

# AJDM CHATHAM, LLC

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1 Boland Drive, Suite 201  
West Orange, NJ 07054  
Tel (973) 992-2443

March 27, 2026

Hand Delivered

Vanessa Nienhouse  
Administrative Secretary  
Borough of Chatham  
54 Fairmount Ave.  
Chatham, NJ 07928

RE: **AJDM Chatham, LLC**  
River Road Residential Project  
1 Apartment Building  
100 Total Units  
29, 33, 37, 39 River Road  
Block 140 Lots 7.01, 8, 9, 10  
Borough of Chatham  
Morris County, NJ

Dear Ms. Nienhouse:

AJDM Chatham, LLC is the owner of 29, 37 and 39 River Road Properties and contract purchaser of 33 River Road. The four (4) properties contain a total of 3.14 acres of land fronting on River Road. The Applicant is seeking preliminary and final site plan approval for the development and use on the property for 100 residential units in the (AH-1) GAHO-1 zone as such use is permitted. Please note no variances are necessary.

For completeness review and in accordance with the Boroughs requirements enclosed please find fourteen (14) of copies of the following:

1. Application for Development to which are attached Checklists A, C and D, and the
2. Ownership Disclosure is on the application.
3. Owners Consent for Filing the Application (33 River Road). All other lots are owned by the applicant.
4. Owners Permission to Enter Property (29, 33, 37, 39 River Road)
5. Preliminary and Final Site Plans prepared Langan Engineering dated January 15, 2026.
6. Boundary and Topographic Survey MatrixNewworld Engineering dated and revised November 5, 2025.

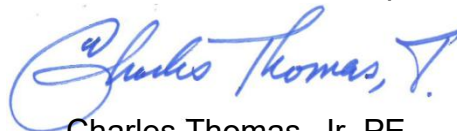
Ms. Nienhouse  
Borough of Chatham  
March 27, 2026

7. Wetlands Letter of Absence prepared by Langan Engineering dated January 15, 2026.
8. Stormwater Management Report prepared by Langan Engineering dated January 15, 2026.
9. Traffic Impact Study prepared by Dean and Dolan dated January 15, 2026.
10. Architectural Plans prepared by Minno Wasko dated January 15, 2026.
11. Fiscal Impact Statement (Community Impact Statement) prepared by Langan Engineering dated January 15, 2026.
12. Environmental Impact Statement prepared by Langan Engineering dated January 15, 2026.
13. Photos of property by Chatham River Road Urban Renewal dated January 8, 2026.
14. Letters from the Borough of Chatham, Water & Sewer Dept. that fees are current dated January 14, 2026
15. List of Experts
16. Statement of Reason for Approval of this Application.
17. Public Notice
18. Loading Area Operation Narrative
19. Trash and Recycling Calculations

A link will be sent to your office containing this submission package electronically.

Please do not hesitate to contact me if you have any questions or need any additional information. Thank you.

Very truly yours,  
BNE Real Estate Group



Charles Thomas, Jr. PE  
Vice President

[cthomas@BNErealestate.com](mailto:cthomas@BNErealestate.com)

CC: email only  
Jonathan Schwartz  
Derek Orth, Esq.  
John DiGiacinto, PE