

CHATHAM TOWNSHIP
LAND USE PLAN ELEMENT

Adopted on
JANUARY 10, 2011

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INTRODUCTION

Chatham Township is a collection of attractive suburban and rural residential neighborhoods in eastern Morris County that wrap around the north, east and south of the Great Swamp. The desirable character of this largely developed community is reflected not only in real estate values, but also in the rankings of “best places” by national magazines.

Since the capacity for future growth is limited by developable land and infrastructure, an important purpose of the 2010 Land Use Plan is to continue to assure a proper fit between planned growth and the capacity for growth. This Land Use Plan also responds to emerging planning issues cited in the 2006 Master Plan Reexamination or arising since 2006.

MUNICIPAL PLANNING AUTHORIZATION AND SUSTAINABILITY

Municipal Land Use Law (NJSA 40:55D-1 et seq.) authorizes municipalities to plan and zone to promote the public health, safety, morals and general welfare. Enabling statute identifies fifteen purposes for which the state confers on municipalities these planning and zoning powers.

Preventing sprawl and protecting resources is an overriding theme throughout the purposes of the MLUL. Likewise, promoting good civic design and arrangements and providing sufficient space in appropriate locations for a variety of land uses are objectives reflecting the need to balance the sometimes competing goals of environment vs. development.

Goals of the Enabling Legislation

The Municipal Land Use Law at N.J.S.A. 40:55D-2 sets forth the purposes of zoning in New Jersey. Local power to regulate land use comes from the Municipal Land Use Law (NJSA 40:55D-1 et. seq.). These powers are provided to municipalities to foster the following purposes:

- a. To encourage municipal action to guide the appropriate use of development of all lands in this State, in a manner which will promote the public health, safety, morals and general welfare;
- b. To secure safety from fire, flood, panic and other natural and manmade disasters;
- c. To provide adequate light, air and open space;

- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development of the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land; and
- n. To promote the utilization of renewable energy sources.

- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to compliment municipal recycling program.

The MLUL confers upon municipalities the right to zone when at least the basic elements of the master plan have been duly adopted, including a housing element, statement of goals, policies and objectives and a land use plan. The statute also authorizes (N.J.S.A. 40:55D-28.b) discretionary master plan elements, including the conservation plan adopted by Chatham Township during 2004 and the recently completed Open Space Plan..

The Municipal Land Use Plan describes the Land Use Plan Element of the Master Plan at N.J.S.A. 40:55D-28.b.(2):

A land use plan element (a) taking into account and stating its relationship to the statement provided for in paragraph (1)" (statement of goals and objectives) "hereof, and other master plan elements provided for in paragraphs (3) through (14) hereof and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands; (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones delineated pursuant to the "Air Safety and Zoning Act of 1983," P.L.1983, c.260 (C.6:1-80 et seq.); and (d) including a statement of the standards of population density and development intensity recommended for the municipality;

CHATHAM TOWNSHIP GOALS AND OBJECTIVES

Land Use Plan Element

Protecting and enhancing the quality of life enjoyed by Chatham Township residents is the overarching objective of this Land Use Plan. The longstanding objectives of enhancing the Township's largely residential character, conserving natural resources and enhancing the open space system and recreational facilities remain guiding principles in this plan.

Other long-time planning objectives call for using appropriate regulatory controls to protect desirable neighborhoods, preserving open space and dwindling farmland and retaining the remaining historic buildings and cultural landscape.

The goals and objectives of this 2010 Land Use Plan seek to

1. Protect and restore our environment, specifically sensitive areas such as steep slopes, wetlands, streams, buffers, and flood plains as well as mature native vegetation, groundwater and air quality.
2. Protect the quality and quantity of groundwater and surface waters, including the Passaic River and the tributaries that feed the Great Swamp through the proper management of aquifer recharge areas, wetlands and their transition areas and groundwater aquifers.
3. Promote development and redevelopment of desirable retail and service uses and attractive buildings and landscaping to make the Business District more vital, accessible and pedestrian-friendly.
4. Preserve open space for passive and active recreation and to protect scenic vistas.
5. Preserve the desirability of the community and its neighborhoods by managing the scale of new and expanded buildings and alterations to their landscapes.
6. Promote a balance of housing types for all segments of the population.
7. Establish a Greenway system incorporating public and private open spaces and connect the Greenway with a pedestrian- and bicycle-friendly system of streets, sidewalks, paths, and bikeways to reduce traffic, ensure the safety of our children, increase the enjoyment of the walking and cycling public, and improve air quality.
8. Preserve links to our history and heritage by preserving the historic areas in the Township and promoting awareness of historical homes.
9. Protect and maintain the remaining rural ambiance and significant natural, cultural and scenic landscapes and identify and protect scenic vistas.
10. Limit development to densities and intensities that will retain the remaining natural areas of the Township and protect sensitive environmental areas.

11. Promote sustainability in all public and private development by encouraging the use of conservation-based land and building design techniques that result in energy and water conservation and minimize the impact of development on the environment.
12. Avoid the need to exercise eminent domain and, if condemnation is unavoidable, utilize fair market values to compensate any condemned properties as required by US and state law.

These objectives compliment those of the 2005 Conservation Plan Element, designed to meet the statutory mandate to protect the environment by

1. Establishing lawful mechanisms for the protection of the environmentally critical areas, as identified in the Township's NRI;
2. Promoting enjoyment of and education about the environment in order to encourage environmental stewardship among residents, children and visitors;
3. Ensuring greater protection of surface water resources, including the Great Swamp, which covers one third of Township land, through regulatory and educational measures;
4. Protecting groundwater resources;
5. Conserving energy and improve air quality;
6. Preserving open space, scenic vistas and quality of life.

BUILD OUT ANALYSIS

A “build out” analysis, which estimated permitted additional future development in each zone, was developed as part of this update to the Land Use Plan. It included estimates of wastewater demand and population and pupil generation from the “probable” build out scenario (assuming Fairmount Country Club remains a golf course), as shown in Table 1 below:

**Table 1
Probable Build-Out Summary**

Description	Potential Residential Units	Potential Non-Residential Development (Sq. Ft.)	Potential Population	Potential New School-Aged Children	Potential New Wastewater Demand (GPD)
Residential Districts	232	0	589	267	91,986
Non-residential Districts	0	844,430	0	0	84,443
TOTAL	232	844,430	589	267	176,429

The “teardown” phenomenon, where existing homes and their mature landscape are removed for larger new homes, is a major factor changing neighborhood scale and appearance in Chatham Township. The local service demands from these changes are not readily measurable, and the extent of water use and pupil generation from these increasingly affluent households will depend on whether families continue to move to Chatham Township for the excellent schools.

It is also important to recognize that the “changing of the guard”, where older residents vacate family-sized units to be replaced by full-sized families, will also inflate the demands placed on schools and other local services by an expanding population. Thus, while the build-out calculations portray one dimension of change that will impact Chatham Township, this build-out may not prove to be the greatest influence on demographic changes over time.

EXISTING LAND USE

Land Use/Land Cover

Chatham Township consists of 9.4 square miles (6016 acres), anchored by the Great Swamp, which is surrounded by a variety of natural and man-made landscapes that contribute to the Township’s desirable quality of life. This variety is graphically portrayed on the map titled “2007 NJDEP Land Use/Land Cover” and is quantified on Table 2, which shows that the Township in 2007 had an abundance of wooded wetlands, primarily found throughout the Great Swamp Preserve and extending north and into the southerly portion along the Passaic River.

Wetlands accounted for 40% (2,409 acres) of land cover in the Township followed by urban, or developed, lands comprising 40% (2,402 acres). The more

developed areas are located along the eastern and southern portions of the Township. With the combined wetland and urban categories comprising almost 80% of the Township's land cover, the remaining 20% of Township land cover consists of forest land, farmland, barren land and water, which contribute to the diversity of landscape character in the Township. The network of interconnected lands of the Great Swamp and other preserved open space areas offer residents and visitors access to this diverse ecosystem.

New Jersey's Land Use/Land Cover mapping is produced by interpreting the extent of different uses and land cover types from aerial photographs. Chatham Township has seen only minor land cover changes over the past 16 years, as seen in Table 2, which identifies land cover in 1986, 1995, 2002 and 2007. Since 1986, urban (developed) areas have increased by 10% (218 acres) while agricultural areas have decreased by 39% (-81 acres) and forest areas shrank by 11% (111 acres). While this is a typical pattern wherever developed land replaces agricultural and forested areas, nonetheless the 50 acres of forested land lost between 2002 and 2007 accounts for nearly half of all forested lands lost since 1986.

Table 2
Land Use/Land Cover Change (1986, 1995, 2002 and 2007)

Land Use/Land Cover Type	1986		1995		2002		2007		Change 1986-2007	
	Acres	%	Acres	%	Acres	%	Acres	%	Acres	%
Agriculture	207	3.5	140	2.3	131	2.2	126	2	-81	-39
Barren Land	26	.4	7	.1	14	.2	21	1	-5	-18
Forest	1,091	18.2	1,063	17.7	1,026	17.1	976	16	-115	-11
Urban	2,184	36.5	2,301	38.4	2,350	39.2	2,402	40	218	10
Water	40	.7	50	.8	49	.8	55	1	15	38
Wetlands	2,440	40.7	2,428	40.5	2,417.7	40.4	2,409	40	-31	-1

FUTURE LAND USE

The development pressures affecting Chatham Township have recently been focused on infill development and reuse of existing sites and/or buildings. In most cases this has resulted in the replacement of homes from the late 20th century (1,500-2,500 square feet) with new, more spacious dwellings, many more than double the size of the original home. Evaluation of new development and redevelopment should focus on appropriate neighborhood scale and the cumulative development impacts on local resources.

Chatham Township regulations that apply to new development of vacant lands and redevelopment of existing built lots will determine whether such

development will have negative impacts. The following standards should be reviewed to assure that the public health and safety are being adequately protected:

1. Unconstrained land requirements, which currently permit issuance of a building permit for a single family house on any lot with 7,000 square feet of unconstrained area.
2. Current steep slope regulations, which permit increasing amounts of slope disturbance as the percentage of slopes between 15% and 25% increases;
3. Requirements for critical areas that do not constrain the extent of development and do not specifically put any environmental features off-limits.
4. Current floodplain standards, which permit buildings in delineated flood hazard areas (areas that flood regularly) and allow increased flood depths resulting from such construction.
5. Current limits on impervious coverage and building coverage, which authorize development based on the *entire lot area* whether it is high and dry or low and wet.

As the Township reviews the effectiveness of the above standards to guide future development, alternative regulatory approaches that would scale the permitted disturbance and coverage to the actual usable area of a lot should be considered.

As Chatham Township approaches full build out, few large parcels remain and each can have a significant impact on its environs, as noted in the 2006 Master Plan Reexamination, which called attention to a number of issues or areas requiring further review.

As the Township evaluates revisions to established land use policy affecting remaining vacant lands, the overarching goals of the master plan should be kept in the forefront of the analysis. In order to better protect existing neighborhoods, Chatham Township should consider revising its land use regulations to provide that

- no development occurs on the most sensitive steep slope areas, especially the highly erodible soils in the southern portion of the Township, where downslope impacts are very difficult to control and even harder to correct.
- all development of the homesite (home, driveway, patio and other hard surfaces) must occur on the usable land, with limited

exceptions for driveway access across steep slope areas and wetlands.

Additionally, new subdivisions should be required to deduct wetlands, steep slopes and flood plains from the tract area used to calculate the number of lots permitted.

The Township should also closely monitor the effects of current lot coverage and building coverage regulations to ensure that existing lots are not being redeveloped in ways that have adverse environmental impacts on downslope landowners and the local ecology. It may become appropriate to revise coverage standards so the amount of permitted coverage is based on unconstrained land only, regardless of the size of the lot. Additionally, protecting aquifer recharge should be given high priority.

The following is a review of the areas highlighted in the 2006 Master Plan Reexamination for additional study:

GIRALDA FARMS

Giralda Farms is a portion of the former Geraldine R. Dodge Estate in Madison Borough and Chatham Township. A reminder of the lifestyles of days gone by, Giralda Farms anchors a neighborhood where a distinctive cultural landscape and historic buildings remind us of the Chatham Township of days gone by.

Chatham Township is blessed with an interconnected network of preserved Federal, State, County and Township open space in the Great Swamp and the Loantaka Reservation, along with an increasing roster of privately preserved lands. This patchwork of preservation lands stretches to the doorstep of Giralda Farms in one of the most picturesque corners of the Township. These large contiguous areas of preserved lands, along with undeveloped private fields and woodlands, are the remaining “countryside” that defines Chatham Township’s remaining rural ambiance.

Transformation into a high quality office campus, similar to the Madison portion, has been the Chatham Township Master Plan intent for the Giralda Farms property. Yet, Chatham Township’s portion of Giralda Farms is the “country” in the town and country relationship between Madison Borough and this area of Chatham Township.

The portion of Giralda Farms situated in Chatham Township has not yet been developed and to date only the main access driveway traverses the property. Chatham Township’s zoning policies have called for “office building use for

business, executive and corporate functions” in the Planned Commercial District (PCD), and sufficient sewage treatment capacity has been reserved for 750,000 square feet of office space.

Despite this road improvement, the Chatham Township portion of Giralda Farms imparts a distinctively rural character to this corner of the Township. Thus, while this premier office park location in Madison has made Giralda Farms home to such prominent national tenants as Pfizer (formerly Wyeth), Maersk Shipping and Quest Diagnostics, such uses are a major departure from the rural residential character of this area.

During the past several years, as market dynamics have changed tumultuously, the corporate owner of Giralda Farms has asked whether the Township would be amenable to a residential alternative to the permitted office use. As noted above, the property owners have sufficient sewer capacity for 750,000 sq. ft. of offices, capacity that could support residential or mixed use development in place of offices. From a land use compatibility perspective, residential uses are generally more hospitable to residential neighborhood character than corporate office uses.

Giralda Farms will ultimately be developed and will reshape this corner of Chatham Township forever. Thus, it is particularly important for Chatham Township to clarify its vision for the future of Giralda Farms. The emerging “aging boomer” demographics mean that the costs of servicing higher density upscale residential neighborhoods will be very different from the pupil generation typically expected from single family homes. Low pupil generation, combined with the tax revenue from high cost/high value residential units, can make a residential use alternative both a desirable ratable and a better fit in the rural residential setting that Geraldine R. Dodge helped to shape.

While maintaining the zoning status quo may seem desirable, future development opportunities should be selected that can maximize the gain to Chatham Township and its quality of life on all levels (landscape, social, fiscal, traffic, etc.). A Planned Residential Neighborhood (PRN) Overlay, permitting multiple family residential buildings subject to the bulk and height restrictions that currently govern the PCD zone, is recommended as an additional use opportunity on the property. Rather than eliminating the PCD zone and its permitted uses, the PRN overlay will be an elective option for the developer in lieu of the commercial development.

Since the existing development at Giralda Farms is a magnet for uses such as a boutique hotel, it may be appropriate to allow a hybrid that combines multiple family residential units with a hotel facility. If a health club is included at the hotel, it may provide an opportunity for shared use with the new residential

neighborhood. In any event, it will be important to engage stakeholders as Chatham Township charts a future for Giralda Farms that puts it in symbiosis with its Chatham Township environs.

RIVER ROAD AND RIDGELINE ISSUES

River Road forms the dividing line between the broad floodplain of the Passaic River and the parallel ridge to the north. The most prominent portion of this ridgeline draws a sharp divide between River Road and Meyersville Road, and is a backdrop for the viewsheds seen from both the Great Swamp and from the Passaic River. As seen on the map titled "Highly Erodible Soils and Steep Slopes", a band of very steep slope extends through the southern portion of the Township, from northeast to southwest, generally parallel to River Road.

Southeast of Fairmount Avenue, a narrow strip of very steep slopes parallels Hillside Avenue, where some of the Township's last undeveloped lands are found. Imparting a distinctly rural character to this portion of the Township, these slopes form part of a green spine that anchors this southern portion of the community. These slopes form a contiguous strip that dominates the area between the ridgeline and River Road in an area highly susceptible to erosion when the mature forest that dominates undeveloped portions of the steep slopes is removed.

The highly erodible soil types found along the ridge and steep slope areas are currently protected by mature vegetation including very substantial deciduous trees. If these trees are removed and replaced by blacktop, roofs and patios, the multiple level retaining walls that will be needed to hold this area together will prove a poor substitute for the natural stabilization that is currently in place.

The current R1-B zoning (100,000 square feet/unit) in this portion of the Township will encourage maximum subdivision of lands to their 2.3 acre minimum, and in the process eliminate natural stabilization from the forest cover. As a result, scenic vistas shared by all will be compromised by the quest for the "king of the hill" view, unstable soils will be eroded by removal of large expanses of trees and natural resource values (habitat, clean water, etc.) will be lost or damaged.

Chatham Township should determine whether some of these ridgeline/steep slope areas should be acquired (fee or easement) to prevent any development of the most sensitive areas. The Township should also consider tract area adjustments for natural resource restrictions including floodplains, erodible soils, steep slopes and wetlands, as noted above.

LOANTAKA PLAIN AND GREEN VILLAGE ROAD

Green Village is a scenic, rural village with a linear orientation along the county road. Straddling the Great Swamp and hugging the southern edge of the Loantaka plain, Green Village is highly susceptible to erosion of its rural ambiance, particularly if the existing dwellings are removed and replaced as is occurring in other parts of the Township. However, the lack of central sewer service limits the potential for expansion of homes in this area, where septic limitations are restrictive for septic disposal.

Given these conditions and the Township's desire to conserve the remaining rural aspects to the greatest extent reasonable, a worthy objective in the Land Use Plan is the conservation of as much of this area as possible.

Alternative design options should be considered that can minimize the footprint of new development and maximize the retention of large contiguous open areas, which contribute to habitat retention, biological diversity and countryside character and can minimize the landscape change that will occur through development. However, in areas with high seasonal water tables and other septic limitations, clustering development close together can prove problematical and should not be pursued unless carefully considered.

Chatham Township should consider alternative subdivision arrangements, including conservation subdivision designs, to maintain the substantial open landscape character that prevails in this area. The potential for the site specific alternative wastewater treatment options should be explored, since that could severely shrink the footprint of development (attached units) while retaining the landowner equity represented by current zoning.

ROLLING KNOLLS LANDFILL

Rolling Knolls Landfill, formerly an operating landfill, is a Superfund Site located at the terminus of Britten Road in Chatham Township. Designated as part of the Rolling Knolls Landfill Superfund Site by USEPA in 2003, the site includes Block 48.20 Lots 184 (15+ ac.) and Lot 189 (136+ ac.).

Bordered on two sides by the Great Swamp National Wildlife Refuge, the parcels are zoned R-1A (1 single family unit per 3.5 acres) which allows clustering and lot averaging on min. 100,000 SF lots. The property is not in a sanitary sewer service area and is not likely to be included in one, since the SDRP PA-5 designation and associated policies discourage such extensions, except to centers.

Township Committee Resolution No. 2009-189 directed the Planning Board to conduct a preliminary examination of whether the site is an “area in need of redevelopment”. The preliminary investigation recommended that the landfill be found in need of redevelopment.

2010 Land Use Plan

As seen on the Land Use Plan map, the Township currently includes a mix of districts devoted to residential, commercial, industrial and conservation uses. The following are descriptions of the various land use districts, their intended purposes and standards for development.

Residential Districts

R-1: Residence District

The R-1 districts are primarily located north of the Great Swamp National Wildlife Refuge in the northern portion of the Township along Green Village Road and Loantaka Way. Another location of the R-1 district is on the southern boundary of the Great Swamp north of Meyersville Road. The R-1 District permitted uses include single-family dwellings and municipal parks and playgrounds. The R-1 district requires a minimum of lot area of 100,000 square feet with lot averaging allowed. The Township should also consider overlay zoning that would provide tract area adjustments to account for natural resource restrictions, including floodplains, erodible soils, steep slopes and wetlands

R-1A: Residence District

The R-1A District is located in the southern portion of the Township on the northern side of River Road from Central Avenue to Southern Boulevard. The permitted uses in the R-1A district are single-family dwellings and municipal parks and playgrounds. The minimum lot size for the district is 100,000 square feet with lot averaging provisions allowed. This zone includes the Township’s most sensitive steep slope areas along with extensive areas of highly erodible soils. The Township should also consider overlay zoning that would provide tract area adjustments to account for natural resource restrictions, including floodplains, erodible soils, steep slopes and wetlands.

R-2: Residence District

The R-2 District is found south of River Road from Central Avenue to Passaic Street. Another area of R-2 is located on the eastern boundary of the Township north of Fairmount Ave. The final location of R-2 District is found running the entirety of Green Village Road on the north side. The R-2 District also allows permitted uses of single-family homes and municipal parks and playgrounds.

The minimum lot size in the R-2 District is 60,000 square feet with available lot averaging provisions.

R-2A: Residence District

The R-2A District is located along Southern Boulevard and Shunpike Road. The R-2 District allows for single family dwellings and municipal parks, as well as townhouses. The minimum lot size in the R-2A district is 60,000 square feet for single-family homes with lot averaging provisions allowed. Townhouses in this district require a minimum area of 25 acres.

R-2B-1: Residence District

The R-2B-1 district is located along the northern side of Southern Boulevard in the vicinity of the Fairmount Country Club. Permitted uses in this district include single-family residences, municipal parks and playgrounds, and private membership golf courses or other recreational uses. The minimum lot size permitted in the district is 60,000 square feet for residential uses, with available lot averaging provisions, and 95 acres for private recreational uses.

R-2B-2: Residence District

The R-2B-2 district is similar to the R-2B-1 district in that it allows for single-family dwellings, municipal parks and playgrounds and private recreation clubs. However, the R-2B-2 district allows for an expanded use listing of private recreational clubs such as swimming, shuffleboard, handball, basketball and other activities. The R-2B-2 district is located across Southern Boulevard, on the southerly side, from the R-2B-1 district. The minimum lot size for the district is 60,000 square feet for single-family dwellings, with allowable lot averaging provisions, and 30 acres for recreational uses.

R-3: Residence District

The R-3 district encompasses much of the more developed southern region of the Township. The R-3 district permits single-family dwellings and municipal parks and playgrounds. The minimum lot size in the district is 20,000 square feet.

R-4: Residence District

The R-4 district is located in various pockets in the Township. The first is located north of Fairmount Avenue in the Mountain Road Neighborhood. Another location is west of Southern Boulevard in the Gates and Mitchell Avenue area. The third is located west of the high school in the Longwood Avenue area. The R-4 district is also found to the east of the high school along Shunpike Road. Finally a small pocket of R-4 district is found along Prospect Place in the northern portion of the township. The R-4 district permits single-family dwellings and municipal parks and playgrounds. The minimum lot size in the district is 10,000 square feet.

R-5: Residence District

The R-5 district is found running north of River Road from Central Avenue to Passaic Street and a small district located north of Green Village Road. This district allows for single-family dwellings and municipal parks and playgrounds with a minimum lot size of 41,250 square feet.

R-5A: Residence District

The R-5A district is found in on the southern side of Green Village road near Hickory Place. The permitted uses in the R-5A district are single-family dwellings, municipal parks and playgrounds and senior housing. The minimum lot size for single-family dwellings in this district is 41,250 square feet and 10 acres for senior housing.

R-6A: Townhouse District

The R-6A district is located in the River Road area of the Township. This district has a permitted use of townhouse and manor houses. The minimum lot area in the district is 50 acres. The maximum density in this district is a total of 307 units.

R-6B: Townhouse District

The R-6B district is similar to the R-6A district and is located in the Mt. Vernon Avenue area. The R-6B district allows for townhouses and manor houses with a minimum lot size of 50 acres. The maximum density in this district is a total of 593 units.

AH: Affordable Housing

The AH district is located along Southern Boulevard on the western side across from Fairmount Country Club. The purpose of the AH district is to address the Township's fair share obligation and need for low and moderate income housing. The permitted uses in the district are residential development consisting of not more than 25 apartment style dwellings. The maximum coverage allowable in the district is not to exceed 15% of the lot area.

R-7: Apartment District

The R-7 district is located along Hickory Place south of Green Village Road. The district requires a minimum lot area of 20 acres with a maximum density of 8 dwelling units per acre.

Non-residential Districts

B-1: Business Center District

The B-1 district is located at the intersection of Green Village Road and Shunpike Road, and has frontage on Southern Boulevard. The district's permitted uses are retail stores, cleaning and tailoring shops, restaurants, theaters, banks and professional offices. The minimum lot area is 45,000 square feet with a maximum building coverage of 20%.

B-2: Neighborhood Business District

The B-2 district is located on the western border of the Township on the northern side of Green Village Road. The permitted uses in this district are retail shops and stores and restaurants. The minimum lot area for the district is 45,000 square feet with a maximum building coverage area of 20%.

PI-1: Professional and Institutional District

The PI-1 district is located along Southern Boulevard south of the intersection with Hickory Place. The district permits professional office buildings, banks, funeral homes, nursery schools and buildings for tennis, squash, handball and other court sports. The minimum lot area in the district is 217,800 square feet with 15% maximum building coverage.

PI-2: Professional and Institutional District

The PI-2 district is similar to the PI-1 district and is located on the northerly side of the intersection of Shunpike and Green Village Road. The district permits professional office buildings and banks. The minimum lot area for the district is 45,000 square feet with a maximum building coverage of 15%.

PCD/PRN: Planned Commercial District with Planned Residential Neighborhood Overlay

The PCD district comprises Giralda Farms, located at the northern tip of the Township, north of Woodland Road. The by-right permitted uses in the district are limited to office buildings. The minimum lot area is 20 acres with a maximum building coverage of 10%. A Planned Residential Neighborhood Overlay is recommended to permit the substitution of residential units for office space when developed as part of a planned residential neighborhood. A General Development Plan process may be useful in guiding the appropriate development of this district.

Conservation Districts

CP – County Park District

The County Park District includes all lands that are owned by the County for park and recreational purposes. This district includes the Loantaka Brook Reservation areas to the north and east of the Great Swamp Refuge.

WA – Wilderness Area District

The WA district encompasses the Great Swamp National Wildlife Refuge.

SUMMARY

Chatham Township has evolved as a desirable residential community where the quality of housing and services combines with a wealth of open spaces to assure a very high quality of life. Since the Township is nearly fully developed, redevelopment and the conversion of remaining undeveloped lands will be the principal factors influencing the future character of the community.

In general, the land use policies reflected in the prior master plan and the current zoning generally remain appropriate for continued application. However, several factors have prompted recommendations that current land use policies be reevaluated regarding the extent to which existing zoning will:

- a. Preserve and enhance the remaining rural countryside;
- b. Minimize inappropriate intrusions by development;
- c. Generate costs for community services, including pupils.

With the web of preserved public and private lands now extending to the northern tip of the Township, it is clear that a major determinant of the future land use character of this area will be the development at Giralda Farms. Recognizing the residential nature of this area of the Township, the Land Use Plan provides for a planned residential neighborhood overlay as an optional use for this property.

Additionally, new subdivisions should be required to deduct environmentally constrained lands (floodplains, erodible soils, steep slopes and wetlands) from the tract area used to calculate the number of lots permitted.

The Township should also monitor the existing lots being redeveloped to assess potential adverse environmental impacts on downslope landowners and the local ecology. It may become appropriate to revise coverage standards so the

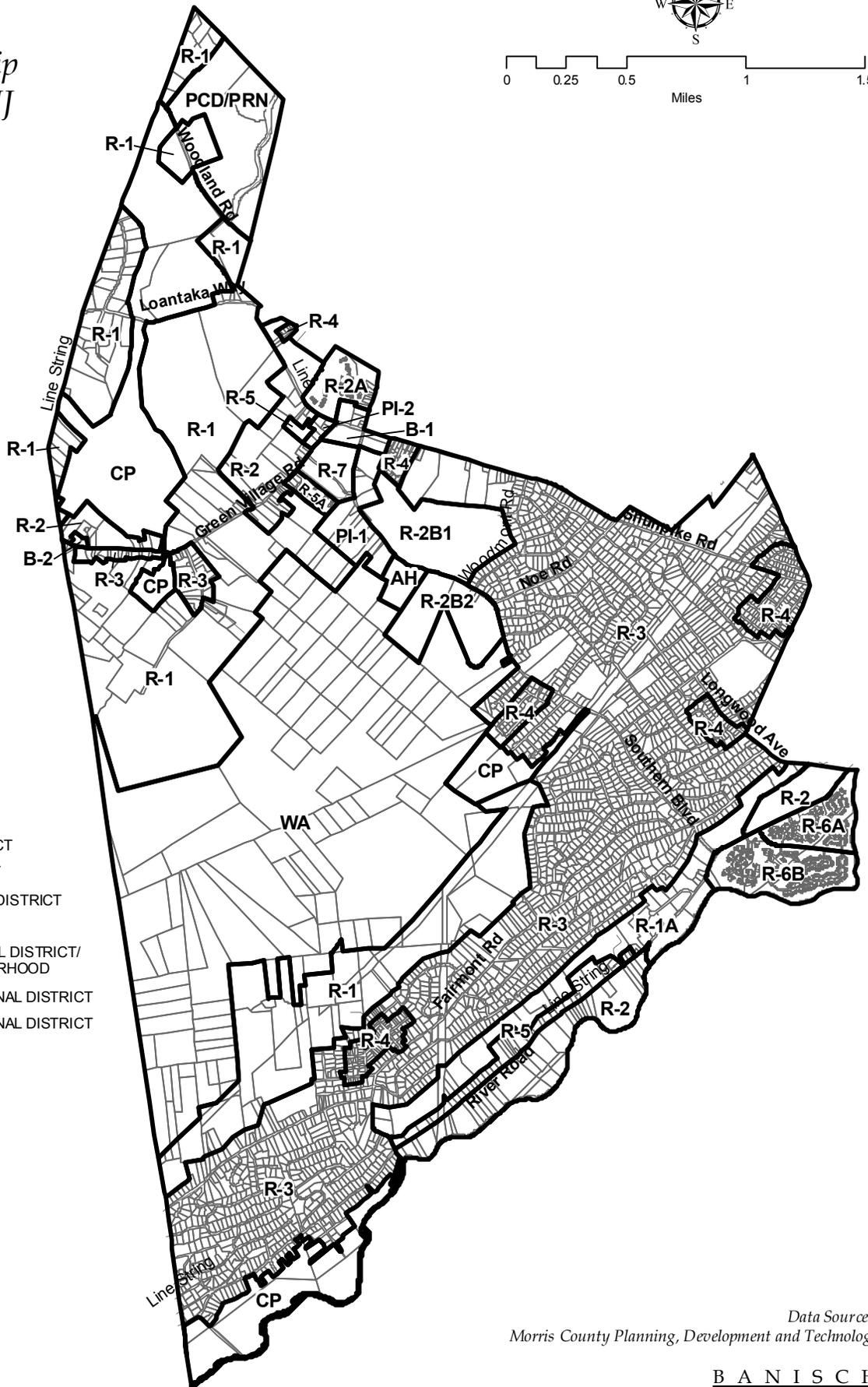
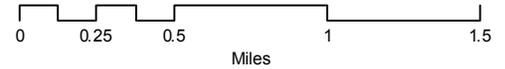
amount of permitted coverage is based on usable land only, regardless of the size of the lot.

Finally, Chatham Township will face new challenges if the tear-down trend continues and should monitor the solutions being developed in other jurisdictions and be prepared to adjust local policies as needed to respond to these challenges.

Land Use Plan

Chatham Township
Morris County, NJ

January 2011



Land Use District

- AH - AFFORDABLE HOUSE DISTRICT
- B-1 - BUSINESS CENTER DISTRICT
- B-2 - NEIGHBORHOOD BUSINESS DISTRICT
- CP - COUNTY PARK
- PCD/PRN - PLANNED COMMERCIAL DISTRICT/
PLANNED RESIDENTIAL NEIGHBORHOOD
- PI-1 - PROFESSIONAL INSTITUTIONAL DISTRICT
- PI-2 - PROFESSIONAL INSTITUTIONAL DISTRICT
- R-1 - RESIDENCE DISTRICT
- R-1A - RESIDENCE DISTRICT
- R-2 - RESIDENCE DISTRICT
- R-2A - RESIDENCE DISTRICT
- R-2B1 - RESIDENCE DISTRICT
- R-2B2 - RESIDENCE DISTRICT
- R-3 - RESIDENCE DISTRICT
- R-4 - RESIDENCE DISTRICT
- R-5 - RESIDENCE DISTRICT
- R-5A - RESIDENCE DISTRICT
- R-6A - TOWNHOUSE DISTRICT
- R-6B - TOWNHOUSE DISTRICT
- R-7 - APARTMENT DISTRICT
- WA - WILDERNESS AREA DISTRICT

Data Sources:
Morris County Planning, Development and Technology