

**TOWNSHIP OF CHATHAM**  
**TOWNSHIP COMMITTEE AGENDA**  
**JULY 9, 2020**  
July 7, 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 JUNE 25, 2020. PARTICIPATION FOR THIS MEETING WILL BE OFFERED ELECTONICALLY OR BY TELEPHONE FOR MEMBERS OF THE PUBLIC. THE MEETING WILL ALSO BE TELEVISED ON COMCAST 29 AND FIOS 26. TO VIRTUALLY ATTEND THIS MEETING, VISIT THE FOLLOWING WEBSITE OR ENTER THE FOLLOWING MEETING ID:**

**Please click the following to join the webinar:** <https://us02web.zoom.us/j/84242712500>

Or in the Zoom app, enter **Webinar ID:** 842 4271 2500

Or iPhone one-tap :

US: +13126266799,,84242712500# or +19294362866,,84242712500#

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+1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

**Webinar ID:** 842 4271 2500

International numbers available: <https://us02web.zoom.us/j/84242712500>

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 June 12, 2020; notice was posted on the bulletin board in the main hallway of the Municipal Building on June 12, 2020; and notice was filed with the Township Clerk on June 12, 2020.

**Flag Salute**

**Roll call**

**Approval of Agenda**

**Executive Session** – Resolution 2020-P-17

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

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

**Reports:**

### **Consent Agenda**

1. Resolution 2020-160 Payment of Bills
2. Resolution 2020-161 Approving Meeting Minutes
3. Resolution 2020-162 Approving Executive Session Minutes
4. Resolution 2020-163 Settlement of Tax Appeal for Chatham Mall
5. Resolution 2020-164 Refunding Overpayment of Taxes
6. Resolution 2020-165 Authorizing Purchase & Installation of New Electric Pump at Southside Sanitary Sewer Pump Station
7. Resolution 2020-166 Amending Federal Aid Agreement

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

8. Resolution 2020-167 Amending 2020 Budget
9. Resolution 2020-168 Amending Agreement with IH Engineers

### **Public Hearing/Final Adoption of Ordinances**

1. Ordinance 2020-11 Rezoning 344 Hillside Avenue, Block 67 Lot 17 and 17.01
  - a. Resolution 2020-146 Reasons Resolution
2. Ordinance 2020-12 Authorizing Conveyance of a Portion Block 48.16, Lot 117.27 to Southern Boulevard Urban Renewal, LLC.

Directions for public participation in Public Hearings are listed above.

### **Introduction of Ordinances**

1. Ordinance 2020-13 Amending Ordinance 2020-11

### **Resolutions**

1. Resolution 2020-169 Authorizing the Planning Board to Undertake a Preliminary Investigation to Determine if 522 Southern Boulevard Qualifies as an Area in Need of Condemnation Redevelopment
2. Resolution 2020-170 Authorizing the Solicitation of Requests for Proposals or Requests for Qualifications for the Redeveloper of Block 128, Lot 2 as Shown on the Township Tax Map and More Commonly known as 522 Southern Boulevard
3. Resolution 2020-171 Authorizing the Township Attorney to File Suit Against the Bank of America to Close an Account in the Name of the Glenwood Housing Corporation and to Tender the Money in the Account to the Township as the Corporation's Successor in Interest

**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 2020-11**

**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 TITLED ‘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 AH) 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												
## **	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

\*\* - all slope areas of 20% or greater remaining after completion of the grading required for construction shall be included in conservation easements.

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

**Section 9.** 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 29, 2020  
Amended: June 11, 2020  
Adopted:

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

Attest:

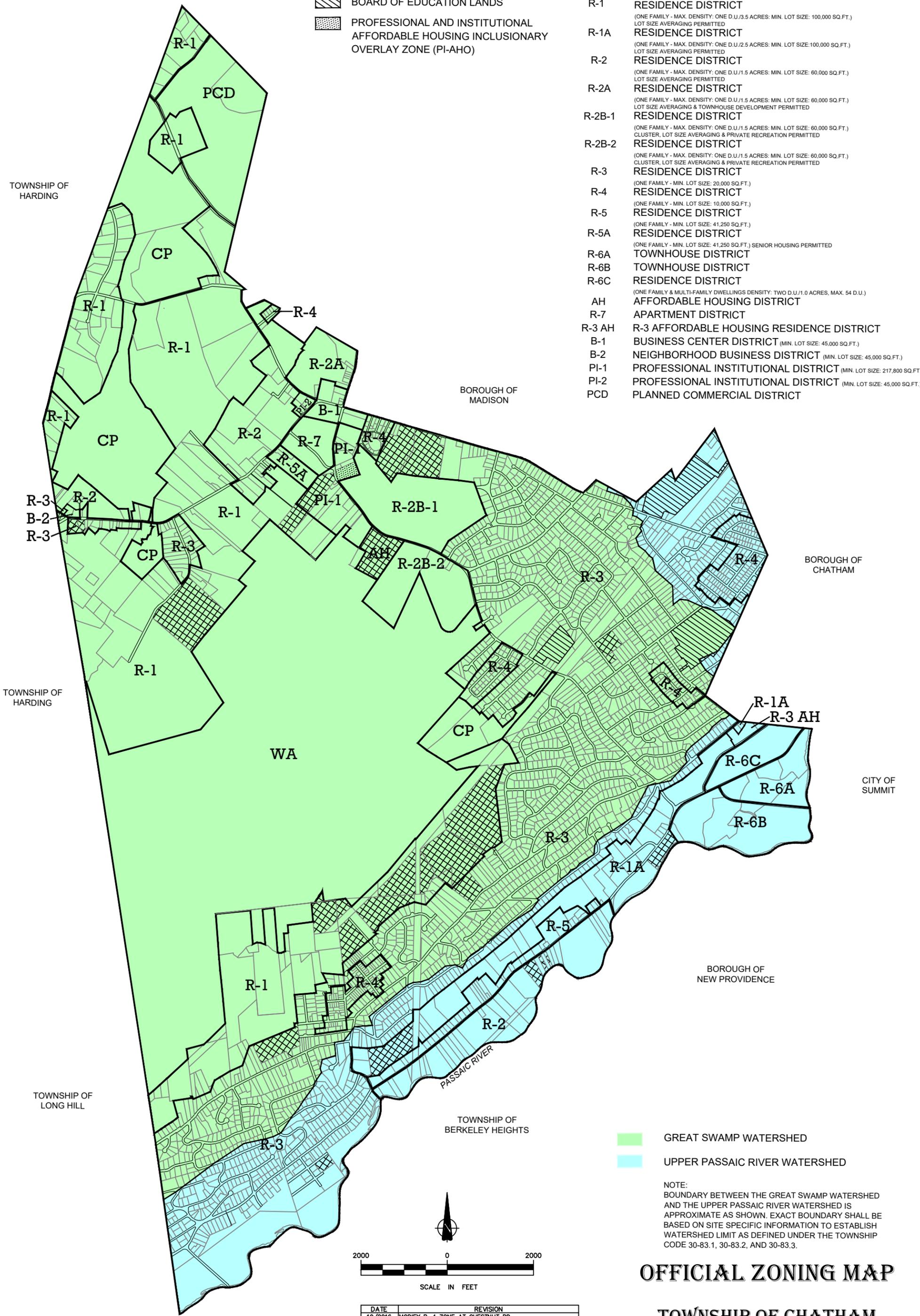
BY: \_\_\_\_\_  
Michael J. Kelly, Mayor

\_\_\_\_\_  
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



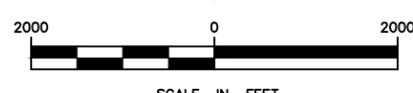
-  GREAT SWAMP WATERSHED
-  UPPER PASSAIC RIVER WATERSHED

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.

**M M**  
MOTT  
MACDONALD

**ORDINANCE 2020-12**

**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS,  
STATE OF NEW JERSEY, AUTHORIZING THE CONVEYANCE OF A PORTION OF  
CERTAIN REAL PROPERTY LOCATED ON SOUTHERN BOULEVARD SHOWN AS  
BLOCK 48.16, LOT 117.27 ON THE TOWNSHIP TAX MAP AND COMMONLY  
KNOWN AS THE SKATE PARK TO SOUTHERN BOULEVARD URBAN RENEWAL,  
LLC**

**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 affordable housing units; 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) affordable housing 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 parcel to be conveyed to Southern Boulevard Urban Renewal, LLC; and

**WHEREAS**, it was the intent of the Township of Chatham to convey the new parcel 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 changed requiring that the Redevelopment Area be divided into two (2) areas, 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 for public purposes, including affordable housing; and

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

**WHEREAS**, on May 28, 2020, the Township Committee of the Township of Chatham adopted Ordinance 2020-04 amending the Redevelopment Plan to provide that the Redevelopment Area consists 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.

**WHEREAS**, in accordance with the New Jersey Supreme Court’s decision in South Burlington County NAACP v. Mount Laurel, 67 N.J. 151 (1975), the Township has a constitutional obligation to provide for affordable housing; and

**WHEREAS**, on December 13, 2018, the Township settled its Mount Laurel obligation by entering into a Settlement Agreement with the Fair Share Housing Center, Inc., which Agreement was amended on January 10, 2019 and March 12, 2020; and

**WHEREAS**, Southern Boulevard Urban Renewal, LLC is the designated redeveloper of the Redevelopment Area and qualifies as an urban renewal entity; and

**WHEREAS**, the Township desires to convey to Southern Boulevard Urban Renewal, LLC Part A of the Redevelopment Area to construct twenty-four (24) affordable housing units as approved by the Township Planning Board; and

**WHEREAS**, the Local Lands and Buildings Law at N.J.S.A. 40A:12-21(l) expressly authorizes a municipality to convey municipally-owned lands or buildings at private sale and for nominal consideration to “[a]ny duly incorporated urban renewal corporation organized pursuant to P.L. 1991, c.431 (c. 40A:20-1 et seq.) for the purpose of constructing housing for low or moderate income persons or families or persons with disabilities”; and

**WHEREAS**, the Township finds that conveying Part A to Southern Boulevard Urban Renewal, LLC will further the general health, safety and welfare of Township residents by assisting the Township to meet its constitutional obligation to provide a realistic opportunity for the development of affordable housing; and

**WHEREAS**, Part A is not otherwise needed for any other municipal purposes; and

**WHEREAS**, as authorized by N.J.S.A. 40A:12-21(l), the Township now wishes to convey, and Southern Boulevard Urban Renewal, LLC wishes to accept Part A for the development of twenty-four (24) affordable housing units.

**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 WHEREAS clauses to this Ordinance are incorporated as if more fully set forth herein.

**Section 2.** Pursuant to N.J.S.A. 40A:12-21(l) and any other applicable laws, the Township is hereby authorized to convey Part A, designated as a portion of Block 48.16, Lot 117.27 as shown in the Amended Redevelopment Plan, to Southern Boulevard Urban Renewal, LLC for the amount of one (\$1.00) dollar for the purpose of building twenty-four (24) affordable

housing units to assist the Township in satisfying a part of the Township's affordable housing obligation subject to all applicable requirements of N.J.S.A. 40A:12-21 and the following conditions:

- a. That twenty-four (24) affordable housing units be constructed and deed restricted for a period of thirty (30) years from the initial occupancy;
- b. That the Property shall be deed restricted for low-low, low and moderate income qualified family rental units by a deed consistent with the form of deed restriction contained in the Uniform Housing Affordability Control regulations; and
- c. That the development of the Property shall meet all of the applicable requirements of the Council on Affordable Housing, including UHAC, and the Superior Court of New Jersey for affordable housing credit.

**Section 3.** That the Township Mayor, Administrator, Engineer and Attorney, and all other appropriate officers, employees, consultants and professionals, are hereby authorized and directed to prepare and execute any and all documents and instruments necessary, and undertake, or cause to be undertaken, any and all acts necessary, to effectuate the terms and purposes of this Ordinance.

**Section 4.** 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 5.** This Ordinance shall take effect upon passage and publication as provided for by law.

Introduced: June 25, 2020

Adopted:

Attest:

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

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

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

**ORDINANCE 2020-13**

**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING ORDINANCE 2020-11 CREATING A NEW “R-3 AFFORDABLE HOUSING RESIDENCE DISTRICT (R-3 AH)” BY CLARIFYING THAT THE GROUP HOME LOT WILL BE CLEARED AND LEVELED TO ALLOW FOR THE CONSTRUCTION OF A GROUP HOME ON THE LOT**

**WHEREAS**, on July 9, 2020, the Township Committee of the Township of Chatham adopted Ordinance 2020-11; and

**WHEREAS**, the purpose of this Ordinance is to amend Section 4 of Ordinance 2020-11 to clarify that the group home lot will be cleared and leveled to prepare it for the construction of a group home; and

**WHEREAS**, Section 4 of Ordinance 2020-11 is amended to delete the last sentence: “The lot is to be conveyed with a foundation pad ready for a ranch home, with utilities available in the street, a sidewalk which lot shall be conveyed to the group home developer or the Township of Chatham for \$1”; and

**WHEREAS**, the deleted portion of Section 4 of Ordinance 2020-11 is replaced with: “The lot is to be conveyed cleared and leveled with a flat surface achieved by bulldozing and installing retaining walls to create the flat surface, including a driveway cut and a tracking pad, ready for the construction of a ranch style group home, with utilities, including sanitary sewer and water, available in the street, and a sidewalk, which lot shall be conveyed to the group home developer or the Township of Chatham for \$1 at the Township’s option.”

**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. Section 4 of Ordinance 2020-11 adopted on July 9, 2020, the last sentence, is hereby amended to delete: “The lot is to be conveyed with a foundation pad ready for a ranch home, with utilities available in the street, a sidewalk which lot shall be conveyed to the group home developer or the Township of Chatham for \$1” and replaced with: “The lot is to be conveyed cleared and leveled with a flat surface achieved by bulldozing and installing retaining walls to create the flat surface, including a driveway cut and a tracking pad, ready for the construction of a ranch style group home, with utilities, including sanitary sewer and water, in the street, and a sidewalk, which lot shall be conveyed to the group home developer or the Township of Chatham for \$1 at the Township’s option”.

Section 2. 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 2 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 3. 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 4. 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 5. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. 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: July 9, 2020

Adopted:  
Attest:

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

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

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

DRAFT

**RESOLUTION 2020-146**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM IN THE COUNTY OF MORRIS OUTLINING THE REASONS FOR ENACTING ORDINANCE NO. 2020-11**

**WHEREAS**, the Township Committee of the Township of Chatham referred ORDINANCE NO. 2020-11 (the “Ordinance”) to the Planning Board for statutory review pursuant to N.J.S.A. 40:55D-26; and

**WHEREAS**, the Planning Board determined that the Ordinance is inconsistent with the Land Use Plan (“LUP”) because the intensity of permitted development is 20,000 square feet per unit which is substantially greater than 100,000 square feet per unit as provided for in the LUP; and

**WHEREAS**, despite this inconsistency, the Planning Board found that the Ordinance, which requires that 20% of the total number of lots created will be conveyed to either the Township of Chatham or a qualified group home developer, advances the objective of the LUP to promote a balance of housing types for all segments of the population; and

**WHEREAS**, the Planning Board further found that the Ordinance advances the affordable housing objectives of the 2008 Housing Plan Element and Fair Share Plan (“HEFSP”) and assists Chatham Township in meeting its constitutionally mandated fair share obligation with the creation of a group home as required by the R-3 AH Zone standards; and

**WHEREAS**, having reviewed the May 28, 2020 Review Memorandum prepared by the Board Planner, Frank Banisch, P.P., as well as his testimony regarding same, the Planning Board recommended adoption of the Ordinance provided it was revised to expand the extent of the steep slope conservation easement to include all lots to be subdivided and to include all slope areas of 20% or greater remaining after completion of the grading required for construction, in said conservation easement; and

**WHEREAS**, the Township Committee concurs with the findings of the Planning Board that the Ordinance promotes a balance of housing types for all segments of the population in accordance with the LUP and provides affordable housing with a minimal impact on neighborhood character and community services in accordance with the HEFSP;

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

1. Pursuant to N.J.S.A. 40:55D-62, the Township Committee hereby sets forth its reasons, as stated above, for the adoption of Ordinance 2020-11 (a copy of which is attached hereto as **Exhibit A**), as it substantially advances objectives of the adopted Chatham Township Master Plan.
2. The reasons outlined in this Resolution are sufficient to enact said Ordinance despite any inconsistencies with the LUP and HEFSP and the Township Committee hereby adopts Ordinance 2020-11 for the reasons set forth herein.
3. This Resolution shall take effect immediately.

Adopted: June 25, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Michael 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 June 25, 2020.

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

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

**RESOLUTION 2020-161**

**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 June 25, 2020.

Adopted: July 9, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

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

DRAFT

**RESOLUTION 2020-162**

**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 June 25, 2020.

Adopted: July 9, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

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

DRAFT

**RESOLUTION 2013-163**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY APPROVING A SETTLEMENT OF THE TAX APPEALS OF CHATHAM MALL ASSOCIATES., LLC**

**WHEREAS**, Chatham Mall Associates., LLC., has appealed its assessments for the years 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018 and 2019 in the Tax Court of New Jersey, Docket Nos. 003312-2011, 000493-2012, 003100-2013, 003082-2014, 004959-2015, 005130-2016, 003674-2017, 003553-2018, and 006298-2019; and

**WHEREAS**, the Tax Assessor of the Township of Chatham has recommended acceptance of a proposed settlement of these appeals;

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey that the above-referenced tax appeals be settled and the Municipal Attorney shall be authorized to execute a Stipulation of Settlement in the following amounts:

**BLOCK: 135**  
**LOT: 22**  
**STREET ADDRESS: 650 Shunpike Road**  
**YEAR: 2011**

	<b>Original Assessment</b>	<b>County Board Judgment</b>	<b>Requested 2011 Tax Court Judgment</b>
<b>Land:</b>	\$3,820,000.00	Direct Appeal	\$3,820,000.00
<b>Improvements:</b>	<u>\$3,296,200.00</u>		<u>\$1,880,000.00</u>
<b>Total:</b>	\$7,116,200.00		\$5,700,000.00

**BLOCK: 135**  
**LOT: 22**  
**STREET ADDRESS: 650 Shunpike Road**  
**YEAR: 2012**

	<b>Original Assessment</b>	<b>County Board Judgment</b>	<b>Requested 2012 Tax Court Judgment</b>
<b>Land:</b>	\$3,820,000.00	Direct Appeal	\$3,820,000.00
<b>Improvements:</b>	<u>\$3,296,200.00</u>		<u>\$1,880,000.00</u>
<b>Total:</b>	\$7,116,200.00		\$5,700,000.00

**BLOCK: 135**  
**LOT: 22**  
**STREET ADDRESS: 650 Shunpike Road**  
**YEAR: 2013**

	<b>Original Assessment</b>	<b>County Board Judgment</b>	<b>Requested 2013 Tax Court Judgment</b>
<b>Land:</b>	\$3,820,000.00	Direct Appeal	\$3,820,000.00
<b>Improvements:</b>	<u>\$3,296,200.00</u>		<u>\$1,880,000.00</u>
<b>Total:</b>	\$7,116,200.00		\$5,700,000.00

The settlement is for the years 2011, 2012, and 2013 and is contingent upon the withdrawal of the 2014, 2015, 2016, 2017, 2018, and 2019 tax years. Neither party will file a tax appeal for the 2020 assessment on the subject property. The assessment for the 2021 tax year will be set as follows:

<b>Land:</b>	\$3,820,000.00
<b>Improvement:</b>	<u>2,180,000.00</u>
<b>Total:</b>	\$6,000,000.00

The refunds due plaintiff will be disbursed/credited as follows: A check in the amount of \$20,000.00 will be issued to plaintiff within 60 days of the entry of judgment. A credit in the amount of \$31,376 will be applied towards the August 1, 2020 tax bill. A check in the amount of \$20,000.00 will be issued to plaintiff in the First Quarter of 2021. Interest due on any refund will be waived by plaintiff, provided it receives payment of the total refund due within 60 days following the date of entry of Judgment by the Tax Court.

The provisions of the Freeze Act, N.J.S.A. 54:51A-8, shall apply to a final disposition of this case and the entire controversy and of any actions pending or hereinafter instituted by the parties concerning the assessment on the property referred to herein for any Freeze Act years, as permitted by applicable law. No Freeze Act year shall be the basis for the application of the Freeze Act for any subsequent year.

Adopted: July 9, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

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

**RESOLUTION 2020-164**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY, REFUNDING OVERPAYMENT OF TAXES**

**WHEREAS**, an overpayment of property taxes has been made for the following properties; and

**WHEREAS**, the Tax Collector has recommended the refund of such overpayment,

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

<u>BLOCK</u>	<u>LOT</u>	<u>NAME &amp; ADDRESS</u>	<u>AMOUNT</u>
48.10	7	Check Payable to:  Bank of America BAC 51204 (reference Memo)  Mail to:  Corelogic Tax Collection Services, LLC P.O. Box 9236 Coppell, TX 75019-9801  Property Owner Name & Address:  Simonfay, Steven P. & Sally 118 Westminster Rd Chatham, NJ 07928	\$6,546.47  2 <sup>nd</sup> Quarter 2020

Adopted: July 9, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

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

**RESOLUTION 2020-165**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AUTHORIZING THE PURCHASE AND INSTALLATION OF A NEW ELECTRIC PUMP FOR THE SOUTHSIDE SANITARY SEWER PUMP STATION**

**WHEREAS**, the Southside Sanitary Sewer Pump Station has been in operation since 1974; and,

**WHEREAS**, in 2019 a significant electrical upgrade was completed on both the Northside and Southside Sewer Pump Stations; and,

**WHEREAS**, the Southside Sanitary Sewer Pump Station is designed to operate with two (2) Dry Pit Submersible electric pumps; and,

**WHEREAS**, the two (2) original pumps at the Southside Sanitary Sewer Pump Station were replaced in 1990 and then Pump Number One was rebuilt in 2015 and Pump Number 2 was rebuilt in 2008 at a cost of over \$20,000 per pump and cannot be rebuilt again; and,

**WHEREAS**, both pumps were scheduled to have electrical upgrades for Invertor Duty so that they could more efficiently operate with the recently installed variable speed drives; and,

**WHEREAS**, both pumps have recently developed leaks and other problems that have caused Pump Number One to be taken off line; and,

**WHEREAS**, the Southside Sanitary Sewer Pump Station is now operating on one pump; and,

**WHEREAS**, there is a sixteen (16) week lead time to order pumps for Sanitary Sewer Pump Stations; and,

**WHEREAS**, the Township Administrator, Township Engineer and Water Pollution Control Chief Operator are in agreement that a new Dry Pit Submersible Electric Pump is the most cost-effective option to ensure the continued safe operation of the system as well as protect the health, welfare and safety of our residents; and,

**WHEREAS**, the Chief Operator for the Wastewater Pollution Control Plant has solicited proposals from qualified manufacturers and vendors for quotes to purchase and install a new Dry Pit Submersible Electric pump; and

**WHEREAS**, three (3) quotes were received with installed prices at \$43,437.29, \$49,890.00 and \$53,000.00; and,

**WHEREAS**, the best overall value for the Township is Quote Number 20-137 R2 dated June 22, 2020 from PCS (Pump and Process, Inc. 41 Plymouth Street, Fairfield, New Jersey 07004 at a cost of \$43,437.29; and,

**WHEREAS**, sufficient funds are available for the purchase of the pump and the required installation services in Ordinance 2018-17, Capital Outlay WPC1 Account 0-07-55-512-022 and Capital Outlay WPC2 Account 0-09-55-512-022; and,

**WHEREAS**, the Chief Financial Officer shall make the appropriate allocation of costs to the three (3) accounts once the project is completed.

**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 the Mayor and Township Clerk are authorized to enter into an agreement to purchase the Dry Pit Submersible Pump from Pump and Process, Inc. of 41 Plymouth Street, Fairfield, New Jersey 07004 in the amount of \$43,437.29; and,

**BE IT ALSO RESOLVED**, that a total expenditure of \$46,000.00 is authorized for this project.

Adopted: July 9, 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 July 9, 2020 sufficient funds are available in the 2020 Municipal Budget and Capital Ordinances to carry out the purpose of this resolution.

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

**RESOLUTION 2020-166**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING FEDERAL AID AGREEMENT WITH NJDOT APPROVED ENGINEERING FIRM TO COMPLETE DESIGN OF LAFAYETTE AVENUNE AND SPRING STREET IMPROVEMENTS**

**WHEREAS**, in January 2018 the Township of Chatham received a Federal Aid Grant through the Federal Aid Highway Program for improvements to Lafayette Avenue and Spring Street; and

**WHEREAS**, IH Engineers, PC, an engineering firm approved by the NJDOT, was authorized to design this project; and,

**WHEREAS**, the Township of Chatham has received additional funding of \$40,671.66 from the Federal Highway Administration for Federal Aid Highway Program SRS Lafayette Street and Spring Street; and

**WHEREAS**, the additional funding is to be used toward the final design work; and

**WHEREAS**, the receipt of the additional funds requires an amendment to Federal Aid Agreement 2018-DT-DLA-501: and,

**WHEREAS**, the agreement with IH Engineers, PC must be amended so that the additional and final design work authorized by the NJDOT can be completed.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Chatham, County of Morris, State of New Jersey hereby approves the amendment to Federal Aid Agreement 2018-DT-DLA-501 and accepts the additional grant funding in the amount of \$40,671.66.

**BE IT ALSO RESOLVED**, that the agreement with IH Engineers, PC is hereby amended so that the additional grant funding accepted by the Township for this project can be used to pay for the additional and final design work.

Adopted: July 9, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

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

**RESOLUTION 2020-167**

**A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING THE 2020 BUDGET.**

**WHEREAS**, N.J.S. 40A: 4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have become available by law and the amount thereof was not determined at the time of the adoption of the budget, and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for an equal amount, and

**WHEREAS**, the Township of Chatham has received additional funding of \$40,671.66 from the Federal Highway Administration for Federal Aid Highway Program SRS Lafayette Street and Spring Street and wishes to amend its 2020 Budget to include these funds as a revenue,

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Chatham, County of Morris, State of New Jersey hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2020 in the sum of \$40,671.66 which is now available as a revenue from:

**Miscellaneous Revenues – Section F: Special Items of General revenue – Public and Private Revenues Offset with Appropriations:**

Federal Aid Highway Program SRS Lafayette Street and Spring Street, and

**BE IT FURTHER RESOLVED**, that a like sum of \$40,671.66 be and the same is hereby appropriated under the caption of:

**Public and Private Programs Offset by Revenues:**

Federal Aid Highway Program SRS Lafayette Street and Spring Street.

**BE IT FURTHER RESOLVED**, that the Township Clerk forward a copy of this resolution to the Director of Local Government Services.

Adopted: July 9, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

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

**RESOLUTION 2020-169**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP OF CHATHAM PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE LAND KNOWN AS BLOCK 128, LOT 2 AS SHOWN ON THE TOWNSHIP OF CHATHAM TAX MAP AND COMMONLY KNOWN AS 522 SOUTHERN BOULEVARD QUALIFIES AS AN AREA IN NEED OF CONDEMNATION REDEVELOPMENT**

**WHEREAS**, the Township Committee of the Township of Chatham hereby authorizes the Township of Chatham Planning Board to undertake a preliminary investigation to determine whether the land known as Block 128, Lot 2 as shown on the Township of Chatham Tax Map and commonly known as 522 Southern Boulevard qualifies as an area in need of condemnation redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Local Redevelopment and Housing Law sets forth specific procedures for establishing an area in need of redevelopment; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township Committee of the Township of Chatham making a determination as to whether a particular study area qualifies as an area in need of redevelopment, the Township Committee must authorize the Township of Chatham Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the subject area meets the criteria of an area in need of redevelopment as set forth in *N.J.S.A. 40A:12A-5*; and

**WHEREAS**, the New Jersey Legislature amended the Local Redevelopment and Housing Law on September 6, 2013 to expand and clarify various provisions of same; and

**WHEREAS**, as required by the amendment to *N.J.S.A. 40A:12A-6*, the Legislature has directed that the Resolution authorizing the Planning Board to undertake a preliminary investigation state whether the redevelopment area determination shall authorize the Township to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condemnation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (“Condemnation Redevelopment Area”); and

**WHEREAS**, the redevelopment area determination shall authorize the Township of Chatham to use all of the powers provided by the Legislature for use in a redevelopment area, including condemnation, thus designating it a Condemnation Redevelopment Area; and

**WHEREAS**, the Township Committee of the Township of Chatham wishes to direct the Township of Chatham Planning Board to undertake a preliminary investigation to determine whether the proposed study area known as Block 128, Lot 2 as shown on the Township of Chatham Tax Map and commonly known as 522 Southern Boulevard and depicted on the attached aerial photograph qualifies as an area in need of condemnation redevelopment pursuant to *N.J.S.A. 40A:12A-5*.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, that the Township of Chatham Planning Board is hereby directed to conduct the necessary preliminary investigation, including the holding of a public hearing, to determine whether the study area identified above and depicted on the attached aerial photograph is an area in need of condemnation redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-1 et seq.*; and

**BE IT FURTHER RESOLVED** that the Planning Board is hereby authorized to utilize the services of Frank Banisch, P.P., of Banisch Associates, Inc., to perform the preliminary investigation.

**BE IT FURTHER RESOLVED** that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supporting documentation.

Adopted: July 9, 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 July 9, 2020.

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

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

**RESOLUTION 2020-170**

**RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP ADMINISTRATOR AND ATTORNEY TO PREPARE AND SOLICIT REQUESTS FOR PROPOSALS OR REQUESTS FOR QUALIFICATIONS FOR A REDEVELOPER FOR BLOCK 128, LOT 2, AS SHOWN ON THE TOWNSHIP OF CHATHAM TAX MAP AND COMMONLY KNOWN AS 522 SOUTHERN BOULEVARD**

**WHEREAS**, the Township of Chatham has a need to solicit Requests for Proposals or Requests for Qualifications as the Township Administrator and Attorney determine for a redeveloper of Block 128, Lot 2 as shown on the Township Tax Map and more commonly known as 522 Southern Boulevard; and

**WHEREAS**, the Township Administrator and Attorney will prepare the RFP or RFQ consistent with applicable law, including establishing criteria for a recommendation of an award to the Township Committee; and

**WHEREAS**, the Township's Administrator and Attorney shall review the responses to the RFPs or RFQs and make a recommendation to the Township Committee.

**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 Township of Chatham Administrator and Attorney are hereby authorized to prepare and solicit responses to a Request for Proposals or Request for Qualifications for a redeveloper for Block 128, Lot 2 as shown on the Township Tax Map and more commonly known as 522 Southern Boulevard.
2. This Resolution shall take effect immediately.

Adopted: July 9, 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 July 9, 2020.

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

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

**RESOLUTION 2020-171**

**RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP ATTORNEY TO FILE SUIT AGAINST THE BANK OF AMERICA TO CLOSE AN ACCOUNT IN THE NAME OF THE GLENWOOD HOUSING CORPORATION AND TURN OVER THE FUNDS IN THAT ACCOUNT TO THE TOWNSHIP AS THE SUCCESSOR IN INTEREST TO THE CORPORATION**

**WHEREAS**, the Glenwood Housing Corporation was created to administer the affordable controls at Vernon Grove; and

**WHEREAS**, the Certificate of Incorporation for Glenwood provides that once Glenwood ceases functioning that any funds the Corporation may have are to be transferred to the Township of Chatham as Glenwood's successor in interest; and

**WHEREAS**, Glenwood has ceased functioning, with the Township's Administrative Agent Piazza & Associates serving in that capacity; and

**WHEREAS**, Glenwood has an account with the Bank of America; and

**WHEREAS**, the Township requested that the Bank turn over these funds to the Township as Glenwood's successor in interest but the Bank will not do so without a court order; and

**WHEREAS**, any money received by the Township from the Glenwood account will be deposited in the Township's Affordable Housing Trust Fund to promote affordable housing within the Township.

**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 Township Attorney is hereby authorized to file suit against the Bank of America for an order directing that the Bank turn over any funds in the Glenwood Housing Corporation account to the Township.
2. This Resolution shall take effect immediately.

Adopted: July 9, 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 July 9, 2020.

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

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

**RESOLUTION 2020-P-17**

**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
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: July 9, 2020

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

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