



Borough of Chatham
BOROUGH OF CHATHAM
54 FAIRMOUNT AVENUE
CHATHAM, NJ 07928

Planning Board Regular Meeting
Meeting date: Wednesday, September 2, 2026
Meeting Time: 7:30 PM

PLANNING BOARD MEETING AGENDA

STATEMENT RE: ADEQUATE NOTICE OF MEETING

Pursuant to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq., adequate notice of this meeting has been provided and published in the Chatham Courier on February 5, 2026 and copies of which were posted on the Municipal Bulletin Board on the main floor of the Municipal Building and filed with the Board Secretary and the Borough Clerk on January 7, 2026.

ROLL CALL

Mayor Carolyn Dempsey
Borough Administrator Stephen Williams
Council Member Jocelyn Mathiasen
Susan W. Favate, Chair
Thomas Belding
Bruce Harris
William Heap
Susan Robertson
Gregory Xikes
Jonathan Wilcox, 1st Alternate
Sophia Calcaterra-Hull, 2nd Alternate

Vincent Loughlin, Board Attorney
Steve Bolio, Board Engineer
Kendra Lelie, Board Planner
Vanessa Nienhouse, Board Secretary

PUBLIC COMMENT

NOTICE OF PUBLIC COMMENT TIME LIMIT

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

ADOPTING OF MEETING MINUTES

RESOLUTION # PB 2026-26

BE IT RESOLVED, by the Planning Board of the Borough of Chatham that the minutes from the August 5, 2026 meeting are approved as prepared and shall be filed as a permanent record in the Borough Clerk's Office.

APPLICATION RESOLUTIONS

PB #26-01 AJDM RIVER RD
29, 33, 37, & 39 River Road, B140 L 7.01, 8, 9 & 10

[ADJM CHATHAM RESOLUTION FINAL Sept 2026.kalcomments.pdf](#)

PB #26-02 548 Chatham, LLC
548 Main Street B33 L7

[548 CHATHAM RESOLUTION Revised 9-02-26.pdf](#)

NEW AND RETURNING APPLICATIONS

PB Application #26-04 8/5, 9/2
23 South Passaic Owner LLC & 33 South Passaic Owner LLC
17, 23 & 33 South Passaic Ave
Lots 10, 12 & 13 Block 121
Preliminary and Final Major Site Plan approval

[engineer completeness review 23-33 S Passaic 6-17-26.pdf](#)
[260722 23-33 Passaic Planner Review Memo.pdf](#)
[06- Site Photos with Descriptions.pdf](#)
[24S001908 - ALTA-24x36 SURVEY-R1_Signed.pdf](#)
[2026-04-16 TIS.pdf](#)
[2026-04-22 LEED-v41_Residential-\(MF_MFCS\)-Scorecard_02_2025-Chatham.pdf](#)
[2026-04-22_Vertical Chatham - Site Plan Submission_Email.pdf](#)
[260424 r0 Environmental Impact Statement.pdf](#)
[260424 r0 Site Plan.pdf](#)
[260424 r0 SWM Report.pdf](#)
[Application, Checklists, POL, Tax Cert.pdf](#)
[Easements & Restrictions.pdf](#)
[Prior Reso.pdf](#)
[Rider & Waivers.pdf](#)
[Signed zoning permit.pdf](#)
[2961.02 Submission letter 5-12-26.pdf](#)
[Initial application cover letter.pdf](#)
[Morris County Planning Board letter.pdf](#)
[7-23-26 Submission letter.pdf](#)
[7.23Vertical Chatham - Site Plan Submission.pdf](#)
[7.23 r1 Site Plans.pdf](#)
[7.23 Planning Board-Resubmission Letter.pdf](#)

PD Memo South Passaic Avenue Redevelopment Project.doc
Will-Serve 23 and 33 So Passaic Ave-Chatham.pdf
Fire memo.pdf
8-1-26_CBEC Memo_PB Application 24-06.pdf
PD Memo South Passaic Avenue Redevelopment Project.pdf
HPC Recommendation Report_South Passaic_2026-0804.pdf
CES ZBA Response 080526 Cottage Deli.pdf
H2M Review 17, 23 & 33 South Passaic Ave.pdf

DISCUSSION ITEM(S)

PENDING BUSINESS

NEW BUSINESS

ADJOURNMENT

The next scheduled meeting of the Planning Board is October 7, 2026.