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October 8, 2015 – Via Overnight Mail

Honorable Stephan C. Hansbury, P.J. General Equity
Superior Court of New Jersey
Morris County Courthouse
Washington & Court Streets
P.O. Box 910
Morristown, NJ 07963-0910

Re: In The Matter of the Township of Chatham for a Judgment of Compliance
of Its Third Round Housing Element and Fair Share Plan (Mount Laurel)
Docket No. MRS-L-1659-15
Our File No. C22172

Dear Judge Hansbury:

In accordance with the Order of August 10, 2015, this letter summarizes the status of the progress that the Township of Chatham ("Township" or "Chatham") has made towards the implementation of its Housing Element and Fair Share Plan ("HEFSP"). We have attached a document entitled "Summary of Progress in the Preparation of the Chatham Township Housing Element" prepared by the Township's planner, Francis J. Banisch, PP/AICP. The plan that the Township had adopted and submitted to COAH was filed with the Complaint instituting this action.

Chatham Township will be prepared to supplement its plan if necessary based upon the decision in this matter.

We thank you for your continued assistance in this matter.

Respectfully submitted,

Steven A. Kunzman

SAK:kc

cc: All Counsel/Parties of Record via email
Special Master, Phillip Caton

B A N I S C H
A S S O C I A T E S , I N C .

Planning and Design

**Summary of Progress in the Preparation of
the Chatham Township Housing Element
October 8, 2015**

Chatham Township secured substantive certification from the Council on Affordable Housing on March 5, 1997 and subsequently prepared two Third Round plans consistent with two adopted iterations of these rules.

The process of preparing a revised third round Housing Element and Fair Share Plan (HE/FSP) for the Township of Chatham in Morris County is proceeding, guided by the March 20, 2015 New Jersey Supreme Court decision [*In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing*].

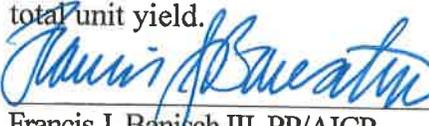
Until such time as a housing obligation is adjudicated by the court, Chatham Township is initially relying upon the estimated affordable housing obligation established by the Council on Affordable Housing in proposed but unadopted N.J.A.C. 5:99, which provided computations of housing need and municipal obligations based on those prior round methodologies in accordance with the March 2015 decision.

Chatham Township's prior round obligation per N.J.A.C. 5:99 for the cumulative period of 1987 through 2014 is 126 units. The Township's fair share obligation for the next ten-year period of 2014 through 2024 is 95 units. The third component, a rehabilitation obligation, is 44 units.

The demographic, housing and employment summary, an essential part of the Housing Plan Element and Fair Share Plan (HPE/FSP), has been completed, providing the background data that is required by the Fair Housing Act and the Municipal Land Use Law.

Chatham Township is conducting a survey to determine the number and locations of substandard units occupied by low and moderate income households. This will allow the development of a housing rehabilitation program properly scaled to the local need. Depending upon the Township's actual fair share obligation, Chatham Township may also prepare a vacant land analysis as part of this process.

Chatham Township is also evaluating additional opportunities for development and redevelopment that can yield affordable housing in the event that the adjudication by the Court requires an increase in the Township's obligation. As part of this effort, the Township is in discussions about developing a multi-family project including affordable units with the owners of one of the last sizable upland parcels available for development. The scope of the project has not yet been clearly defined as to the total unit yield.


Francis J. Banisch III, PP/AICP
October 8, 2015

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