

- 1) The development proposal is an **ecological disaster**.  
Look at the data and visit the parcels.
  
- 2) The proposal **makes a mockery of the Township's Master Plan** and undermines a generation of investment in the Plan-designated Greenway.
  
- 3) NJ municipalities have **authority to redevelop appropriate land**, including flat land in Chatham Township's Commercial Zone that would be more economical and convenient to live on.

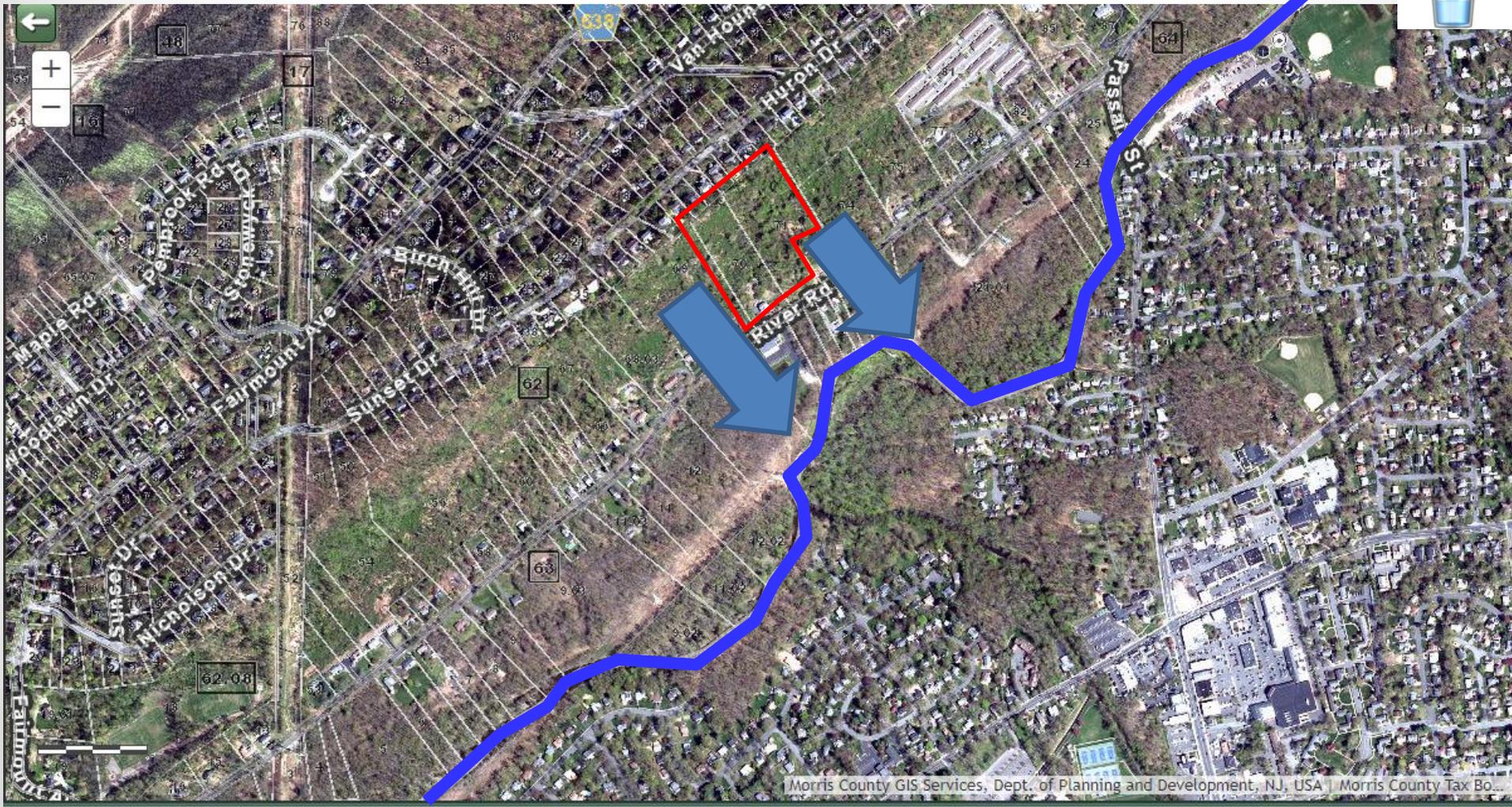
Let us strongly support Affordable Housing in Chatham Township when consistent with a clear reading of our **Master Plan and a 21<sup>st</sup> century conscience**.

Destroying precious forest that slopes steeply into our Passaic River (our drinking water supply) & cleans our air & is in our Master Plan Greenway is extremely and unnecessarily destructive when that new housing development can be built on existing impermeable surface in our Commercial Zone with no such destruction, and far more conveniences for the new residents.



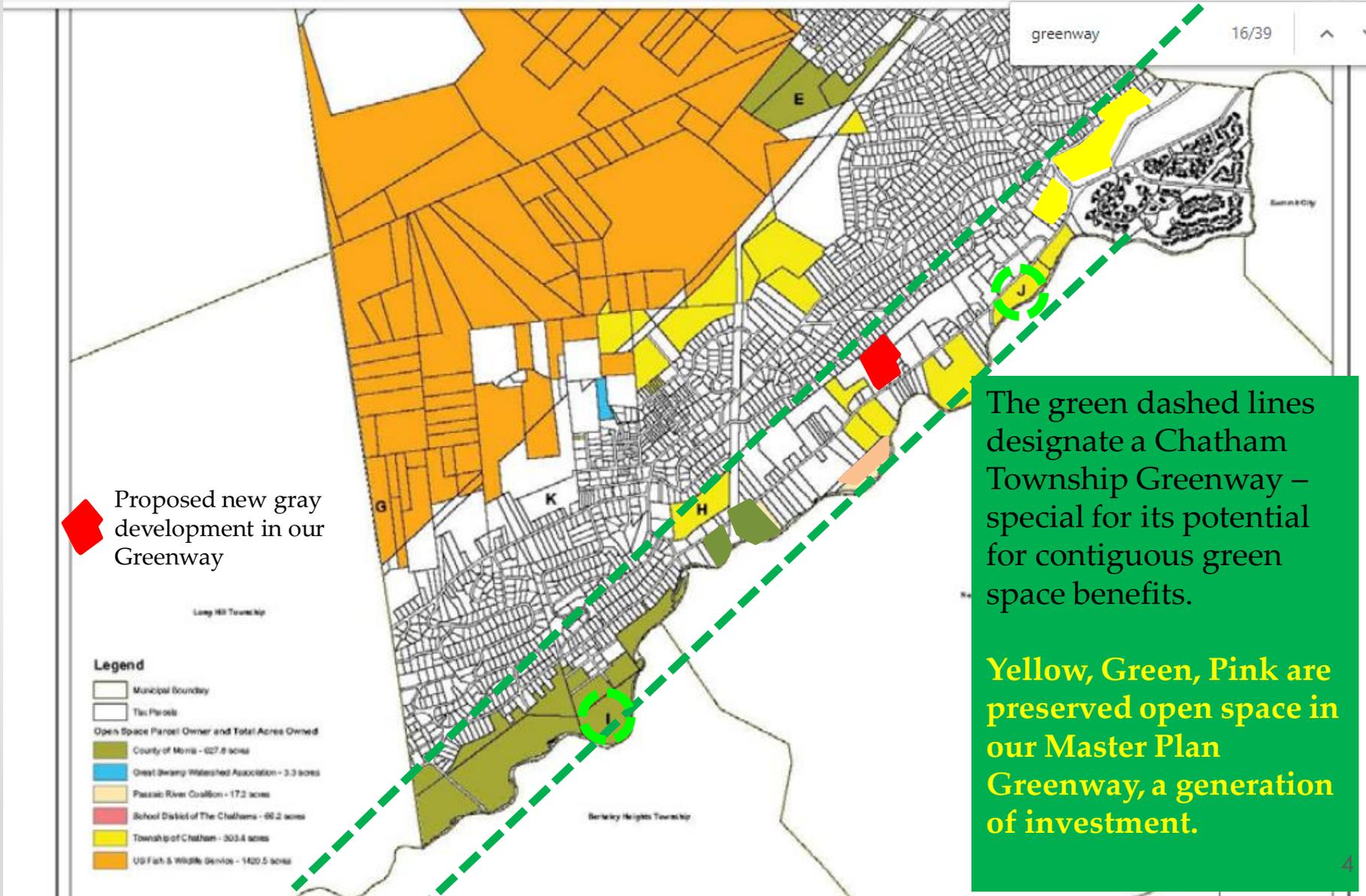
The parcels contain some of the precious remaining **green space** in this area, which cleans our water before heading into the Passaic River – which is pumped for Chatham Township's tapwater. FORESTS PURIFY OUR WATER.

Passaic River



The proposed development is in OUR LONGEST GREENWAY designated EXPRESSLY IN OUR MASTER PLAN:

“Section 6. Passaic River Park(I) along River Road to Township property at the foot of Southern Blvd(J).”

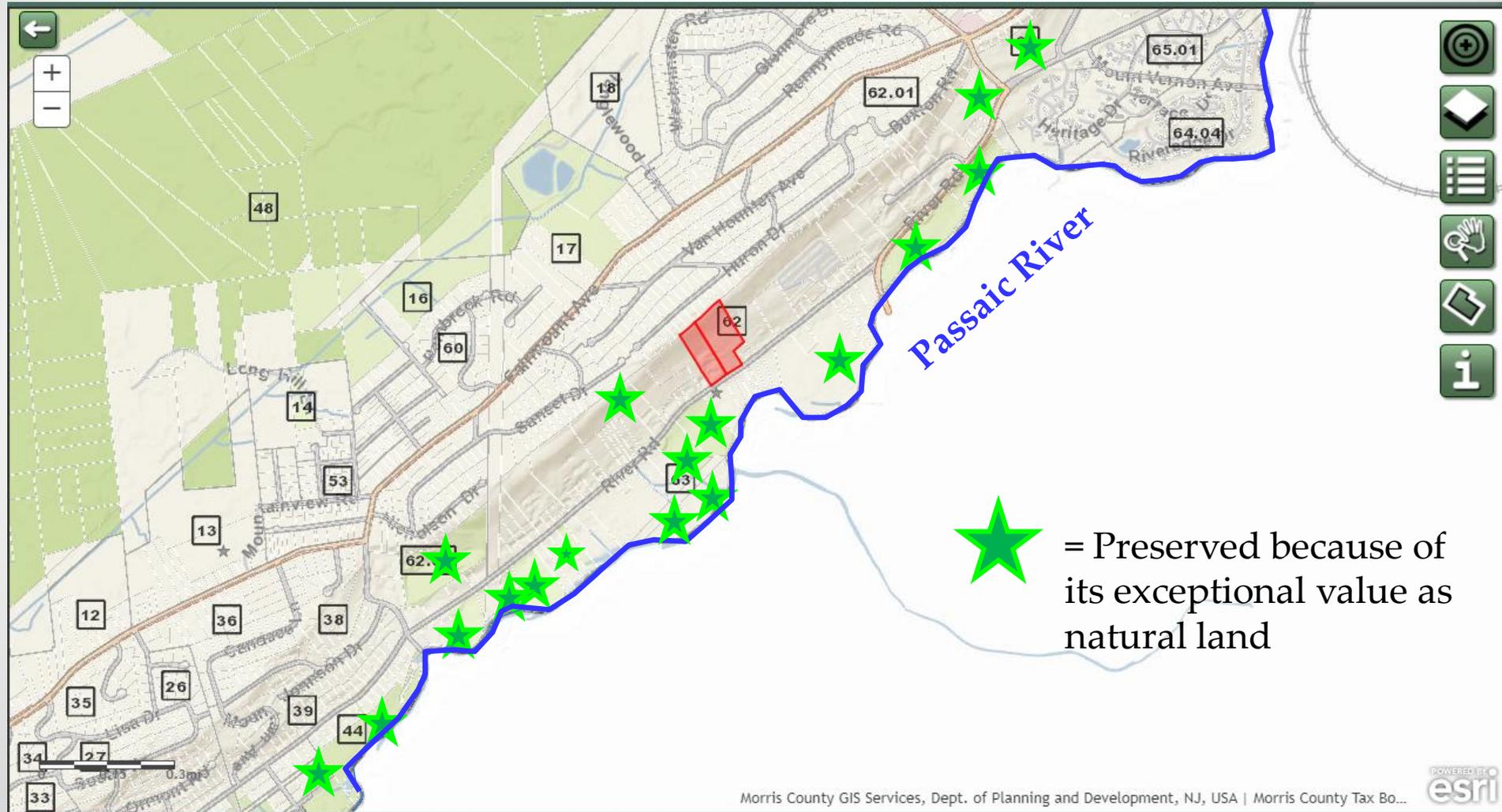


Proposed new gray development in our Greenway

The green dashed lines designate a Chatham Township Greenway – special for its potential for contiguous green space benefits.

Yellow, Green, Pink are preserved open space in our Master Plan Greenway, a generation of investment.

We have INVESTED for more than a generation to PERMANENTLY PROTECT this Master Plan Greenway, *\*not\** densely develop it. Green stars are preserved open spaces. Dense development in this location is the absolute opposite of our Master Plan



One of the many examples



that Chatham Township has established a GREENWAY here.

Look at this important language we used for this Greenway in our town

Building apartments here – in this day and age -- is antithetical to a generation's investment in our Master Plan that stands today.

ORDINANCE 99-035

**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY TO AUTHORIZE THE ACQUISITION OF A PORTION OF 504 RIVER ROAD, LOT 68, BLOCK 62, ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF CHATHAM**

WHEREAS, the Township of Chatham has been offered the opportunity to acquire a portion of 504 River Road, Lot 68, Block 62 on the Tax Map of the Township of Chatham (the subject premises) from the current owners, Nils Klarlund and Lien Tran; and

WHEREAS, the portion of the subject premises offered to the Township consists of approximately 4.6 acres of steeply sloped and heavily wooded land which has significant environmental values; and

WHEREAS, the steep slopes thereon should be protected from development; and

WHEREAS, the subject premises has been identified as part of the Township's Open Space Plan and its acquisition will advance that Plan; and

WHEREAS, the owners have indicated a willingness to convey the subject premises for to the Township for \$1000.00 provided the premises is dedicated for open space and passive recreation and the Township pays for all the costs in connection with the conveyance, including the subdivision which is required; and

WHEREAS, the Township desires to accept title to the same contingent upon obtaining the necessary subdivision, the right of the Township to construct a nature trail, and the appropriation of funds in accordance with the laws of the State of New Jersey;

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

1. The Township of Chatham hereby approves and authorizes the Mayor and Township Clerk to execute an agreement and such other documents as may be necessary to acquire the

**Trust for Public Lands Acquisition Procedures**

**Factor** **Point Score**

**Environmental Factors:**

- a). Presence of Wetlands:
  - 1). Present on property .....**.2**
  - 2). Buffer for wetlands .....1
  - 3). Not present on property .....0
- b). Riparian Corridor/Water Frontage:
  - 1). Exceptional water frontage .....3
  - 2). Some water frontage .....2
  - 3). Protects water frontage .....**.1**
  - 4). Water not present on property .....0
- c). Presence of Woodlands:
  - 1). Mature hardwoods over major portion of property ...**.4**
  - 2). Mature hardwoods on minor portion of property .....3
  - 3). Less mature woods/conifers .....2
  - 4). Immature woods/scrub/tree line .....1
  - 5). Not present on property .....0
- d). Contamination
  - 1). Toxic.....negative 4
  - 2). Hazardous .....negative 3
  - 3). Debris on site, hazard unknown .....negative 2
  - 4). Contamination present but remediation commitment  
is an element of property transaction.....negative 1
  - 5). No contamination .....**.0**
- e). Steep Slopes
  - 1). Present on property .....**.1**
  - 2). Not present on property .....0
- f). Unique Habitat
  - 1). Present on property .....**.1**

2). Not present on property .....0

**Rural Preservation Characteristics:**

- a). Proximity to Protected Open Space
  - 1). Adjacent to Open Space .....2
  - 2). Compliments Open Space .....**.1**
  - 3). No significant contribution .....0
- b). Proximity to Protected Farm Land
  - 1). An active farm .....4
  - 2). Adjacent to farm land .....3
  - 3). Complements farm land .....2
  - 4). No significant contribution .....**.0**
- c). Proximity to Scenic Views
  - 1). Contains scenic views .....**.2**
  - 2). Complements scenic views .....1
  - 3). No significant contribution .....0
- d). Passive Recreation Opportunities
  - 1). Contains or links proposed trail/ greenway plans ...3
  - 2). Provides access to proposed trail .....2
  - 3). Complements proposed trail .....**.1**
  - 4). No significant contribution .....0

**Development Pressure Factors:**

- a). Ownership
  - 1). Absentee, estate, foreclosure .....**.2**
  - 2). Resident owner .....1
  - 3). Other.....0
- b). Market Availability
  - 1). For sale .....5
  - 2). Under market investigation .....**.4**
  - 3). Future availability likely .....3
  - 4). Unlikely to become available .....0

**THE PROPERTY RANKS HIGHLY IN OUR MASTER PLAN FOR OPEN SPACE VALUE.**

**(Attachment C of our Master Plan)**

Property score for conservation priority: **23**

This is higher “Seven Acre Wood” (preserved Township land at corner of Southern Blvd and River Road)

...and equals Hillside Trail preserved land.

- c). Suitability for Development
  - 1). Subdivision approved-easily developed .....8
  - 2). Subdivision application filed-minor impediments...4
  - 3). Subdivision application filed-major impediments ...**.2**
  - 4). Subdivision plans underway but not filed .....0
- d). Infrastructure Availability
  - 1). Available roads, public water and sewer .....3
  - 2). Any 2 of above .....**.2**
  - 3). Any 1 of above .....7.....1
  - 4). None of the above .....0

The NJ State Development and Redevelopment Plan explicitly EXCLUDES the mountainside from its redevelopment locations. Calls it "Environmentally Sensitive Planning Area." ONE OF THE FEW IN NORTHEASTERN NJ!

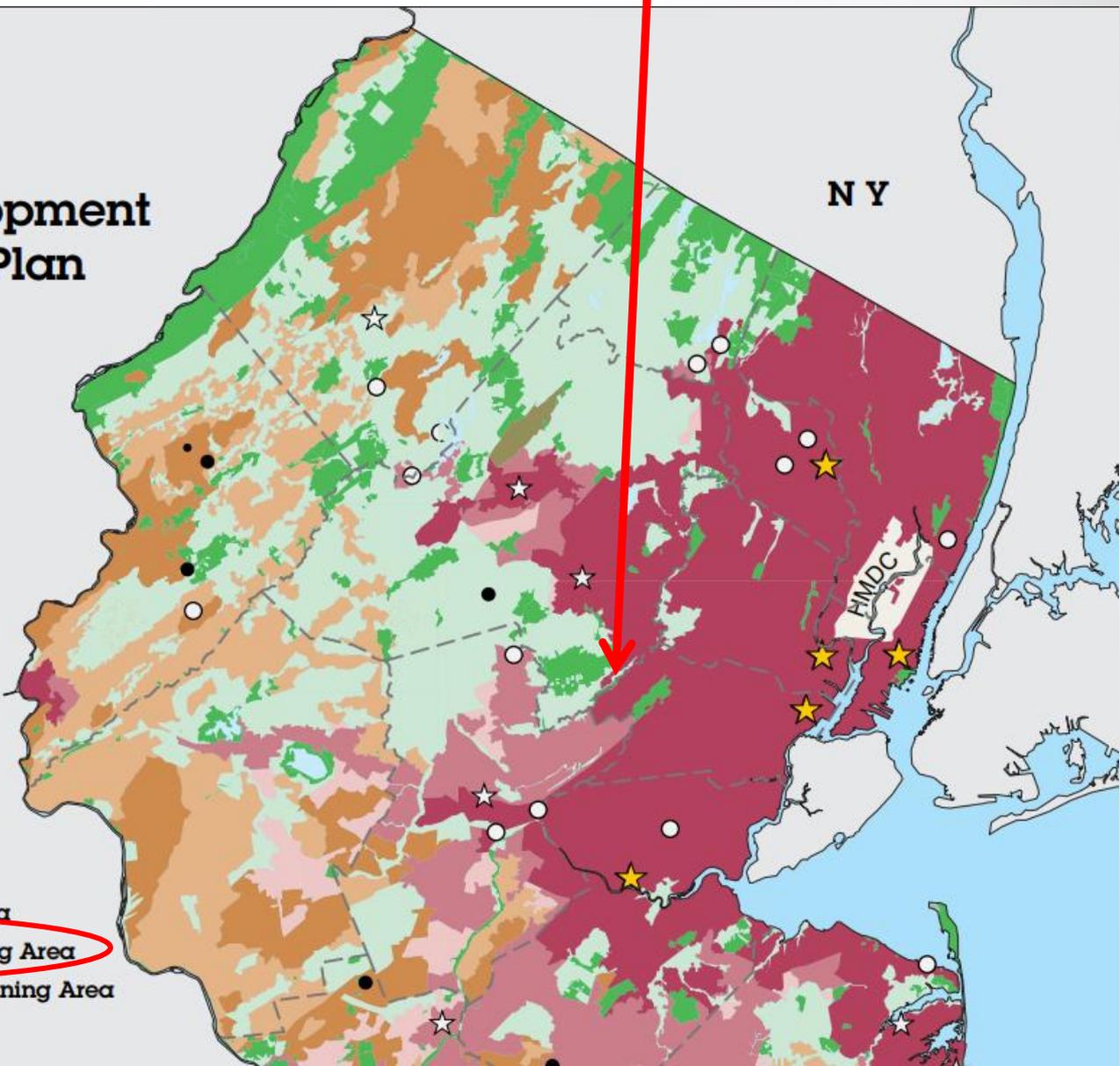
# POLICY MAP of the New Jersey State Development and Redevelopment Plan

### DESIGNATED CENTERS

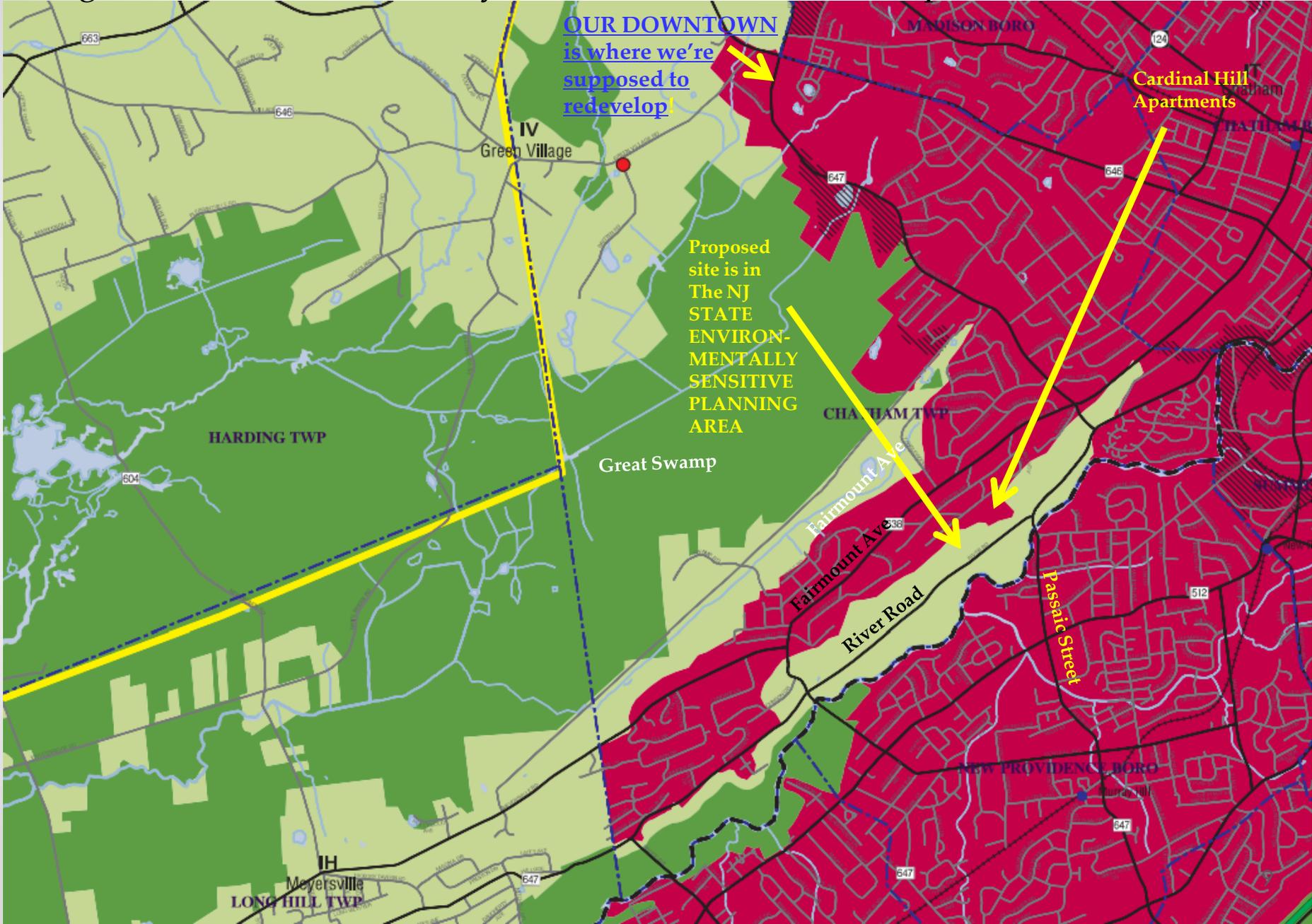
- ★ Urban Centers
- ☆ Regional Centers
- Towns
- Villages
- Hamlets

### PLANNING AREAS

- PA1 Metropolitan Planning Area
- PA2 Suburban Planning Area
- PA3 Fringe Planning Area
- PA4 Rural Planning Area
- PA4B Rural/Env. Sensitive Planning Area
- PA5 Environmentally Sensitive Planning Area
- PA5B Env. Sensitive/Barrier Islands Planning Area
- Parks & Natural Areas



A CLOSER LOOK CONFIRMS the NJ State Development and Redevelopment Plan designates this environmentally sensitive, NOT for redevelopment.





13.6 BILLION GALLONS OF RAIN fall on this 10-acre parcel every year.

- This becomes our drinking water. Water filtering through forest soil is naturally cleaned before it goes into our drinking water supplies. Water that falls on impervious surface becomes dirty.



ABOUT 1,000 TREES are on this 10-acre parcel (5" or greater diameter) and 1000s of saplings

ABOUT 1,000 TONS OF CARBON ARE STORED by 10 acres of forest

- Destroying forest pollutes our atmosphere



10 TONS OF CARBON ARE REMOVED FROM THE ATMOSPHERE by 10 acres of trees each year.

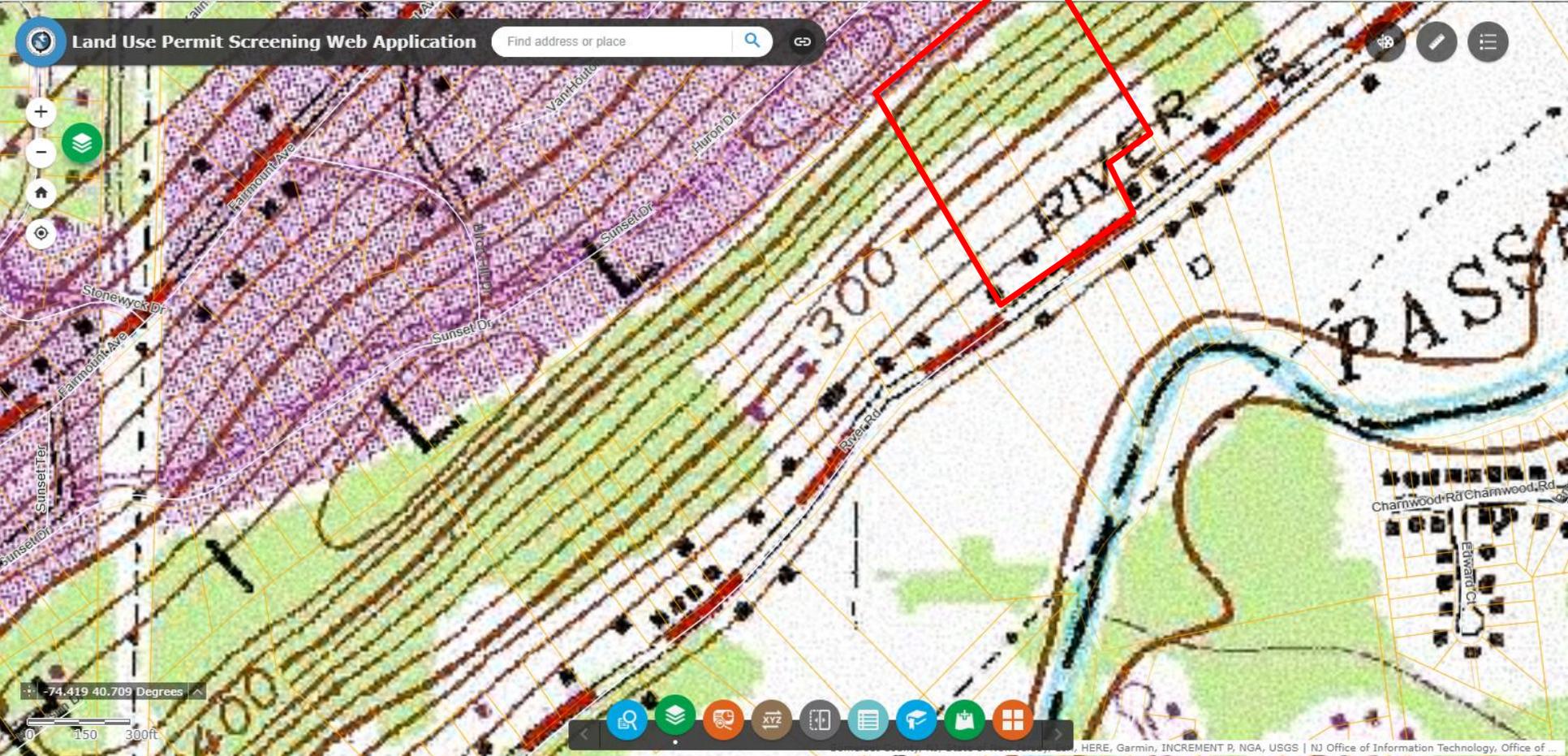


THESE TREES REMOVE ABOUT 500 POUNDS OF NOXIOUS PARTICULATE MATTER FROM THE AIR every year.

- Particulate matter includes sulfur dioxide, nitrogen oxides and other chemicals, which poisons our lungs and debilitates people with breathing and cardiovascular issues. Trees help our residents breathe better and live longer.

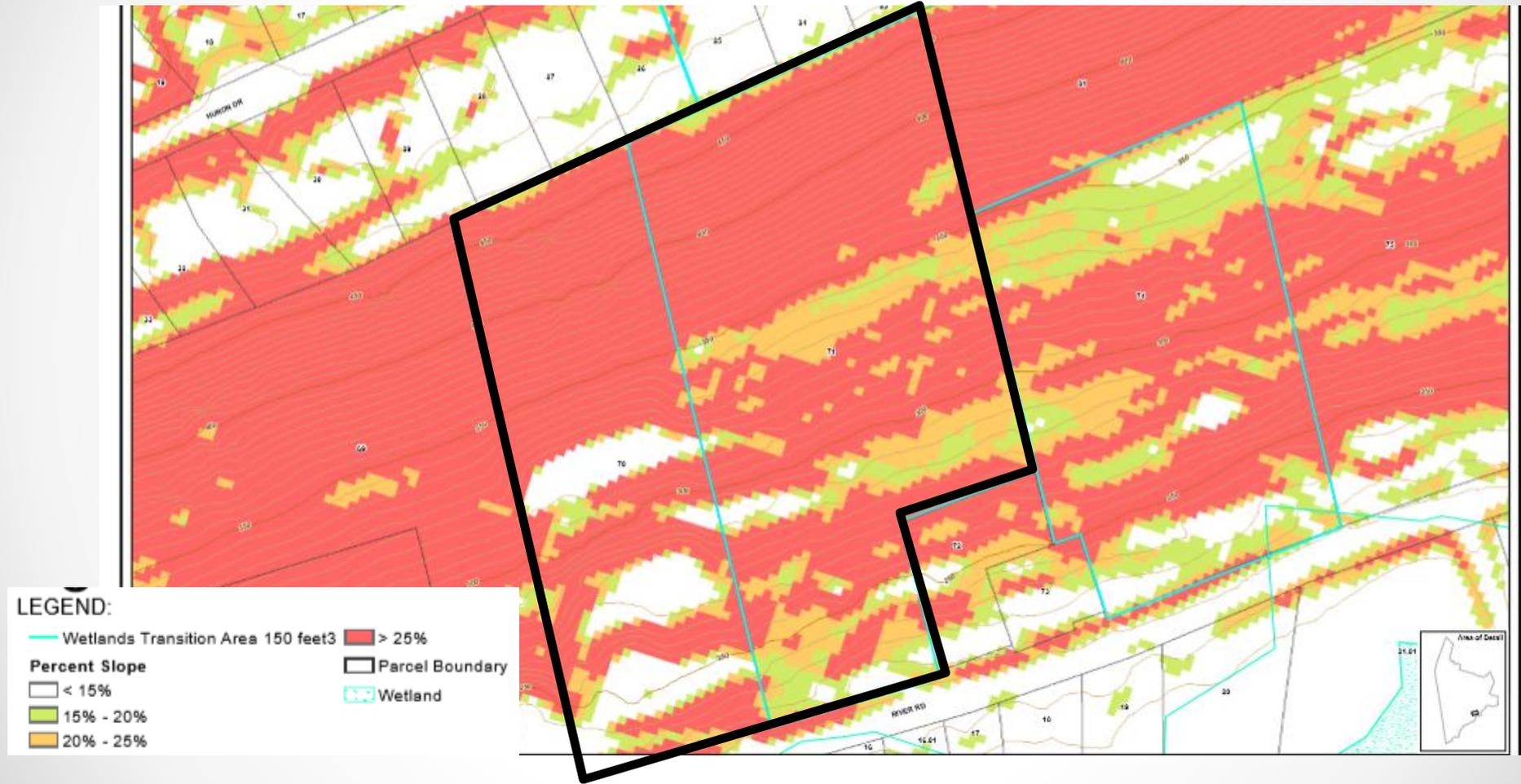
[https://www.nrs.fs.fed.us/pubs/rb/nrs\\_rb001.pdf](https://www.nrs.fs.fed.us/pubs/rb/nrs_rb001.pdf)

The parcels contain a 200 foot drop from back to front



This is from NJDEP's ARCGIS site.

Most of these two parcels are very steep. And the small, less-steep portions of a steep parcel are often places where the water flows to (and collects). All the more reason NOT to build on these, because you lose the water-capturing and water-cleaning capabilities of these areas for people. These are also the key spots that wildlife need.



This image is from p.28 of Draft Housing Element Plan by Banish Associates.  
(The black border was added to highlight lots 70 & 71)

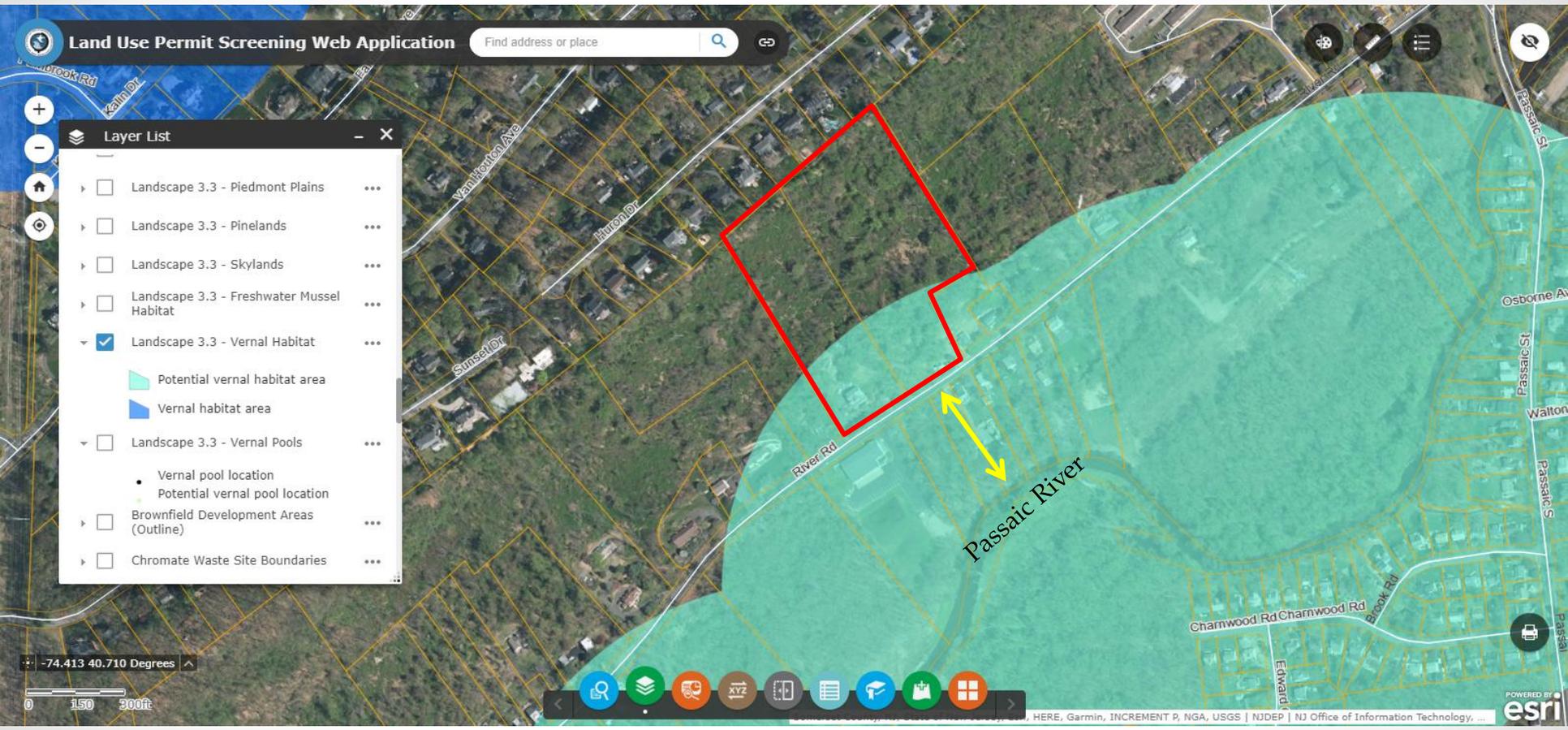
## The parcels are priority lands for water quality protection



The water flows into the Passaic River, which is then pumped for Chatham Township's drinking water

This is from the NJ Conservation Blueprint, a project of Rowan University, which utilizes dozens of available scientific datasets. ● 13

There are potential vernal wetlands toward the bottom of both properties (and extremely close to the Passaic River)



This is from NJDEP's ARCGIS site.

There are proven wetlands on the border of lot 69 and lot 70 (one of the two subject parcels) These photos were taken on May 20, after about 7 days of hot weather and no substantial rain. A subsequent look after a stretch of hot weather showed the same.



THE PRESENCE OF DUCKWEED  
(*Lemna minor*) – AN AQUATIC  
PLANT SPECIES--requires water all  
or the vast majority of the time



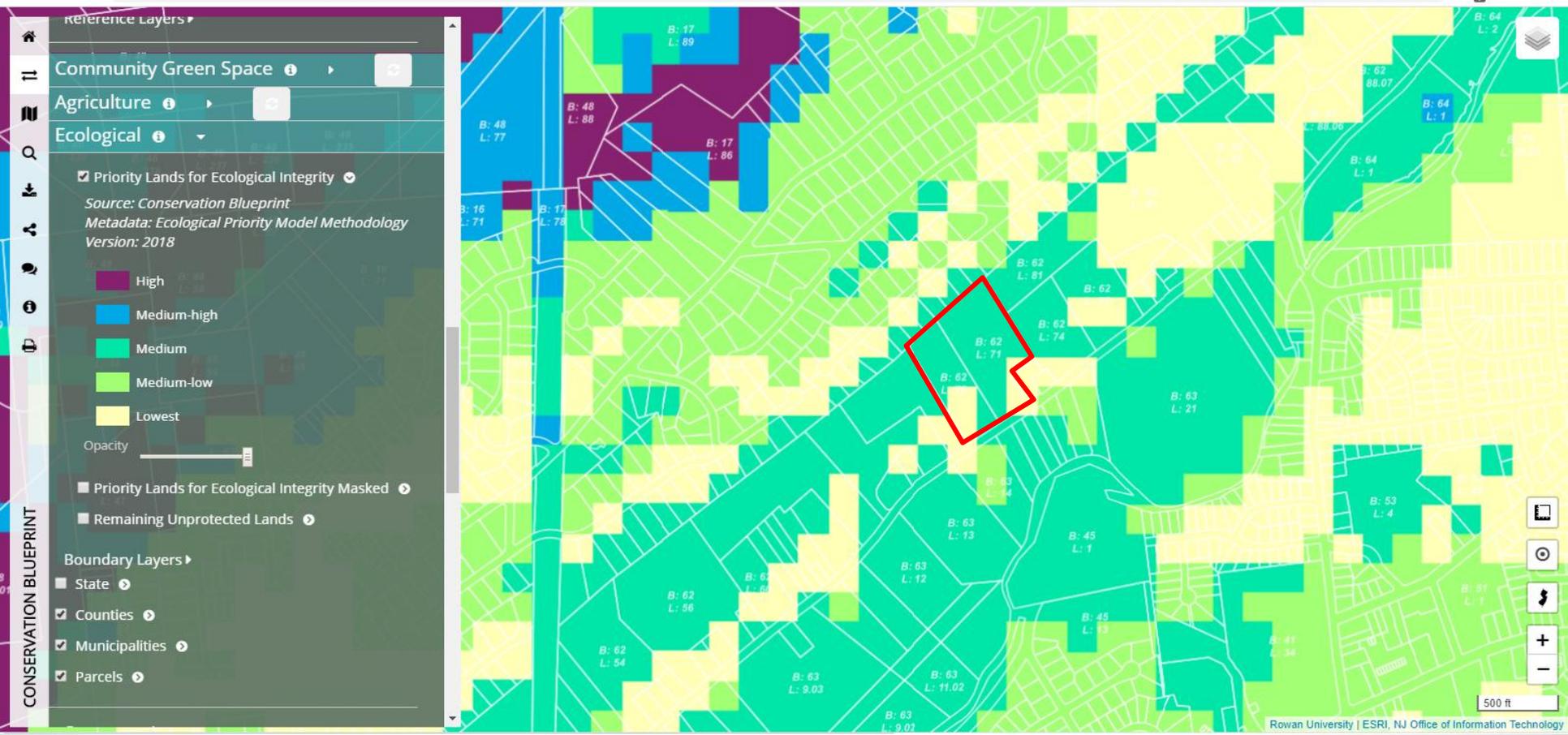
#2: These photos show wetlands on the border of lot 69 and lot 70 (one of the two subject parcels). These photos were taken on May 20, after about 7 days of hot weather and no substantial rain.



These are vital for water infiltration that controls and cleans water for people, and they are directly used by wildlife such as NJ State Endangered Bobcat



# The parcels are priority lands for ecological integrity



This is from the NJ Conservation Blueprint, a project of Rowan University, which utilizes dozens of available scientific datasets.

The parcels are critical for CONNECTIVITY of ecological lands, and for CONNECTING the Great Swamp with the Passaic River wetlands

Passaic River



CONNECTIVITY is CRITICAL for all animals, ESPECIALLY FOR NJ STATE-ENDANGERED BOBCAT, shown here behind 516 River Road on two different occasions only 24 & 18 months ago.



Bobcats are famously shy, difficult to film once (let alone twice) and they require large, interconnected natural areas in order to survive.

Removing a key link in their habitat promotes their extinction.

<https://www.youtube.com/watch?v=7IYtukgn8sY&feature=youtu.be>

Wildlife such as red fox, gray tree frog (which requires wetlands to breed), monarch butterfly, wild turkey, red squirrel and many others breed in or visit the adjacent properties on both sides, where these photos were taken. The property is prime foraging habitat because of its geology and aquatic habitat. There is a family of four fox kits living next to the subject parcel.



This video of a fox family of kits was taken this week just 800 yards east along the hillside from the beautiful land that the Township is proposing to bulldoze to build apartments.

This is the kind of life and habitat we would be needlessly undermining by building apartments on the hillside above the Passaic River in our Master Plan Greenway, rather than on underutilized land downtown.

A downtown housing location is not just better for the fox kits seen here and for protecting our Passaic River water supply; it is also more convenient and economical for new residents to live in.

<https://www.youtube.com/watch?v=FfzUiZsGKWI>





Most of the 87 bird species have been photographed on the adjacent property by Naomi Boyd, a teenage wildlife enthusiast. Among her photos:



Baltimore oriole



Scarlet tanager



Black and white warbler



Wood thrush

## Developing on flat land in the town center:

- 1) Contains none of the devastating drawbacks  
(water quality, air quality, threatened wildlife)
- 2) Is convenient and efficient for residents
- 3) Takes cars off the road
- 4) Is quicker to build and satisfy our obligation
- 5) *Is the clear choice for existing residents, new residents, and all of us who use the water and air that a forested, sloped, wet, connected property produce.*

**APPENDIX I.** More dirty stormwater is being threatened to be sent into the Passaic River – CHATHAM TOWNSHIP'S SOURCE OF WATER.

**Tonight, 6/9/20, at 7:30 PM the Long Hill Township Planning Board will hear an application to redevelop the Millington Asbestos Dump into 140 units of housing.** The applicant has yet to submit a plan for remediation. The site is adjacent to the Passaic River. The EPA finished stabilizing the site in 2010, but none of the contamination was removed. The anticipated future use of the site at the time was industrial or commercial.

**Issues with the application** and site plan were identified by the Township's planner [in this report beginning on page 4.](#)

In addition to the lack of a remediation plan, the [stormwater management plan](#) **proposes adding to the stormwater that is discharged directly into the Passaic River.**

**We should play no role in its degradation\* through CHOOSING to densely develop this site and produce even more stormwater.**