

**TOWNSHIP OF CHATHAM**  
**TOWNSHIP COMMITTEE AGENDA**  
**May 28, 2020**  
May 26, 2020 Draft

**IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR, AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THE TOWNSHIP OF CHATHAM WILL LIMIT THE PUBLIC FROM PHYSICALLY ATTENDING THE TOWNSHIP COMMITTEE MEETING TO BE HELD ON MAY 28, 2020. PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTONICALLY OR BY TELEPHONE FOR MEMBERS OF THE PUBLIC. TO VIRTUALLY ATTEND THIS MEETING, VISIT THE FOLLOWING WEBSITE OR ENTER THE FOLLOWING MEETING ID:**

**THE MEETING WILL ALSO BE TELEVISED ON COMCAST 29 AND FIOS 26.**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86753522719>

Or iPhone one-tap :

US: +19294362866,,86753522719# or +13017158592,,86753522719#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 929 436 2866 or  
+1 301 715 8592 or  
+1 312 626 6799 or  
+1 669 900 6833 or  
+1 253 215 8782 or  
+1 346 248 7799

Webinar ID: 867 5352 2719

International numbers available: <https://us02web.zoom.us/j/86753522719>

For Phone Users, to Raise Hand during Public Hearing, press \*9.

**Meeting Called to Order at 4:30 PM**

**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 May 22, 2020; notice was posted on the bulletin board in the main hallway and on the front door of the Municipal Building on May 22, 2020; and notice was filed with the Township Clerk on May 22, 2020. Notice was also posted on the Township website and sent to *The Alternative Press*.

**Roll call**

**Executive Session\*** – Resolution 2020-P-12

1. Litigation - In the Matter of the Township of Chatham for a Judgment of Compliance of its Third Round Housing Element and Fair Share Plan Docket No. MRS-L-1659-15
2. Contract Negotiations – Comcast of Central New Jersey II, LLC.

**Return to Public Session at 5:30 PM**

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

**Flag Salute**  
**Roll call**  
**Approval of Agenda**

**Reports:**

**Consent Agenda**

1. Resolution 2020-128 Receipt of Reports
2. Resolution 2020-129 Approving Meeting Minutes
3. Resolution 2020-130 Approving Executive Session Minutes
4. Resolution 2020-131 Refunding Zoning Permit Fee
5. Resolution 2020-132 Refunding Road Opening Permit Fee
6. Resolution 2020-133 Releasing Escrow Balances
7. Resolution 2020-134 Certifying Review of Audit
8. Resolution 2020-135 Corrective Action Plan
9. Resolution 2020-136 Confirming Payment to Chatham Main Contractors
10. Resolution 2020-137 Approving Installation of Plexiglass in Municipal Building
11. Resolution 2020-138 Refunding Sanitary Sewer Inspection Fee
12. Resolution 2020-139 Supporting Bills S-2475 and A-3971 for Authorization of Coronavirus Relief Bonds by Municipalities and Counties

**Presentations**

1. 2019 Audit
2. Group Home at 76 Southern Boulevard (Ordinance 2020-07)
3. Group Home at 587 Fairmount Avenue (Ordinance 2020-08)

**Public Hearing/Final Adoption of Ordinances**

1. Ordinance 2020-07 Bond Ordinance for Purchase of 76 Southern Blvd (Group Home) – This ordinance will be carried to June 11, 2020
2. Ordinance 2020-08 Bond Ordinance for Purchase of 587 Fairmount Ave (Group Home) – This ordinance will be carried to June 11, 2020
3. Ordinance 2020-09 Bond Ordinance for Improvements to Gibbons Place, Block 138 Lot 4 (Group Home) – This ordinance will be carried to June 11, 2020
4. Ordinance 2020-10 Bond Ordinance for Purchase of 490 River Road, Block 62 Lot 70 – This ordinance will be carried to June 11, 2020
5. Ordinance 2020-04 Amending Skate Park Redevelopment Ordinance 2018-22

Directions for public participation in Public Hearings are listed above.

**Introduction of Ordinances**

1. Ordinance 2020-11 Rezoning 344 Hillside Avenue, Block 67 Lot 17 and 17.01

**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. Directions for public participation are listed above.

**Adjourn**

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

**ORDINANCE 2020-04**

**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, AMENDING ORDINANCE 2018-22 WHICH ADOPTED 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 TO AMEND THE REDEVELOPMENT PLAN TO PROVIDE THAT THE REDEVELOPMENT AREA CONSISTS OF TWO (2) PARTS, PART A CONSISTING OF 1.04 ACRES TO BE CONVEYED TO SOUTHERN BOULEVARD URBAN RENEWAL, LLC AND PART B CONSISTING OF 2.76 ACRES TO BE RETAINED BY THE TOWNSHIP OF CHATHAM**

**WHEREAS**, on December 13, 2018, the Township Committee of the Township of Chatham adopted Ordinance 2018-22 adopting a Redevelopment Plan for a 3.8 acre portion of Block 48.16, Lot 117.27 (“Redevelopment Area”) for the development of low and moderate income housing; and

**WHEREAS**, on December 16, 2019, the Planning Board of the Township of Chatham granted Southern Boulevard Urban Renewal, LLC, preliminary and final site plan approval to construct twenty-four (24) low and moderate income units in the Redevelopment Area; and

**WHEREAS**, on December 16, 2019, the Planning Board also granted preliminary and final subdivision approval to Southern Boulevard Urban Renewal, LLC to subdivide Block 48.16, Lot 117.27 and create a new 3.4 acre parcel which reduced the Redevelopment Area; and

**WHEREAS**, it was the intent of the Township of Chatham to convey the Redevelopment Area to Southern Boulevard Urban Renewal, LLC; and

**WHEREAS**, since the adoption of the Redevelopment Plan and the grant of subdivision approval to Southern Boulevard Urban Renewal, LLC circumstances have changed requiring that the Redevelopment Area be divided into two (2) areas, the Part A consisting of 1.04 acres to be conveyed to Southern Boulevard Urban Renewal, LLC and Part B to be retained by the Township for public purposes, including affordable housing; and

**WHEREAS**, this requires that the Redevelopment Plan be amended to separate the Redevelopment Area into two (2) parts; and

**WHEREAS**, it is the purpose of this Ordinance to amend the adopted Redevelopment Plan as described in this Ordinance.

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

Section 1. The Redevelopment Area consists of a 3.8 acre portion of Block 48.16, Lot 117.27 and the designation of the Redevelopment Area, as an area in need of non-condemnation redevelopment, is not changed by this Ordinance.

Section 2. The Redevelopment Area of 3.8 acres is hereby amended to consist of Parts A and B as follows:

a. Part A is an area of 1.04 acres to be conveyed to Southern Boulevard Urban Renewal, LLC to construct twenty-four (24) affordable housing units as approved by the Township Planning Board, and

b. Part B is an area of 2.76 acres to be retained by the Township of Chatham for public purposes, including affordable housing.

Section 3. All references in the Redevelopment Plan to the Redevelopment Area are hereby amended to provide that the Redevelopment Area shall consist of two (2) parts:

- a. Part A consisting of 1.04 acres, and
- b. Part B consisting of 2.76 acres.

Parts A and B of the Redevelopment Area are shown on the attached "Site Plan Overall" Sheet No. SUB-1, prepared by Paulus, Sokolowski and Sartor, LLC, dated February 19, 2020 ("Plan of Amended Redevelopment Area").

Section 4. All aerial photographs, figures, tax maps and conceptual site plans are hereby replaced with the Plan of Amended Redevelopment Area.

Section 5. All references in the Redevelopment Plan to a three (3) story building are hereby changed to a single, two and one-half (2-1/2) story building.

Section 6. Section 3.3 of the Redevelopment Plan titled "Permitted Uses" is hereby amended as follows:

- a. Section 3.3B is amended to delete 3.3B.2, tot lots, and Section 3.3B.3, walking paths, and replaced with a new 3.3B.2, sidewalks.

Section 7. Section 3.4 of the Redevelopment Plan titled "Bulk, Area and Yard Requirements" is hereby amended as follows:

- a. Section 3.4A.1 is amended by changing 3 acres to 1.04 acres.
- b. Section 3.4A.2 is amended by changing lot frontage from 150 feet to 135 feet.
- c. Section 3.4A.4, distance between Two Principal Buildings on the lot is deleted.
- d. Section 3.4A.5, "Setbacks of Tot Lots or Trash Enclosures" is deleted and replaced with "Setbacks of Trash Enclosures".
- e. Section 3.4A.5a is amended to change the setback for side from 10 feet to 4 feet.
- f. Section 3.4A.6, "Setback of Parking" is amended to change the setback from the side from 4 feet to 0.5 feet.
- g. Section 3.4B.1, Maximum Standards is amended to change "Building Coverage" from 15% to 30%.
- h. Section 3.4B.2 is amended to change "Impervious Coverage" from 30% to 70%.

Section 8. Section 3.6 of the Redevelopment Plan titled "Design Requirements" is hereby amended as follows:

- a. Section 3.6.3 is amended by changing the building façade offsets from every 40 feet to every 45 feet.
- b. Section 3.6.11 is hereby deleted and replaced with:

11. Storage space with a door or other means of separate access containing a minimum of forty (40) square feet of floor area and a minimum volume of three hundred (300) cubic feet shall be provided for each two (2) or three (3) bedroom dwelling unit in the principal building and one hundred sixty (160) cubic feet for each one (1) bedroom unit, within the dwelling unit itself, or in a basement of the building.

Section 9. Section 4.1 of the Redevelopment Plan titled "Outline of Proposed Actions" is hereby amended to delete the second full paragraph as follows:

The existing Skate Park within the Redevelopment Plan Area shall be completely demolished and removed by the designated redeveloper. Since the Skate Park is within a designated wetland buffer area, the land upon which the Skate Park is currently developed will be restored in accordance with the requirements of the

New Jersey Department of Environmental Protection. The cost of such removal and restoration shall be borne by the redeveloper.

Section 10. All building elevations or renderings shall be as approved by the Township Planning Board.

Section 11. A secondary purpose of this Ordinance is to amend the Redevelopment Plan in order for the Redevelopment Plan to be consistent with the preliminary and final site plan approval granted by the Township Planning Board on December 16, 2019.

Section 12. The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities. The Township Clerk shall execute Affidavits of Proof of Service of the notices required by this Section 3, and shall keep the Affidavits on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

Section 13. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Chatham for its review in accordance with N.J.S.A. 40A:12A-7e. The Planning Board is directed pursuant to N.J.S.A. 40A:12A-7d to transmit to the Township Committee, within forty-five (45) days after referral, a report finding that the Redevelopment Plan shall be substantially consistent with the Township Master Plan or designed to effectuate the Master Plan or that the Redevelopment Plan is substantially inconsistent with the Township Master Plan or not designed to effectuate the Master Plan.

Section 14. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 15. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 16. This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; and (iii) filing of the final form of adopted Ordinance by the Clerk with the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16.

Introduced: March 12, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-04**

**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, AMENDING ORDINANCE 2018-22 WHICH ADOPTED 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 TO AMEND THE REDEVELOPMENT PLAN TO PROVIDE THAT THE REDEVELOPMENT AREA CONSISTS OF TWO (2) PARTS, PART A CONSISTING OF 1.04 ACRES TO BE CONVEYED TO SOUTHERN BOULEVARD URBAN RENEWAL, LLC AND PART B CONSISTING OF 2.76 ACRES TO BE RETAINED BY THE TOWNSHIP OF CHATHAM**

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**WHEREAS**, on December 16, 2019, the Planning Board of the Township of Chatham granted Southern Boulevard Urban Renewal, LLC, preliminary and final site plan approval to construct twenty-four (24) low and moderate income units in the Redevelopment Area; and

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**WHEREAS**, it was the intent of the Township of Chatham to convey the Redevelopment Area to Southern Boulevard Urban Renewal, LLC; and

**WHEREAS**, since the adoption of the Redevelopment Plan and the grant of subdivision approval to Southern Boulevard Urban Renewal, LLC circumstances have changed requiring that the Redevelopment Area be divided into two (2) areas, the Part A consisting of 1.04 acres to be conveyed to Southern Boulevard Urban Renewal, LLC and Part B to be retained by the Township for public purposes, including affordable housing; and

**WHEREAS**, this requires that the Redevelopment Plan be amended to separate the Redevelopment Area into two (2) parts; and

**WHEREAS**, it is the purpose of this Ordinance to amend the adopted Redevelopment Plan as described in this Ordinance.

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a. Part A is an area of 1.04 acres to be conveyed to Southern Boulevard Urban Renewal, LLC to construct twenty-four (24) affordable housing units as approved by the Township Planning Board, and

b. Part B is an area of 2.76 acres to be retained by the Township of Chatham for public purposes, including affordable housing.

Section 3. All references in the Redevelopment Plan to the Redevelopment Area are hereby amended to provide that the Redevelopment Area shall consist of two (2) parts:

- a. Part A consisting of 1.04 acres, and
- b. Part B consisting of 2.76 acres.

Parts A and B of the Redevelopment Area are shown on the attached “Site Plan Overall” Sheet No. SUB-1, prepared by Paulus, Sokolowski and Sartor, LLC, dated February 19, 2020 (“Plan of Amended Redevelopment Area”).

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- a. Section 3.6.3 is amended by changing the building façade offsets from every 40 feet to every 45 feet.
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11. Storage space with a door or other means of separate access containing a minimum of forty (40) square feet of floor area and a minimum volume of three hundred (300) cubic feet shall be provided for each two (2) or three (3) bedroom dwelling unit in the principal building and one hundred sixty (160) cubic feet for each one (1) bedroom unit, within the dwelling unit itself, or in a basement of the building.

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New Jersey Department of Environmental Protection. The cost of such removal and restoration shall be borne by the redeveloper.

Section 10. All building elevations or renderings shall be as approved by the Township Planning Board.

Section 11. A secondary purpose of this Ordinance is to amend the Redevelopment Plan in order for the Redevelopment Plan to be consistent with the preliminary and final site plan approval granted by the Township Planning Board on December 16, 2019.

Section 12. The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities. The Township Clerk shall execute Affidavits of Proof of Service of the notices required by this Section 3, and shall keep the Affidavits on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

Section 13. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Chatham for its review in accordance with N.J.S.A. 40A:12A-7e. The Planning Board is directed pursuant to N.J.S.A. 40A:12A-7d to transmit to the Township Committee, within forty-five (45) days after referral, a report finding that the Redevelopment Plan shall be substantially consistent with the Township Master Plan or designed to effectuate the Master Plan or that the Redevelopment Plan is substantially inconsistent with the Township Master Plan or not designed to effectuate the Master Plan.

Section 14. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 15. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 16. This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; and (iii) filing of the final form of adopted Ordinance by the Clerk with the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16.

Introduced: March 12, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-07**

**BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR AFFORDABLE HOUSING PURPOSES IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$600,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS**

**BE IT ORDAINED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, as follows:

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to acquire real property in, by and for the Township for affordable housing purposes. Said improvement shall include real estate transaction expenses, site improvements and all work, materials and appurtenances necessary and suitable therefor. The property to be acquired has a street address of 76 Southern Boulevard and is designated as Block 69, Lot 15.03 on the Tax Assessment Map of the Township. The Mayor, Township Administrator, Township Clerk and Township Attorney are hereby authorized to take all actions and execute all documents necessary in connection with the acquisition of the real property.

Section 2. The sum of \$600,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$600,000, and (4) \$30,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$570,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$30,000 which is estimated to

be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$30,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of \$30,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$570,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$570,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell

said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$570,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the

Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: April 23, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-07**

**BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR AFFORDABLE HOUSING PURPOSES IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$600,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS**

**BE IT ORDAINED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, as follows:

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to acquire real property in, by and for the Township for affordable housing purposes. Said improvement shall include real estate transaction expenses, site improvements and all work, materials and appurtenances necessary and suitable therefor. The property to be acquired has a street address of 76 Southern Boulevard and is designated as Block 69, Lot 15.03 on the Tax Assessment Map of the Township. The Mayor, Township Administrator, Township Clerk and Township Attorney are hereby authorized to take all actions and execute all documents necessary in connection with the acquisition of the real property.

Section 2. The sum of \$600,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$600,000, and (4) \$30,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$570,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$30,000 which is estimated to

be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$30,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of \$30,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$570,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$570,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell

said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$570,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the

Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: April 23, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-08**

**BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR AFFORDABLE HOUSING PURPOSES IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$575,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS**

**BE IT ORDAINED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, as follows:

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to acquire real property in, by and for the Township for affordable housing purposes. Said improvement shall include real estate transaction expenses, site improvements and all work, materials and appurtenances necessary and suitable therefor. The property to be acquired has a street address of 587 Fairmount Avenue and is designated as Block 62.03, Lot 33 on the Tax Assessment Map of the Township. The Mayor, Township Administrator, Township Clerk and Township Attorney are hereby authorized to take all actions and execute all documents necessary in connection with the acquisition of the real property.

Section 2. The sum of \$575,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$575,000, and (4) \$28,750 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$546,250, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$30,000 which is estimated to

be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$28,750, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of \$28,750 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$546,250 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$546,250 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell

said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$546,250 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the

Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: April 23, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-08**

**BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR AFFORDABLE HOUSING PURPOSES IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$575,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS**

**BE IT ORDAINED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, as follows:

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to acquire real property in, by and for the Township for affordable housing purposes. Said improvement shall include real estate transaction expenses, site improvements and all work, materials and appurtenances necessary and suitable therefor. The property to be acquired has a street address of 587 Fairmount Avenue and is designated as Block 62.03, Lot 33 on the Tax Assessment Map of the Township. The Mayor, Township Administrator, Township Clerk and Township Attorney are hereby authorized to take all actions and execute all documents necessary in connection with the acquisition of the real property.

Section 2. The sum of \$575,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$575,000, and (4) \$28,750 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$546,250, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$30,000 which is estimated to

be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$28,750, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of \$28,750 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$546,250 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$546,250 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell

said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$546,250 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the

Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: April 23, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-09**

**BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF IMPROVEMENTS TO MUNICIPAL PROPERTIES AND BUILDINGS IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$200,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

**BE IT ORDAINED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, as follows:

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to undertake improvements to municipal properties and buildings in, by and for the Township, including, but not limited to, improvement of municipal property located on Gibbons Place (designated as Block 138, Lot 4 on the Tax Assessment Map of the Township) for affordable housing purposes. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$200,000 is hereby appropriated to the payment of the cost of making the improvements described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$200,000, and (4) \$10,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$190,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$35,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$10,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of \$10,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$190,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$190,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$190,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvements described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: April 23, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-09**

**BOND ORDINANCE TO AUTHORIZE THE UNDERTAKING OF IMPROVEMENTS TO MUNICIPAL PROPERTIES AND BUILDINGS IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$200,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

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Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to undertake improvements to municipal properties and buildings in, by and for the Township, including, but not limited to, improvement of municipal property located on Gibbons Place (designated as Block 138, Lot 4 on the Tax Assessment Map of the Township) for affordable housing purposes. Said improvements shall include all work, materials and appurtenances necessary and suitable therefor.

Section 2. The sum of \$200,000 is hereby appropriated to the payment of the cost of making the improvements described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvements shall be made as general improvements and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$200,000, and (4) \$10,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$190,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$35,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

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Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$190,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of fifteen years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$190,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

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Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: April 23, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-10**

**BOND ORDINANCE TO AUTHORIZE THE ACQUISITION OF REAL PROPERTY FOR AFFORDABLE HOUSING PURPOSES IN, BY AND FOR THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, TO APPROPRIATE THE SUM OF \$680,000 TO PAY THE COST THEREOF, TO MAKE A DOWN PAYMENT, TO AUTHORIZE THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION AND TO PROVIDE FOR THE ISSUANCE OF BOND ANTICIPATION NOTES IN ANTICIPATION OF THE ISSUANCE OF SUCH BONDS.**

**BE IT ORDAINED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, as follows:

Section 1. The Township of Chatham, in the County of Morris, State of New Jersey (the "Township") is hereby authorized to acquire real property in, by and for the Township for affordable housing purposes. Said improvement shall include real estate transaction expenses and all work, materials and appurtenances necessary and suitable therefor. The property to be acquired has a street address of 490 River Road and is designated as Block 62, Lot 70 on the Tax Assessment Map of the Township. The Mayor, Township Administrator, Township Clerk and Township Attorney are hereby authorized to take all actions and execute all documents necessary in connection with the acquisition of the real property.

Section 2. The sum of \$680,000 is hereby appropriated to the payment of the cost of making the improvement described in Section 1 hereof (hereinafter referred to as "purpose"). Said appropriation shall be met from the proceeds of the sale of the bonds authorized and the down payment appropriated by this ordinance. Said improvement shall be made as a general improvement and no part of the cost thereof shall be assessed against property specially benefited.

Section 3. It is hereby determined and stated that (1) said purpose is not a current expense of said Township, and (2) it is necessary to finance said purpose by the issuance of obligations of said Township pursuant to the Local Bond Law (Chapter 2 of Title 40A of the New Jersey Statutes Annotated, as amended; the "Local Bond Law"), and (3) the estimated cost of said purpose is \$680,000, and (4) \$34,000 of said sum is to be provided by the down payment hereinafter appropriated to finance said purpose, and (5) the estimated maximum amount of bonds or notes necessary to be issued for said purpose is \$646,000, and (6) the cost of such purpose, as hereinbefore stated, includes the aggregate amount of \$30,000 which is estimated to be necessary to finance the cost of such purpose, including architect's fees, accounting, engineering and inspection costs, legal expenses and other expenses, including interest on such obligations to the extent permitted by Section 20 of the Local Bond Law.

Section 4. It is hereby determined and stated that moneys exceeding \$34,000, appropriated for down payments on capital improvements or for the capital improvement fund in budgets heretofore adopted for said Township, are now available to finance said purpose. The sum of \$34,000 is hereby appropriated from such moneys to the payment of the cost of said purpose.

Section 5. To finance said purpose, bonds of said Township of an aggregate principal amount not exceeding \$646,000 are hereby authorized to be issued pursuant to the Local Bond Law. Said bonds shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law. All matters with respect to said bonds not determined by this ordinance shall be determined by resolutions to be hereafter adopted.

Section 6. To finance said purpose, bond anticipation notes of said Township of an aggregate principal amount not exceeding \$646,000 are hereby authorized to be issued pursuant to the Local Bond Law in anticipation of the issuance of said bonds. In the event that bonds are issued pursuant to this ordinance, the aggregate amount of notes hereby authorized to be issued shall be reduced by an amount equal to the principal amount of the bonds so issued. If the aggregate amount of outstanding bonds and notes issued pursuant to this ordinance shall at any time exceed the sum first mentioned in this section, the moneys raised by the issuance of said bonds shall, to not less than the amount of such excess, be applied to the payment of such notes then outstanding.

Section 7. Each bond anticipation note issued pursuant to this ordinance shall be dated on or about the date of its issuance and shall be payable not more than one year from its date, shall bear interest at a rate per annum as may be hereafter determined within the limitations prescribed by law and may be renewed from time to time pursuant to and within limitations prescribed by the Local Bond Law. Each of said bond anticipation notes shall be signed by the Mayor and by a financial officer and shall be under the seal of said Township and attested by the Township Clerk or Deputy Township Clerk. Said officers are hereby authorized to execute said notes in such form as they may adopt in conformity with law. The power to determine any matters with respect to said notes not determined by this ordinance and also the power to sell said notes, is hereby delegated to the Chief Financial Officer who is hereby authorized to sell said notes either at one time or from time to time in the manner provided by law.

Section 8. It is hereby determined and declared that the period of usefulness of said purpose, according to its reasonable life, is a period of forty years computed from the date of said bonds.

Section 9. It is hereby determined and stated that the Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the office of the Township Clerk of said Township, and that such statement so filed shows that the gross debt of said Township, as defined in Section 43 of the Local Bond Law, is increased by this ordinance by \$646,000 and that the issuance of the bonds and notes authorized by this ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. Any funds received from private parties, the County of Morris, the State of New Jersey or any of their agencies or any funds received from the United States of America or any of its agencies in aid of such purpose, shall be applied to the payment of the cost of such purpose, or, if bond anticipation notes have been issued, to the payment of the bond anticipation notes, and the amount of bonds authorized for such purpose shall be reduced accordingly.

Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

Section 12. The Township intends to issue the bonds or notes to finance the cost of the improvement described in Section 1 of this bond ordinance. If the Township incurs such costs prior to the issuance of the bonds or notes, the Township hereby states its reasonable expectation to reimburse itself for such expenditures with the proceeds of such bonds or notes in the maximum principal amount of bonds or notes authorized by this bond ordinance.

Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: May 14, 2020

Adopted:  
Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

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Section 11. The capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith and the resolutions promulgated by the Local Finance Board showing full detail of the amended capital budget and capital program as approved by the Director, Division of Local Government Services, is on file with the Township Clerk and is available for public inspection.

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Section 13. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this ordinance. Said obligations shall be direct, unlimited and general obligations of the Township, and the Township shall levy ad valorem taxes upon all the taxable real property within the Township for the payment of the principal of and interest on such bonds and notes, without limitation as to rate or amount.

Section 14. This ordinance shall take effect twenty days after the first publication thereof after final passage.

Introduced: May 14, 2020

Adopted:  
Attest:

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

BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**ORDINANCE 2020-11**

**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, TO AMEND SUBSECTION § 30-75.1 'ZONE DISTRICTS' TO INCLUDE A NEW 'R-3 AFFORDABLE HOUSING RESIDENCES DISTRICT (R-3 AH)' OF SECTION 30-75 TITLES 'ZONE DISTRICTS AND ENFOCEMENT' OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF CHATHAM; TO AMEND SUBSECTION § 30-75.2 TITLED 'MAP AND SCHEDULE' OF SECTION 30-75 TITLED 'ZONE DISTRICTS AND ENFORCEMENT' OF CHAPTER XXX TITLED 'LAND DEVELOPMENT' OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF CHATHAM TO AMEND THE MAP BY DESIGNATING BLOCK 67, LOTS 17 AND 17.01, FRONTING ON HILLSIDE AVENUE, WITHIN THE R-3 AH ZONE; TO AMEND THE SCHEDULE BY ADDING A NEW 'R-3 AFFORDABLE HOUSING RESIDENCE DISTRICT'; AND TO ADD NEW SUBSECTIONS § 30-79.1 TITLED 'R-3 AFFORDABLE HOUSING RESIDENCE DISTRICT (R-3 AG) OF SECTION 30-79 TITLED 'AFFORDABLE HOUSING' OF CHAPTER XXX, TITLED 'LAND DEVELOPMENT' OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF CHATHAM'**

**WHEREAS**, on March 12, 2020 the Township Committee of the Township of Chatham authorized an amendment to the Settlement Agreement with Fair Share Housing Center to provide for a portion of the Township's affordable housing requirement to be satisfied by the construction of a number of group homes; and

**WHEREAS**, on May 18, 2020 the Planning Board of the Township of Chatham reviewed a request for a rezoning of Block 67 Lots 17 and 17.01 that would provide for creation of a site for a group home; and

**WHEREAS**, the Planning Board evaluated this request and recommended that the Township amend the Land Development Ordinance to create a new 'R-3 Affordable Housing Residence District (R-3 AH) for Lots 17 and 17.01;

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

**Section 1.** Amend the list of zones in Subsection § 30-75.1 'Zone Districts' to include a new zone titled 'R-3 Affordable Housing Residence District (R-3 AH)'

**Section 2.** Amend Subsection § 30-75.2 Titled 'Map and Schedule' "Appendix III Item 1: Zoning Map" to include Block 67, Lots 17 and 17.01 within a new zone titled 'R-3 Affordable Housing Residence District (R-3 AH)'

**Section 3.** Amend Subsection § 30-75.2 Titled 'Map and Schedule' by revising the Schedule of Zoning Requirements to include bulk standards for the R-3 Affordable Housing Residence District (R-3 AH), provided all lots in the R-3 AH Zone shall be served with public water and sewer, as follows:

Zone	Primary Use	Maximum Stories	Height (feet)	Minimum Lot Area (square feet)	Maximum Depth of Meas'mts. (feet)	Minimum Lot Width		Minimum Yards (feet)			Side Yards Combined (I)	Maximum Lot Coverage	
						Street Line (feet)	Setback Line (feet)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
R-3 AH	One-Family Dwellings												
<del>##</del> **	Conventional Lot	2 1/2	35	20,000(10)	200	90(7)	100	<del>50(3)</del> 30'	50	15	30%		SECTION 30-78.11

#- Sidewalks shall be required along the entire Hillside Avenue frontage

\*\* - at least 0.75 acres encompassing all Fairmount Avenue frontage shall be included in a conservation easement

**Section 4** Add New Subsection § 30-79.1 titled ‘R-3 Affordable Housing Residence District (R-3 AH) to read as follows:

Affordable housing in the R-3 AH Zone: At least 20% of the total number of lots created through subdivision within the R-3 AH Zone, shall be conveyed to either the Township of Chatham or a qualified group home developer or operator at the option of the Township for the construction of affordable housing in the form of a group home for persons with developmental disabilities. The lot is to be conveyed with a foundation pad ready for a ranch home, with utilities available in the street, a sidewalk, and a conservation easement over the steep slope portion of the lot, which lot shall be conveyed to the group home developer or the Township of Chatham for \$1.

**Section 5.** The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities. The Township Clerk shall execute Affidavits of Proof of Service of the notices required by this Section 5 and shall keep the Affidavits on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

**Section 6.** After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Chatham for its review in accordance with the Municipal Land Use Law. As provided in N.J.S.A. 40:55D-26, the ordinance shall be referred to the Planning Board for a Master Plan inconsistency determination and within thirty-five (35) days after referral, the Planning Board shall issue a report determining whether the ordinance is inconsistent with the Township Master Plan.

**Section 7.** If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

**Section 15.** All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 16.** This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; and (iii) filing of the final form of adopted Ordinance by the Clerk with the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16.

Introduced: May 14, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_

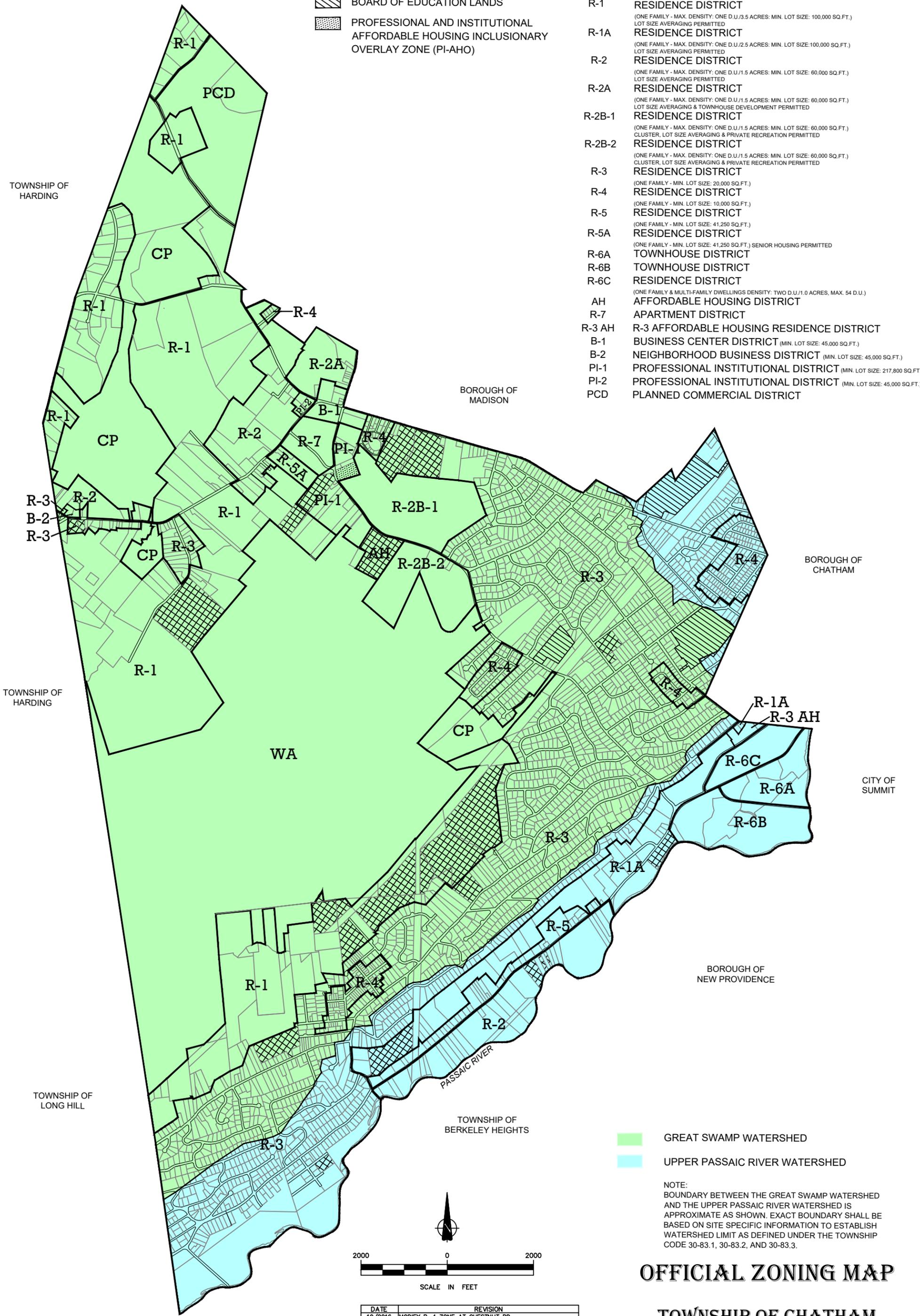
Michael J. Kelly, Mayor

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

# ZONING LEGEND

-  TOWNSHIP LANDS
-  BOARD OF EDUCATION LANDS
-  PROFESSIONAL AND INSTITUTIONAL AFFORDABLE HOUSING INCLUSIONARY OVERLAY ZONE (PI-AHO)

- CP COUNTY PARK
- WA WILDERNESS AREA DISTRICT
- R-1 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./3.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-1A RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./2.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2A RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING & TOWNHOUSE DEVELOPMENT PERMITTED
- R-2B-1 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-2B-2 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-3 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 20,000 SQ.FT.)
- R-4 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 10,000 SQ.FT.)
- R-5 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 41,250 SQ.FT.)
- R-5A RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 41,250 SQ.FT.) SENIOR HOUSING PERMITTED
- R-6A TOWNHOUSE DISTRICT
- R-6B TOWNHOUSE DISTRICT
- R-6C RESIDENCE DISTRICT  
(ONE FAMILY & MULTI-FAMILY DWELLINGS DENSITY: TWO D.U./1.0 ACRES; MAX. 54 D.U.)
- AH AFFORDABLE HOUSING DISTRICT
- R-7 APARTMENT DISTRICT
- R-3 AH R-3 AFFORDABLE HOUSING RESIDENCE DISTRICT
- B-1 BUSINESS CENTER DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- B-2 NEIGHBORHOOD BUSINESS DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PI-1 PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 217,800 SQ.FT.)
- PI-2 PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PCD PLANNED COMMERCIAL DISTRICT



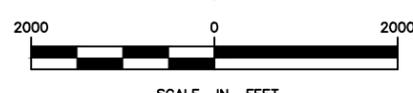
-  GREAT SWAMP WATERSHED
-  UPPER PASSAIC RIVER WATERSHED

NOTE:  
BOUNDARY BETWEEN THE GREAT SWAMP WATERSHED AND THE UPPER PASSAIC RIVER WATERSHED IS APPROXIMATE AS SHOWN. EXACT BOUNDARY SHALL BE BASED ON SITE SPECIFIC INFORMATION TO ESTABLISH WATERSHED LIMIT AS DEFINED UNDER THE TOWNSHIP CODE 30-83.1, 30-83.2, AND 30-83.3.

## OFFICIAL ZONING MAP

TOWNSHIP OF CHATHAM  
MORRIS COUNTY, NEW JERSEY

MARCH 1999



SCALE IN FEET

DATE	REVISION
10/2016	MODIFY R-4 ZONE AT CHESTNUT RD.
5/2017	MODIFY R-2 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE R-5 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE PI-2 ZONE AT BLOCK 144, LOT 33.
11/2017	ADDED R-6C ZONE TO BLOCK 66, LOT 1
11/2017	OVERLAY DISTRICTS ADDED
11/2018	MODIFY R-3 ZONE AT BLOCK 139, LOTS 55, 56.02, & 60
10/2019	MODIFY R-1A ZONE AT BLOCK 67, LOTS 17 & 17.01 ADDED PI-AHO ZONE TO BLOCK 128, LOT 9
05/2020	ADD R-3 AH ZONE, MODIFY ZONE AT BLOCK 67, LOTS 17 & 17.01 TO R-3 AH ZONE.

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<del>##</del> **	Conventional Lot	2 1/2	35	20,000(10)	200	90(7)	100	<del>50(3)</del> 30'	50	15	30%		SECTION 30-78.11

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**Section 15.** All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 16.** This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; and (iii) filing of the final form of adopted Ordinance by the Clerk with the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16.

Introduced: May 14, 2020

Adopted:

Attest:

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

BY: \_\_\_\_\_

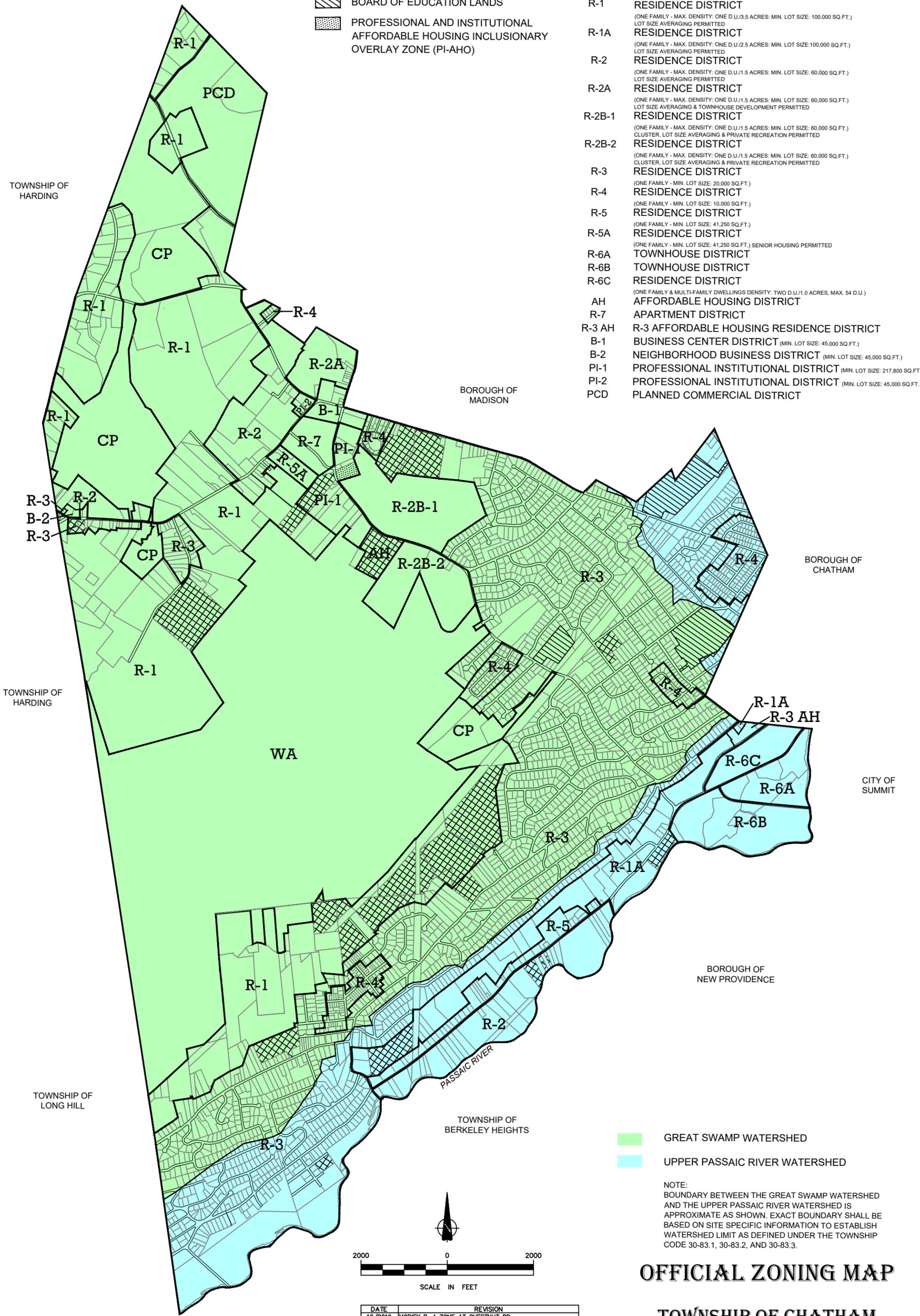
Michael J. Kelly, Mayor

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

# ZONING LEGEND

-  TOWNSHIP LANDS
-  BOARD OF EDUCATION LANDS
-  PROFESSIONAL AND INSTITUTIONAL AFFORDABLE HOUSING INCLUSIONARY OVERLAY ZONE (PI-AHO)

- CP COUNTY PARK
- WA WILDERNESS AREA DISTRICT
- R-1 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./3.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-1A RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./2.5 ACRES; MIN. LOT SIZE: 100,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING PERMITTED
- R-2A RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
LOT SIZE AVERAGING & TOWNHOUSE DEVELOPMENT PERMITTED
- R-2B-1 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-2B-2 RESIDENCE DISTRICT  
(ONE FAMILY - MAX. DENSITY: ONE D.U./1.5 ACRES; MIN. LOT SIZE: 60,000 SQ.FT.)  
CLUSTER, LOT SIZE AVERAGING & PRIVATE RECREATION PERMITTED
- R-3 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 20,000 SQ.FT.)
- R-4 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 10,000 SQ.FT.)
- R-5 RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 41,250 SQ.FT.)
- R-5A RESIDENCE DISTRICT  
(ONE FAMILY - MIN. LOT SIZE: 41,250 SQ.FT.) SENIOR HOUSING PERMITTED
- R-6A TOWNHOUSE DISTRICT
- R-6B TOWNHOUSE DISTRICT
- R-6C RESIDENCE DISTRICT  
(ONE FAMILY & MULTI-FAMILY DWELLINGS DENSITY: TWO D.U./1.0 ACRES; MAX. 54 D.U.)
- AH AFFORDABLE HOUSING DISTRICT
- R-7 APARTMENT DISTRICT
- R-3 AH R-3 AFFORDABLE HOUSING RESIDENCE DISTRICT
- B-1 BUSINESS CENTER DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- B-2 NEIGHBORHOOD BUSINESS DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PI-1 PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 217,800 SQ.FT.)
- PI-2 PROFESSIONAL INSTITUTIONAL DISTRICT (MIN. LOT SIZE: 45,000 SQ.FT.)
- PCD PLANNED COMMERCIAL DISTRICT



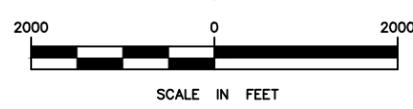
-  GREAT SWAMP WATERSHED
-  UPPER PASSAIC RIVER WATERSHED

NOTE:  
BOUNDARY BETWEEN THE GREAT SWAMP WATERSHED AND THE UPPER PASSAIC RIVER WATERSHED IS APPROXIMATE AS SHOWN. EXACT BOUNDARY SHALL BE BASED ON SITE SPECIFIC INFORMATION TO ESTABLISH WATERSHED LIMIT AS DEFINED UNDER THE TOWNSHIP CODE 30-83.1, 30-83.2, AND 30-83.3.

## OFFICIAL ZONING MAP

TOWNSHIP OF CHATHAM  
MORRIS COUNTY, NEW JERSEY

MARCH 1999



DATE	REVISION
10/2016	MODIFY R-4 ZONE AT CHESTNUT RD.
5/2017	MODIFY R-2 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE R-5 ZONE AT BLOCK 144, LOT 33.
5/2017	REMOVE PI-2 ZONE AT BLOCK 144, LOT 33.
11/2017	ADDED R-6C ZONE TO BLOCK 66, LOT 1
11/2017	OVERLAY DISTRICTS ADDED
11/2018	MODIFY R-3 ZONE AT BLOCK 139, LOTS 55, 56.02, & 60
10/2019	MODIFY R-1A ZONE AT BLOCK 67, LOTS 17 & 17.01 ADDED PI-AHO ZONE TO BLOCK 128, LOT 9
05/2020	ADD R-3 AH ZONE, MODIFY ZONE AT BLOCK 67, LOTS 17 & 17.01 TO R-3 AH ZONE.

**M M**  
MOTT  
MACDONALD

**RESOLUTION 2020-129**

**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 May 14, 2020.

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, Mayor

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

DRAFT

**RESOLUTION 2020-130**

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

**BE IT RESOLVED** that the Township Committee of the Township of Chatham acknowledges receipt of and approves Executive Session minutes of the Township Committee meeting held on May 14, 2020.

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, Mayor

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

DRAFT

**RESOLUTION 2020-131**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM REFUNDING ZONING PERMIT FEE**

**WHEREAS**, the Township Committee has considered the request submitted by the Construction Official with regard to the fee that was paid in duplicate for a zoning permit that was submitted to the Township; and

**WHEREAS**, the fee collected for the permit was \$75.00; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham that the following amount be refunded to the depositor of record:

<u>NAME</u>	<u>PERMIT #</u>	<u>AMOUNT</u>
King Jang 8 Warwick Road Chatham, NJ 07928	ZP-20-015	\$75.00

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

By: \_\_\_\_\_  
Michael J. Kelly, Mayor

**RESOLUTION 2020-132**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM REFUNDING ROAD OPENING PERMIT FEE**

**WHEREAS**, the Township Committee has considered the request submitted by the Construction Official with regard to the fee that was paid for a road opening permit that was submitted to the Township; and

**WHEREAS**, the homeowner has decided to hire a different contractor to perform the work.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham that the following amount be refunded to the depositor of record:

<u>NAME</u>	<u>PERMIT #</u>	<u>AMOUNT</u>
Rose City Paving & Construction LLC ATTN: Michael Artiglere 1 Overlook Road Chatham, NJ 07928	RO-20-019 Re: 226 Longwood Ave	\$100.00

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

By: \_\_\_\_\_  
Michael J. Kelly, Mayor

**RESOLUTION 2020-133**

**TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, RELEASING DEVELOPER ESCROW ACCOUNT AND/OR PERFORMANCE BOND BALANCES**

**WHEREAS**, developers are required to deposit monies with the Township for the purposes of offsetting Township professional costs to review plans or to inspect approved development and for the purpose of ensuring the satisfactory completion of public or private improvements; and

**WHEREAS**, these deposited monies, following all necessary withdrawals to cover Township expenses or costs, may be released upon satisfactory completion of work, receipt of review board decisions, or completion of guaranteed work, upon passage of a Township resolution authorizing such release.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham that the following guarantee amount or account balances, with interest adjustments as prescribed by state and local laws, may be released to the depositor of record:

<u>NAME</u>	<u>Project</u>	<u>A/C NUMBER</u>	<u>AMOUNT</u>
Rose City Paving & Construction LLC ATTN: Michael Artiglere 1 Overlook Road Chatham, NJ 07928	RO 20-019 226 Longwood Ave	72752	\$300.00

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**RESOLUTION 2020-134**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
CHATHAM CERTIFYING REVIEW OF THE ANNUAL AUDIT**

**WHEREAS, N.J.S.A. 40A:5-4** requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS,** the Annual Report of Audit for the year 2019 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

**WHEREAS, R.S. 52:27BB-34** authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS,** The Local Finance Board has promulgated N.J.A.C. 5:30-6-5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled “Comments and Recommendations; and

**WHEREAS,** the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “Comments and Recommendations” as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS,** such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS,** all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS,** failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Chatham, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, 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 passed by the Township Committee of the Township of Chatham at a regular meeting held on May 28, 2020.

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

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

DRAFT

**RESOLUTION 2020-135**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM ACKNOWLEDGING RECEIPT OF CORRECTIVE ACTION PLAN RELATIVE TO 2019 AUDIT**

**BE IT RESOLVED** by the Township Committee of the Township of Chatham that it, hereby, acknowledges receipt of the Chief Financial Officer's Corrective Action Plan relative to the 2019 Audit.

**BE IT FURTHER RESOLVED** that a copy of the Corrective Action Plan be forwarded to the Department of Community Affairs as required by State regulations.

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, 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 May 28, 2020.

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

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

**RESOLUTION 2020-136**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY CONFIRMING PAYMENT MADE TO CHATHAM MAIN CONTRACTORS**

**WHEREAS**, emergency services were provided by Chatham Main Contractors in April 2020 to locate and repair a water main break in a 55 year old pipe at the Water Pollution Control Plant; and

**WHEREAS**, failure to make the necessary repairs would have posed a threat to the health, welfare and safety of Township residents; and

**WHEREAS**, at the April 23, 2020 Township Committee Meeting the need to make the repair was recognized by the Township Committee through the adoption of Resolution 2020-113; and

**WHEREAS**, the cost of the emergency services (repair and restoration) came to \$20,277.51; and

**WHEREAS**, sufficient funds are available for the services rendered in the 2020 Township Budget to make this payment.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, in the County of Morris, and State of New Jersey that

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**CERTIFICATION OF THE AVAILABILITY OF FUNDS**

I herewith certify that as of May 28, 2020 sufficient funds are available in the 2020 Municipal Budget to carry out the purpose of this resolution.

\_\_\_\_\_  
Debra A. King  
Chief Financial Officer

**RESOLUTION 2020-137**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING THE PURCHASE AND INSTALLATION OF PLEXIGLASS PROTECTIVE WINDOWS IN FOUR (45) OFFICES AT THE MUNICIPAL BUILDING**

**WHEREAS**, in preparation for the re-opening of the Municipal Building to the public when the Public Health Emergency related to COVID-19 is lifted; and

**WHEREAS**, the costs associated with these public safety improvements may be eligible for reimbursement by the Federal Emergency Management Agency (FEMA); and

**WHEREAS**, the Township has evaluated three (3) options for use at the Municipal Building and has determined that a permanent solution is the best overall value to protect the health, welfare and safety of the Township's employees and those who will once again visit the Municipal Building; and

**WHEREAS**, the demand for plexiglass has decreased the inventory available to vendors and specialty fabricators; and

**WHEREAS**, J. Thomas Kitchens, who has offices at 1932 Long Hill Road, Unit B, Millington, New Jersey, has provided a written quote dated May 15, 2020 which meets the needs of the Township of Chatham; and

**WHEREAS**, the Township Administrator, after consultation with the Superintendent of Public Works, recommends that J. Thomas Kitchens fabricate and install plexiglass safety dividers for the Municipal Building at a cost not to exceed \$10,500: and

**WHEREAS**, sufficient funds are available for this project in the 2020 Township Budget

**WHEREAS**, this project can be completed before the end of June 2020.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, in the County of Morris, and State of New Jersey that J. Thomas Kitchens is authorized to fabricate and install the plexiglass safety barriers in the Municipal Building as outlined in their proposal dated May 15, 2020.

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**CERTIFICATION OF THE AVAILABILITY OF FUNDS**

I herewith certify that as of May 28, 2020 sufficient funds are available in the 2020 Municipal Budget to carry out the purpose of this resolution.

\_\_\_\_\_  
Debra A. King  
Chief Financial Officer

**RESOLUTION 2020-138**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, REFUNDING SANITARY SEWER INSPECTION FEE**

**WHEREAS**, a fee was paid for a Sanitary Sewer Inspection and the inspection was not performed; and

**WHEREAS**, the structure will be demolished and will not be occupied prior to demolition; and

**WHEREAS**, the Public Works Department has recommended that the inspection fee be refunded;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham that the following refund be made:

<u>NAME &amp; ADDRESS</u>	<u>Property</u>	<u>AMOUNT</u>
Ted Cline 870 South Collier Blvd Marco Island, FL 34145	128 Noe Avenue	\$25.00

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

By \_\_\_\_\_  
Michael J. Kelly, Mayor

## RESOLUTION 2020-139

### RESOLUTION IN SUPPORT OF SENATE BILL S-2475 AND ASSEMBLY BILL A-3971 AUTHORIZING THE ISSUANCE “CORONAVIRUS RELIEF BONDS” BY MUNICIPALITIES AND COUNTIES

**WHEREAS**, A-3971, authorizes the issuance of “coronavirus relief bonds” by municipalities and counties and is sponsored by Assemblyman Dan Benson, Assembly Speaker Craig Coughlin, Assemblyman Wayne DeAngelo and Assemblywoman BettyLou DeDeCroce, was approved by the New Jersey General Assembly on May 14, 2020; and

**WHEREAS**, the Senate companion, S-2475, sponsored by Senators Troy Singleton and Vin Gopal was introduced on May 11 and awaits Senate committee action; and

**WHEREAS**, municipalities and counties are experiencing unprecedented financial challenges, including significant revenue loss of and unanticipated expenses due to the on-going COVID-19 global pandemic; and

**WHEREAS**, these fiscal consequences of the pandemic and the ongoing COVID-19 State of Emergency and Public Health Emergency, are likely to continue and further impact the Township of Chatham; and

**WHEREAS**, the current public health emergency led to temporary shuttering of businesses, construction, courts, and schools; and

**WHEREAS**, local governments are experiencing a record decline in revenue from permitting fees, licensing fees, parking revenue, hotel/motel occupancy taxes, as well as court fines while at the same time experiencing additional income losses due to declining returns on investments; and

**WHEREAS**, with the uncertainty of future property tax collection and with the understanding that state aid to municipalities will be re-evaluated over the next several months; and

**WHEREAS**, the Township of Chatham budget has significant fixed statutory expenses and provides for essential public services; and

**WHEREAS**, the cost of providing many essential services is likely to increase as a result of the COVID-19 pandemic for an extended period of time; and

**WHEREAS**, A-3971 and S-2475 would allow counties and municipalities to borrow moneys through the issuance of bonds and notes to cover the revenue shortfalls and additional

costs that are directly attributable to the COVID-19 pandemic and pay that money back over a ten year period; and

**WHEREAS**, the A-3971 and S-2475 would also require a local government to thoroughly investigate and apply for financial assistance that may be available to it from the federal government, the State and other sources due to revenue shortfalls and expenditures because of the pandemic, prior to authorizing the issuance of the “coronavirus relief bonds”; and

**WHEREAS**, under A-3971 and S-2475 a municipality may use the proceeds from the sale and issuance of the coronavirus relief bonds to address a revenue shortfall experienced by the municipality and cover the cost of unanticipated expenses that are directly attributable to the COVID-19 pandemic such as protective masks and safety measures required to re-open facilities to the public and which occurred within 24 months after the end of the Public Health Emergency and State of Emergency; and

**WHEREAS**, A-3971 and S-2475 is not a one size fits all solution that provides the appropriate financial assistance to the Township of Chatham to help address all revenue shortfalls and expenditures directly attributable to this pandemic; and

**WHEREAS**, without this legislation, to address the revenue shortfall some municipalities would be required to take extreme measures that would gut local government eliminating critical public service; and

**WHEREAS**, local governments need the flexibility that A-3971 and S-2575 provides to limit the impact on property taxpayers;

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Chatham that:

1. Strongly supports the swift passage and signing into law A-3971 and S-2475 , which will provide flexibility and offer relief to municipalities and counties to address their revenue shortfalls and expenditures directly attributable to the COVID-19 pandemic; and
2. That a copy of this resolution be sent to the Office of the Governor, the President of the New Jersey State Senate, the Speaker of the General Assembly, the Sponsors of the Legislation, the Senate Community and Urban Affairs Committee, the Senate Budget and Appropriations Committee, our State Legislators, and the New Jersey League of Municipalities.

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, Mayor

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

**RESOLUTION 2020-P-12**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP  
OF CHATHAM IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY,  
AUTHORIZING CONFERENCE OF THE TOWNSHIP COMMITTEE WITH THE  
PUBLIC EXCLUDED**

**WHEREAS**, N.J.S.A. 10:4-12 of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, the Township Committee of the Township of Chatham is of the opinion that such circumstances presently exist.

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

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
  - a. Litigation - In the Matter of the Township of Chatham for a Judgment of Compliance of its Third Round Housing Element and Fair Share Plan Docket No. MRS-L-1659-15
  - b. Contract Negotiations – Comcast of Central New Jersey II, LLC.
3. It is anticipated that the minutes on the subject matter of the Executive Session will be made public upon conclusion of the matter under discussion; and in any event, when appropriate pursuant to N.J.S.A. 10:4-7 and 4-13.
4. The Committee will come back into Regular Session and may take further action.
5. This Resolution shall take effect immediately.

Adopted: May 28, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael J. Kelly, Mayor

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