



# **Borough of Chatham**

**BOROUGH HALL**

**54 FAIRMOUNT AVENUE**

**CHATHAM, NEW JERSEY 07928**

**Tel: 973-635-0674**

## **BOROUGH OF CHATHAM PLANNING BOARD**

### **REGULAR MEETING**

**Wednesday, June 7, 2023, at 7:30 p.m.**

#### **STATEMENT OF ADEQUATE NOTICE**

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 9, 2023, and posted on the Municipal Bulletin Board on the main floor of the Municipal Building and filed with the Commission Secretary and the Borough Clerk also on February 9, 2023.

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#### **ADMINISTRATION OF THE OATHS OF OFFICE**

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#### **ROLL CALL**

Thaddaeus Kobylarz  
Stephen Williams  
Frank Truilo  
Tom Belding  
Matthew Wagner  
Curt Dawson  
Susan W. Favate  
William Heap  
Susan Robertson  
Gregory Xikes, 1<sup>st</sup> Alternate  
Jonathan Wilcox, 2<sup>nd</sup> Alternate  
Vincent Loughlin, Board Attorney  
Liz Holler, Recording Secretary

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#### **ADMINISTRATION OF THE OATH OF OFFICE**

#### **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.

**RESOLUTION #PB 2023-01**

**RESOLUTION OF THE BOROUGH OF CHATHAM PLANNING BOARD ADOPTING MEETING MINUTES**

**BE IT RESOLVED** by the Borough of Chatham Planning Board that the minutes from the May 3, 2023, meeting is approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

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**APPLICATION RESOLUTIONS**

- a. **Application No. PB 22-003**  
**Robert & Erin Zotti**  
**142 North Passaic Avenue**  
**Block: 45, Lot: 2**  
**Minor Subdivision with Variances**
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**DISCUSSION ITEMS**

On referral from Mayor and Council to the Planning Board for determination of "Master Plan Consistency".

**Ordinance #23-07**

**BOND ORDINANCE TO AUTHORIZE THE MAKING OF VARIOUS PUBLIC IMPROVEMENTS AND THE ACQUISITION OF NEW ADDITIONAL OR REPLACEMENT EQUIPMENT AND MACHINERY AND A NEW AUTOMOTIVE VEHICLE, INCLUDING ORIGINAL APPARATUS AND EQUIPMENT, IN, BY AND FOR THE WATER UTILITY OF THE BOROUGH OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$615,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT OR FULLY FUND APPROPRIATIONS FROM THE WATER UTILITY CAPITAL IMPROVEMENT FUND, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

**RESOLUTION #PB 2023-02 RESOLUTION AS TO REVIEW AND RECOMMENDATION OF THE PLANNING BOARD FOR ORDINANCE #23-07.**

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**NEW AND RETURNING APPLICATIONS**

- a. **Application No. PB 23-001**  
**Madeline Housing Partners, LLC**  
**South Passaic Avenue & Bowers Lane**  
**Block: 121, Lot: 10**  
**Preliminary & Final Site Plan**
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**NEW AND PENDING BUSINESS**

**CLOSED SESSION**

**ADJOURNMENT**