



# Borough of Chatham

BOROUGH HALL  
54 FAIRMOUNT AVENUE  
CHATHAM, NEW JERSEY 07928  
Tel: 973-635-0674

## BOROUGH OF CHATHAM PLANNING BOARD

### REGULAR VIRTUAL MEETING

Wednesday, June 2, 2021 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 January 21, 2021 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 January 21, 2021.

Please follow the link below to join the webinar:

<https://us02web.zoom.us/j/83317075016>

Or One tap mobile :

US: +13126266799,,83317075016# or +19292056099,,83317075016#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 833 1707 5016

International numbers available: <https://us02web.zoom.us/j/83317075016>

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#### ROLL CALL

Thaddaeus Kobylarz

Stephen Williams

Frank Truilo

H.H. Montague

Matthew Wagner

Curt Dawson

Susan W. Favate

William Heap

Torri Van Wie

Joseph Mikulewicz, 1<sup>st</sup> Alternate

Gregory Xikes, 2<sup>nd</sup> Alternate

Vincent Loughlin, Board Attorney

Liz Holler, Recording Secretary

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**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.

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**RESOLUTION #PB 2021-01**

**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 March 3, 2021, March 17, 2021, April 7, 2021, April 21, 2021, May 5, 2021 and May 19, 2021 meetings are approved as prepared and shall be filed as a permanent record in the Borough Clerk's office.

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**APPLICATION RESOLUTIONS**

a.

b.

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**DISCUSSION ITEMS:**

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**NEW AND RETURNING APPLICATIONS**

- a. **Application # P 21-002  
Sterling Sun at Chatham, LLC  
312 Hillside Avenue  
Block: 98, Lot: 2  
Preliminary and Final Site Plan**

**This application was started  
at the May 19, 2021 meeting  
and being continued this  
evening**

b.

c.

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**NEW AND PENDING BUSINESS**

Ordinance # 21-15 Amend and Supplement the Code of the Borough of Chatham with a New Chapter Entitled “Chapter 101, Cannabis Prohibition of All Classes of Business.

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**CLOSED SESSION**

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**ADJOURNMENT**