

**TOWNSHIP OF CHATHAM**  
**TOWNSHIP COMMITTEE AGENDA**

**February 28, 2019**  
February 25, 2019 Draft

**Meeting Called to Order**

**Adequate Notice** of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both The Chatham Courier and the Morris County Daily Record on January 4, 2019; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 4, 2019; and notice was filed with the Township Clerk on January 4, 2019.

**Flag Salute**

**Roll call**

**Approval of Agenda**

**Reports:**

**Hearing of Citizens/Petitions** Note: This is an opportunity for any member of the public to be heard about issues which are not topics scheduled for Public Hearings tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to three minutes.

**Non-Consent Agenda**

1. Resolution 2019-069 Requesting Planning Board Review of R-3 & R-4 Zones
2. Resolution 2019-070 Requesting the Planning Board Prepare a Housing Element & Fair Share Plan Consistent with FSHC Settlement Agreement

**Consent Agenda** (routine items that may be passed by a single roll call vote; any Committee member may call for a separate discussion or vote on any item)

1. Resolution 2019-071 Receipt of Reports
2. Resolution 2019-072 Approving Meeting Minutes
3. Resolution 2019-073 Releasing Performance Guaranty for Chatham Day School
4. Resolution 2019-074 Amending Resolution 2019-066 Regarding Field Maintenance RFP
5. Resolution 2019-075 Establishing Colony Pool Camp

**Discussion: possible ordinance or resolution**

**Hearing of Citizens** (Time Permitting)

**Executive Session\*** – Resolution 2019-P-03

1. Personnel – Township Committee

**Adjourn**

\*In accordance with the Open Public Meetings Act, items to be discussed in Executive Session will be made public as soon as known.

**RESOLUTION 2019-069**

**RESOLUTION FORMALLY REQUESTING THE PLANNING BOARD TO REVIEW EXISTING LIMITATIONS ON THE APPROPRIATE SIZE OF HOMES IN THE TOWNSHIP, ESPECIALLY ON SMALLER LOTS IN THE R3 AND R4 ZONES, AND TO RESPOND TO THE TOWNSHIP COMMITTEE WITH ANY RECOMMENDATIONS THE PLANNING BOARD DEEMS BENEFICIAL TO THE LONG-TERM BEST INTERESTS OF DEVELOPMENT IN THE TOWNSHIP**

**WHEREAS** many of the concerns expressed most frequently to the Township Committee by residents involve comments and complaints about the large size and location of new homes and their impact on neighborhoods; and

**WHEREAS** the members of the Township Committee are responsible to act in the long-term best interest of the entire Township; and

**WHEREAS** the role and responsibility of the Planning Board, in addition to hearing specific applications for construction, is to advise the Township Committee on the long-term planning goals of the Township; and

**WHEREAS** the Township Committee relies on the dedicated members of the Planning Board and its professional staff for the planning advice and expertise to provide the best guidance for the ongoing development of the Township.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee does formally request the Planning Board to review the existing limitations on the appropriate size of homes in the Township, especially on smaller lots in the R-3 and R-4 Zones, and to report back to the Township Committee on the effectiveness of the existing limits, and to recommend any changes that would benefit the long-term best interests of the Township.

Adopted: February 28, 2019

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Tayfun Selen, Mayor

\_\_\_\_\_  
Gregory J. LaConte, Clerk

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution adopted by the Township Committee of the Township of Chatham at a regular meeting held on February 28, 2019.

Date Issued: \_\_\_\_\_

\_\_\_\_\_  
Township Clerk

**RESOLUTION 2019-070**

**RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, REQUESTING THAT THE PLANNING BOARD PREPARE A HOUSING ELEMENT AND FAIR SHARE PLAN CONSISTENT WITH THE AFFORDABLE HOUSING SETTLEMENT AGREEMENT AND ORDER ON FAIRNESS AND PRELIMINARY COMPLIANCE HEARING**

**WHEREAS**, on December 13, 2018, the Township of Chatham and the Fair Share Housing Center, Inc., entered into a Settlement Agreement fixing the Township’s affordable housing fair share obligation for the period from 1987 through 2025; and

**WHEREAS**, on January 10, 2019, the Township and FSHC entered into an Amendment to Settlement Agreement to correct the block and lot identification of the overlay zone permitting family rental or for sale units at Block 128, Lot 9, a 3.2 acre parcel that is currently used for an office building; and

**WHEREAS**, on February 22, 2019, Judge Maryann L. Nergaard, J.S.C., held a Preliminary Fairness and Compliance Hearing and approved that settlement and entered an Order on Preliminary Fairness and Compliance; and

**WHEREAS**, the Settlement Agreement contemplates that the Township of Chatham will, subject to the requirements of the Municipal Land Use Law, prepare and adopt a Housing Element and Fair Share Plan consistent with the Agreement; and

**WHEREAS**, the Settlement Agreement is attached as Exhibit A; the Amendment to Settlement Agreement is attached as Exhibit B and the Order is attached as Exhibit C.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. That the Planning Board prepare and adopt a Housing Element and Fair Share Plan, subject to the requirements of the Municipal Land Use Law, consistent with the Settlement Agreement within one-hundred and twenty (120) days of February 22, 2019, the date that the Order on Preliminary Fairness and Compliance was entered.
2. That this Resolution shall take effect immediately.

Adopted: February 28, 2019

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Tayfun Selen, Mayor

\_\_\_\_\_  
Gregory J. LaConte, Clerk

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution adopted by the Township Committee of the Township of Chatham at a regular meeting held on February 28, 2019.

Date Issued: \_\_\_\_\_

\_\_\_\_\_  
Township Clerk

**RESOLUTION 2019-071**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, ACKNOWLEDGING RECEIPT OF REPORTS**

**BE IT RESOLVED** by the Township Committee of the Township of Chatham that the following monthly reports of departments be acknowledged as received:

CFO – January  
Tax Collector – January  
Construction Official – January  
Police Department – January

Adopted: February 28, 2019

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

\_\_\_\_\_  
Gregory J. LaConte, Clerk

By \_\_\_\_\_  
Tayfun Selen, Mayor

DRAFT

**RESOLUTION 2019-072**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
CHATHAM APPROVING MINUTES OF MEETINGS**

**BE IT RESOLVED** that the Township Committee of the Township of Chatham acknowledges receipt of and approves the minutes of the Township Committee meeting held on February 14, 2019.

Adopted: February 28, 2019

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

\_\_\_\_\_  
Gregory J. LaConte, Clerk

By \_\_\_\_\_  
Tayfun Selen, Mayor

DRAFT

**RESOLUTION 2019-073**

**RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY RELEASING THE PERFORMANCE GUARANTY FOR THE CHATHAM DAY SCHOOL**

**WHEREAS**, the Planning Board has granted preliminary and final approval for a project at Chatham Day School, Block 135, Lots 1 & 9 located at 700 Shunpike Road; and

**WHEREAS**, said approvals required, in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and the Developer's Agreement between the developer and the Township, the posting of a performance guaranty to secure completion of the public improvements that were part of the project, and which was posted by the developer; and

**WHEREAS**, as set forth by Township Engineer John K. Ruschke, P.E. in his letter dated February 19, 2019 the public improvements have been substantially completed to the extent that the Phase II performance guaranty consisting of \$15,510.00 in a letter of credit and cash bond of \$7,856.59 plus additional interest (Escrow Account # 92701) may be released to Chatham Day School ;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, that the performance guaranty for Phase II consisting of \$15,510.00 in a letter of credit and cash bond of \$7,856.59 plus additional interest (Escrow Account # 92701) posted by the developer is hereby released, in accordance with the letter of Township Engineer John K. Ruschke, P.E., dated February 19, 2019 , provided that no relief granted herein shall be construed to relieve the developer from the obligation, once all work is completed and accepted, to post a maintenance guaranty in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., and the Developer's Agreement between the Township and the developer.

Adopted: February 28, 2019  
Attest:

TOWNSHIP OF CHATHAM, COUNTY  
OF MORRIS, STATE OF NEW JERSEY

\_\_\_\_\_  
Gregory J. LaConte, Clerk

BY: \_\_\_\_\_  
Tayfun Selen, Mayor

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution adopted by the Township Committee of the Township of Chatham at a regular meeting held on February 28, 2019.

Date Issued: \_\_\_\_\_

\_\_\_\_\_  
Township Clerk

**RESOLUTION 2019-074**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING A REQUEST FOR QUALIFICATIONS (RFQ) OR REQUEST FOR PROPOSAL (RFP) FOR 2019 LAWN AND FIELD MAINTENCE SERVICES FOR TOWNSHIP PROPERTIES**

**WHEREAS**, on February 14, 2019 the Township Committee adopted Resolution 2019-066 authorizing solicitation of quotes or preparation of an RFP for Lawn and Field Maintenance Services for Township properties for up to a three (3) year period commencing in 2019; and

**WHEREAS**, the Borough of Chatham has expressed an interest in issuing a joint RFP for Lawn and Field Maintenance Services for Borough and Township properties.

**BE IT RESOLVED**, by the Township Committee of the Township of Chatham that that Resolution 2019-066 is hereby amended to grant authorization to solicit quotes or prepare an RFP for Lawn and Field Maintenance Services for Township and Borough properties for up to a three (3) year period commencing in 2019.

Adopted: February 28, 2019

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Tayfun Selen, Mayor

\_\_\_\_\_  
Gregory J. LaConte, Clerk

**RESOLUTION 2019-075**

**RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING ESTABLISHMENT OF A COLONY SUMMER CAMP**

**WHEREAS**, a proposal has been made by the Colony Pool Advisory Committee to establish a Colony Summer Camp; and

**WHEREAS**, the Committee Liaison to the Colony Pool Club, Pool Club Manager, Township Administrator and others reviewed the proposal and provided input; and

**WHEREAS**, a minimum of thirty (30) Campers per week must sign up for this camp to be feasible; and

**WHEREAS**, a go, no go decision must be made by Friday, May 24, 2019 so that the Township Administrator on behalf of the Township of Chatham can hire the appropriate number of staff members to work at the camp; and,

**WHEREAS**, the proposed membership rate for the Colony Summer Camp is \$150 per week for Colony Pool members and \$200 per week for non-members; and

**WHEREAS**, the camp is proposed to run for a six-week period for the weeks commencing July 8; July 15; July 22; July 29; August 12 and August 19, 2019.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, that the establishment of a Colony Summer Camp is hereby authorized; and

**BE IT FURTHER RESOLVED**, that the Township Administrator and his designees are authorized to work with the Colony Pool Advisory Committee so that they can advertize for camper sign ups; and

**BE IT ALSO RESOLVED**, that the Township Administrator is authorized to take the necessary action to cancel the Camp if the minimum number of signups are not reached by Friday, May 24, 2019.

Adopted: February 28, 2019

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Tayfun Selen, Mayor

\_\_\_\_\_  
Gregory J. LaConte, Clerk