

**MINUTES  
PLANNING BOARD  
TOWNSHIP OF CHATHAM  
JUNE 2, 2025**

Mr. Sullivan called the Regular Meeting of the Planning Board to order at 7:34 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, Mr. Choi, Mr. Kahn, Mrs. Stillinger, and Mr. Miller.

Mrs. Ewald arrived late.

Mr. Shehady, Mr. Nikolopoulos, Mrs. Chang and Mrs. Foran were absent.

Also present was Attorney Chris Sobieski in place of Board Attorney Steve Warner.

**Hearing**

PBA-24-005 - Cedar Maple LLC, 23 Cedar Lane, Block: 56 Lot: 2

Mr. Sullivan stated that the applicant has requested to carry the hearing to the July 7, 2025 meeting.

Mrs. Stone-Dougherty, the attorney representing the applicant, indicated that some revisions are being made to the application. The applicant requests to carry the hearing to July 7, 2025 without further notice. Mrs. Stone-Dougherty also said that she has submitted a consent for an extension to time to act to July 8<sup>th</sup>.

Mr. Sobieski made the formal announcement that the hearing is being carried to July 7<sup>th</sup> at 7:30 PM, and no further notice is required.

**Minutes**

Mr. Miller moved to approve the minutes of the May 5, 2025 meeting. Mr. Kahn seconded the motion, which carried unanimously.

### **Selection of Chairperson**

Mr. Sullivan said that Mr. Neibert has resigned from the Planning Board due to some personal circumstances, and his service on the Board will be missed. As Mr. Neibert was the Board Chairman, there is a need to appoint a new Chairperson.

Mr. Sobieski opened the floor for nominations for Chairperson for 2025.

Mr. Miller nominated Kevin Sullivan to serve as Chairperson for 2025. Mr. Choi seconded the nomination.

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

### **Selection of Vice-Chairperson**

Mr. Sullivan nominated Matt Kahn for Vice-Chairperson for 2025. Mrs. Ewald seconded the motion.

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

Mr. Kahn moved to adjourn at 7:41 PM. Mr. Miller seconded the motion, which carried unanimously.

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Gregory J. LaConte  
Planning Board Recording Secretary