

(Revised November 15, 2018)

TOWNSHIP OF CHATHAM

COUNTY OF MORRIS

NOTICE OF INTRODUCTION - ORDINANCE #2018-22

Please take notice that Ordinance 2018-22 was introduced at a regular meeting of the Township Committee of the Township of Chatham, held on November 8, 2018, and was read for the first time by title: "AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, ADOPTING A REDEVELOPMENT PLAN FOR A 3.8 ACRE PORTION OF BLOCK 48.16, LOT 117.27 FOR THE DEVELOPMENT OF LOW AND MODERATE INCOME HOUSING AND REPEALING SECTION 30-79.1 TITLED 'PURPOSE', SECTION 30-79.2 TITLED 'PERMITTED USES', AND SECTION 30-79.3 TITLED 'REQUIRED CONDITIONS FOR RESIDENTIAL DEVELOPMENT' OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF CHATHAM". This Ordinance will be further considered for final passage on second reading following a public hearing at a regular meeting of the Township Committee beginning at 7:30 P.M. on December 13, 2018 at the Township Municipal Building located at 58 Meyersville Road, Chatham, New Jersey 07928, or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning this Ordinance.

SUMMARY OF SKATE PARK REDEVELOPMENT PLAN ORDINANCE

On June 19, 2017, the Township of Chatham Planning Board adopted a Resolution recommending to the Township Committee of the Township of Chatham that the property identified as Block 48.16, Lot 117.27 as shown on the Township of Chatham Tax Map be declared an area in need of non-condemnation redevelopment.

On October 26, 2017, the Township Committee accepted the Planning Board's recommendation and adopted an Amended Resolution memorializing that decision and directed that the Township Planner prepare a Redevelopment Plan for a portion of Block 48.16, Lot 117.27 on which the Skate Park is located.

The Skate Park Redevelopment Plan is for that portion of Block 48.16, Lot 117.27 on which the Skate Park is located and provides for the subdivision of a 3.8 acre portion of the 15.7 acre Township of Chatham-owned Skate Park, Police Department and Department of Public Works site, and its redevelopment for an affordable housing development. The Redevelopment Plan calls for two, 2-story buildings comprising a total of twenty-four (24)

dwelling units, which would be affordable to low and moderate income families. Thirty-six (36) parking spaces will be provided on-site. The development will have 4 one-bedroom units, 14 two-bedroom units and 6 three-bedroom units. All of the units in the development will be deed restricted for low and moderate income occupancy for a period of thirty (30) years.

An illustrated conceptual site plan and conceptual floor plans and elevations are included in the Redevelopment Plan.

The development of affordable housing has long been envisioned for this property. The property is part of the Township's plan to meet the prospective need of its fair share affordable housing obligation for the Third Round, that is, the period between 1999-2025. The property is currently zoned AH-Affordable Housing, and is proposed to be constructed as the affordable housing component of a townhouse development to be located on Lot 1 of Block 66 as shown on the Township Tax Map, referred to as the "Dixiedale" development, which development will comprise of no more than fifty-four (54) market rate units.

The Redevelopment Plan sets forth a specific set of use requirements, (allowing multi-family apartments and accessory uses), as well as bulk requirements, such as maximum number of units, building height, building and lot coverage, as well as minimum requirements, such as front side and rear yard setbacks, and number of parking spaces. There are also a number of building and site design requirements which will insure the buildings are located and designed so they are compatible with the surrounding land uses. Such requirements include landscaping, lighting, signage, driveway and parking specifications, architectural guidelines, and the like.

The development of the twenty-four (24) units will be designed and constructed by and at the sole cost of the designated Redeveloper of this property. The Redeveloper will also be responsible for removing the Skate Park, at no cost to the Township, and the restoration of that portion of the property in accordance with the requirements of the New Jersey Department of Environmental Protection. The Township will not be required to acquire any property nor displace or relocate any residents or businesses.

The Redevelopment Plan explains why it is consistent with the Township's Master Plan and the Morris County Master Plan. The Redevelopment Plan will supersede the Township's current zoning for Block 48.16, Lot 117.27 (AH Zoning). As part of the Redevelopment Plan's adoption and repeal of the AH Zoning, an

amendment to the Zoning Map of the Township will show the location and boundaries of the 3.8 acre Redevelopment Plan area.

Following the adoption of the Redevelopment Plan, a Redeveloper will be designated and the Township will enter into a Redevelopment Agreement with that Redeveloper. That Redeveloper will be required to seek preliminary and final subdivision and site plan approval from the Township Planning Board, in the same manner as that which is required of any other developer. Notice to all property owners within 200 feet of the property shall be provided, along with newspaper publication. Members of the public will be given an opportunity to ask questions and make statements in support of or against the proposed subdivision and site plan at the Planning Board hearing.

PROPERTY AFFECTED

The property known as Block 48.16, Lot 117.27 is located less than a mile from the commercial center of the Township, located along Green Village Road, Southern Boulevard and Shunpike Road. It is surrounded by open space and recreational uses such as the Fairmount County Club to north and southeast, and Noe Pond Club to the west. Chatham Hills lies to the northeast and the Great Swamp National Wildlife Refuge to the east.

OBTAINING COPY OF ORDINANCE

Three (3) copies of the Skate Park Redevelopment Plan Ordinance are on file with the Township of Chatham Clerk and may be inspected at the Clerk's Office or copies obtained from the Clerk at no cost during regular business hours of the Township of Chatham, 58 Meyersville Road, Chatham, New Jersey 07928.

A copy of the Skate Park Redevelopment Plan Ordinance is also posted on the Township website at **[CLERK TO LIST WEBSITE]** and in the Clerk's Office.

Gregory J. LaConte, RMC
Township Clerk