LaConte said that the proposed dates were reviewed to avoid conflicts with holidays. He also noted that the November meetings will be designed to avoid a conflict with Election Day. The schedule will be formally adopted in January at the Reorg.

Detached Garages & Detached Structures

Mr. Banisch provided an overview of the height of structures and the more intensive development of houses which is affecting the character of neighborhoods. He said there are concerns about 35-foot structures with flat roofs. Mr. Banisch said that the Board will need to decide what recommendations they may want to make for ordinance updates. He further said

that that the acreage of a lot should be considered. Mr. Miller said that there are some areas of the Township where variances should not necessarily be needed for additional accessory structures.

Mr. Sullivan said that the December 15th meeting might be canceled. He thanked the members of the Board for their work this past year.

Mr. Banisch thanked Mr. Sullivan for his service as Chairman.

Mr. Miller moved to adjourn at 8:05 PM. Mrs. Ewald seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary