

Planning Board to continue hearings on Arbor Green affordable housing

The Chatham Township Planning Board will continue its hearing of plans for the Arbor Green affordable housing development at the Skate Park site on Southern Boulevard on Monday, June 3, 2019.

The public meeting will begin at 7:30 p.m. at the Municipal Building at 58 Meyersville Road. The affordable housing hearings will be followed by developer Sterling-Sun Homes presentations of plans for its Dixiedale townhome development on Hillside Avenue. The Dixiedale hearings may begin either on June 3 or at a subsequent Planning Board meeting, whenever the Arbor Green hearings are complete.

The Planning Board will vote on site plan approval when each hearing is complete, either at this or a future meeting.

The Dixiedale Townhomes would be located on a 30-acre site between Hillside Avenue and River Road. Plans call for a total of 53 residential units; 50 townhouse units and 3 units in the upstairs portion of the existing 3-story mansion. The remainder of the mansion would be converted into a clubhouse with its exterior restored to its appearance as one of the township's historic dwellings from the early 20th century. Other proposed changes to the property include driveways, parking areas, detention basins, an internal walkway accessible to the public, and landscaping.

Access for the site would be from Hillside Avenue via a main boulevard entrance, with two “emergency access paths”.

The project requires variances for steep slope disturbance and for insufficient setback of a service building from an internal driveway.

Sterling-Sun Homes would meet its affordable housing obligations by building 24 low- and moderate-income apartments on what is known as the Skate Park site, a 3.8-acre tract on Southern Boulevard now owned by the township. The two, 2-story buildings would require variances for a proposed 37.5-foot height where 35 feet is permitted, and for tenant storage space which is smaller than required by the zoning ordinance.