

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
JULY 20, 2026**

The Regular Meeting of the Planning Board was called to order by Mrs. Foran at 7:31 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 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.

Oath of Office

Peter Tripp was sworn in as an alternat member of the Planning Board. The oath was administered by Mr. LaConte.

Roll Call

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

Mr. Kahn and Mr. Ankel were absent.

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

Minutes

Mr. Nikolopoulos moved to approve the minutes of the March 2, 2026 meeting. Mr. Miller seconded the motion which carried unanimously.

Resolutions

Resolution: PB-26-013- Mountain Ave., LLC, 50 Mountain Avenue., Block 39, Lot 21

Jonathan Clemente, an attorney representing the applicant, explained that the extension is requested following a delay in hearing back from the Board professionals. The deadline for the recording of the subdivision expired on June 9th, while the feedback from the Board professionals was not received by the applicant until June 12th and June 17th. Mr. Clemente confirmed that an extension until December 1st is requested.

Mr. Sobieski said that a public hearing on this matter is not required under the MLUL, however a member of the public has requested to present an objection to the extension.

Paul Borokhov, residing at 15 Hixon Drive in Burlington, said that it is his understanding of the statute authorizing the extension would only be applicable if the delay was caused by a governmental agency.

Mr. Clemente confirmed that the delay was caused by a delayed response from the Board's professionals.

Mr. Borokhov opined that N.J.S.A. 40:55D-47(f) only refers to government agencies other than the municipality. He also said that the applicant did not submit documentation until May, while they had received approvals in December.

Mr. Clemente asked for confirmation that Mr. Borokhov is not a Chatham Township resident. Mr. Borokhov confirmed that he does not reside in Chatham Township. Mr. Clemente asked for confirmation that Mr. Borokhov had submitted a bid to purchase the property which was rejected. Mr. Borokhov confirmed that he had put in an offer to purchase the property.

Mr. Sobieski said that N.J.S.A. 40:55D-47(f) would be applicable to approvals from the Board's professionals acting in their official capacity. He opined that the applicant has demonstrated that they are eligible for the extension if the Board votes to grant it. Mr. Sobieski also said that as Mr. Borokhov is not a Township resident, he may not have standing to object to the process for the extension.

Mrs. Ewald said that the Board has already approved the application after having reviewed the application itself and having heard testimony from the public and professionals. She said that the Board has typically granted extensions when requested unless there is some legal not to grant the extension. Mr. Sobieski explained the purpose of the deadlines, and said that the applicant has demonstrated that they meet the criteria for an extension in this case.

Mr. Shehady commented that denying the extension would not appear to serve any purpose.

Mrs. Stillinger asked if anything has changed on the property. The applicant indicated that nothing has changed.

Mr. Miller moved to adopt Resolution PB-26-013 to grant the extension. Mr. Shehady seconded the motion.

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

Discussion

Mrs. Stillinger brought up the concept of floor-area ratio and said that some neighboring municipalities have ordinances that address the topic. Mr. Miller said that regulating floor-area

ratio is a topic for which the Board Planner and Board Engineer should provide comment. Mr. LaConte noted that the topic was discussed several years ago, and the concept was rejected by the Board at the time. He said he can provide the minutes to the current Board for review. Mrs. Foran noted that the Master Plan will be discussed later this year, and the floor-area ratio concept can be discussed as part of that discussion. Mr. Shehady suggested that the old minutes when this was previously discussed be circulated for review.

Mr. Shehady moved to adjourn at 7:48 PM. Mr. Miller seconded the motion, which carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary