

*Preliminary Investigation Report
for Designation of a Condemnation
Area in Need of Redevelopment*

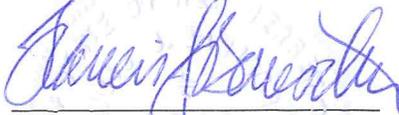
522 Southern Boulevard
Block 128, Lot 2
Chatham Township
Morris County, New Jersey

July 2020

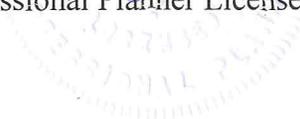
Prepared By:

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The original document was appropriately signed and sealed on July 29, 2020 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



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PURPOSE

Pursuant to Resolution #2020-169, the Chatham Township Committee referred for consideration by the Planning Board the question of whether Block 128, Lot 2, constitutes an area in need of condemnation redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-3 and N.J.S.A. 40A:12A-5.

Although the property is intended for the construction of affordable housing, this report does not recommend any plan or strategy for use of, or modifications to, the parcel in question (PQ). If the Township Committee concludes, as recommended here, that the subject property constitutes an area in need of redevelopment, it will be within their purview to direct the preparation of a redevelopment plan or plans.

LEGAL FRAMEWORK FOR REDEVELOPMENT

The *Local Redevelopment and Housing Law*, P.L. 1992 C. 79 (C40A:12A-1 et seq.) provides strong tools for use by municipalities to remedy deterioration and improve the productivity of underproductive lands. Municipalities can acquire property, clear sites, install infrastructure and other site improvements and enter partnerships with public and private entities to achieve redevelopment goals.

New Jersey's redevelopment law offers a variety of tools for redevelopment planning, design and implementation, which permit a municipality to:

- Partner with the private sector through contractual redevelopment agreements, which can include development incentives (e.g. tax abatement, infrastructure).
- Achieve greater control over development through an adopted redevelopment plan, redevelopment agreement(s) and designation of a redeveloper or redevelopers.
- Qualify for grant and other funding for planning and development activities.
- Refine land use policies and development regulations to promote desired redevelopment.
- Qualify for 1.33:1 bonus credits against the municipal fair share obligation for qualifying low and moderate income housing units constructed within a redevelopment area.

The New Jersey Constitution expressly authorizes municipalities to engage in redevelopment of "blighted areas" [N.J. Const. art. VIII, § 3, ¶ 1.]. Under the Blighted Areas Clause of the New Jersey Constitution, the clearance, replanning, development, or redevelopment of blighted areas shall be a public purpose and public use for which private property may be taken or acquired.

REDEVELOPMENT DEFINITIONS

Definitions - The following definitions, as set forth in N.J.S.A.40A:12A-3, guided this investigation:

Redevelopment means clearance, planning, development and redevelopment; the conservation and rehabilitation of any structure or

improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1092, c.79 (C.40A:12A-5 and 40A:12A-6). A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

STATUTORY CRITERIA FOR EVALUATION OF WHETHER STUDY AREA IS AN AREA IN NEED OF REDEVELOPMENT

(N.J.S.A. 40A:12A-5) provides that after investigation, notice, and hearing as set forth in Section 6 of P.L. 1992, c.79, an area may be determined to be in need of redevelopment if the Planning Board recommends and the governing body concludes by resolution that the delineated area contains any of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such buildings or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions which impeded land assemblage or discourage the undertaking of improvements, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to Sections 5 and 6 of P.L. 992 e. 72 (C.40A: 1 2A-5 and 40A: I 2A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 4,1 (C.40A:20- 1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:2 1-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A: I 2A- 1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

CONDITIONS ON THE PARCEL-IN-QUESTION

The parcel in question is located at 522 Southern Boulevard, near the intersection of Shunpike Road, in northeastern portion of the Township, close to the boundary with Madison Borough, as seen on Figure 1. The site is serviced by public water and sewer and the property is privately owned.

The site is 3.3 acres and developed with Charlie Brown's restaurant and associated parking and site improvements. The restaurant use adapted a former two-story dwelling and in 1985 there was litigation styled Charlie Brown of Chatham Inc. v. Board of

Adjustment for Township of Chatham, 202 NJ Super 312 (App. Div. 1985). The issue on appeal was whether apartments on the second floor for staff constituted an accessory restaurant use and the Board of Adjustment and Appellate Division concluded that it was not. As noted in the Appellate Division Decision:

Plaintiff leased the premises and commenced extensive renovations pursuant to a preliminary and final site plan approval granted by the Planning Board of the Township of Chatham by a resolution of July 19, 1982. Site plan approval was conditional: "Preliminary final site plan approval is hereby granted on the expressed condition that the second-floor apartments shall not be used or occupied as a residential unit or for residential business."

The Appellate Division cited the resolution of the Zoning Board denying the use of the second floor of the restaurant for employee sleeping quarters:

*322 2. The proposed use of the second floor of the subject premises does not constitute a use naturally and normally incident and subordinate to the principal use or customarily incident to such use.

These references in the Court record highlight the difference between a typical single story restaurant building, where the whole building is devoted to the restaurant use, and this former dwelling with upper floor space.

As seen on Figure 2, building and parking occupy most of the parcel. The site is free of environmental constraints, however, a wetland area within the adjacent parcel to the south may result in a wetland transition area minimally encroaching into the site's southeastern corner. However, this buffer is within the existing wooded area to the rear and would not impact the redevelopment of the existing developed site.

The restaurant is part of a chain that has seen the closure of many of its New Jersey locations in recent years. Chatham's Charlie Brown's Restaurant has been closed since the start of the COVID-19 pandemic. While it is not clear whether the Chatham restaurant is closed permanently, it has not reopened as permitted under New Jersey state Coronavirus guidance. While restaurants have been allowed for months to sell takeout meals for curbside pickup, Charlie Brown's in Chatham has not reopened to date. Additionally, no arrangements have been made for outdoor dining, despite the spacious parking area adaptable to such use.

EXISTING LAND USE AND TAX CLASSIFICATIONS

The character of land uses in the vicinity of the Parcel-in-Question (PQ) is depicted in two fashions in this report. Figure 3 – "Land Use Land Cover" - illustrates land cover types by the extent of coverage on and around the PQ. The tax classifications of land uses in the vicinity of the PQ are shown on Figure 4 – "Property Tax Class".

The site is located within the Township’s primary commercial area and adjoins some high-density residential neighborhoods that characterize this portion of Chatham Township. The PQ is conveniently situated across Southern Boulevard from the Hickory Square Shopping Center to the west, Chatham Hill apartments to the southwest, Juniper Village to the south and additional retail goods and services located to the north along Shunpike Road. This land use pattern extends into Madison Borough to the north as well with additional commercial and high-density residential development is located.

EXISTING ZONING

The property is located in the B-1 Zone district and is adjacent to the R-4 District to the east and the PI-1 District to the south (Figure 5). The B-1 zone permits development on a minimum lot size of 45,000 square feet, which is just over an acre, and permits retail stores, banks, restaurants, and office and professional services. Restaurants are explicitly permitted to serve food outdoors, pursuant to Resolution 2020-145, adopted on June 11, 2020.

The R-4 district permits development on lots over 10,000 square feet and permits one-family dwellings, while the PI-1 zone permits office buildings and institutional uses on tract areas of 217,800 square feet. In general, the site and surrounding area are developed with higher density and larger scale uses than the remainder of the Township, reflecting the central location and access to goods and services provided in the area.

APPLICATION OF STATUTORY CRITERIA TO STUDY AREA PARCELS

The New Jersey redevelopment statute was revised in June 2019 to include an explicit reference to the evolving status of aging shopping centers, office complexes and other “stranded assets”. Recognizing that the municipalities that host such facilities are sometimes incapable of reversing a downward trend, the Legislature enacted changes to the law that provide that an area in need of redevelopment designation can be authorized in response to the “discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes”. Thus, buildings previously used for such purposes, including restaurants, may be designated for redevelopment.

This following sections of N.J.S.A. 40A:12A-5 qualify the property for designation based on the characteristics of the property as follows:

- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such buildings or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.**

Rationale: Evidence supports a reasonable assumption of permanent discontinuance

1. *The Restaurant remains closed and the property is for sale.*

The Restaurant closed due to Covid-19, and there are no signs of reopening. Due to an Executive Order by the Governor of New Jersey, which affected all New Jersey restaurants, Charlie Brown's closed in March 2020. Subsequent "reopening" guidelines permitted take-out with curbside pick-up and later outdoor dining on premises. Charlie Brown's has not pursued these options and remains completely closed.



Closure due to Covid-19 is not a reason to assume that a business has been discontinued. But reopening has imposed extraordinary costs on restaurants that have to rely upon seating far fewer diners yet having to cover all the ordinary costs of doing business and the added costs of serving patrons during the pandemic. Safe reopening has meant adapting interior environments with the improvements that add to the cost of doing business.

Restaurants are incurring new costs for equipment like sanitation stations, as well as purchasing face masks and maintaining a supply of gloves and sanitizer. Investing in more rigorous cleaning regimens and restocking kitchens are among other extraordinary costs of doing restaurant business during the pandemic.

In addition to having to repurchase food, prices may have increased due to disruptions in the food processing and distribution network. Charlie Brown's has not reopened for either take-out or outdoor dining since the closure due to Covid-19.

For restaurants that have followed protocols and continued or returned to serving customers, there have been extraordinary costs. But these businesses have also had a continuing income stream. Charlie Brown's has not served diners in any capacity since closing.

2. *Charlie Brown's failed to pay real estate taxes owed under their lease.*

A large tax arrearage developed due to non-payment of taxes, which were due to be paid by the tenant under Charlie Brown's triple net lease. This obligation of the tenant, required to remain current on the requirements of the lease, was not paid by Charlie Brown's but rather was paid by the property owner.

	1. Charlie Brown's Fresh Grill (East Windsor) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 80 Freedom Hallway Rd East Windsor, NJ 08520 (609) 495-1763 11th Order Free Catering & Delivery
	2. Charlie Brown's Fresh Grill (Edison) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 222 Franklin Rd Edison, NJ 08820 (732) 494-1126 11th Order Free Catering & Delivery
	3. Charlie Brown's Fresh Grill (Fishkill) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 18 Woodpecker Cir, Suite 22 Fishkill, NY 12524 (845) 596-2888 11th Order Free Catering & Delivery
	4. Charlie Brown's Fresh Grill (Lake Wood) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 400 Route 70 Lake Wood, NJ 08870 (732) 267-4878 11th Order Free Catering & Delivery
	5. Charlie Brown's Fresh Grill (Oradell) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 2 Knollwood Rd Oradell, NJ 07749 (201) 295-0423 11th Order Free Catering & Delivery
	6. Charlie Brown's Fresh Grill (Scotch Plains) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 2315 South Ave Scotch Plains, NJ 07076 (908) 252-0443 11th Order Free Catering & Delivery
	7. Charlie Brown's Fresh Grill (Silverton) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 11 Kettle Creek Rd Silverton, NJ 08878 (732) 219-4278 11th Order Free Catering & Delivery
	8. Charlie Brown's Fresh Grill (Washington Twp) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 39 Lincoln Ave Washington Township, NJ 07071 (201) 999-2583 11th Order Free Catering & Delivery
	9. Charlie Brown's Fresh Grill (Westampton) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 1000 Springfield Rd, Holly Rd Westampton, NJ 08060 (609) 285-1100 11th Order Free Catering & Delivery
	10. Charlie Brown's Fresh Grill (Woodbury) American, Chicken, Coffee and Tea, Grill, Hamburgers, Healthy, Ribs, Sals... Order for later today 117 South Broad St Woodbury, NJ 08096 (609) 655-8529 11th Order Free Catering & Delivery
	11. Charlie Brown's Fresh Grill (Forked River) American, Chicken, Grill, Hamburgers, Steaks Order for later today 521 South Main St Forked River, NJ 08071 (856) 522-8445 11th Order Free Catering & Delivery

3. *Charlie Brown's failed to pay rent since February 2020.*

Township Administrator Robert Hofmann was advised by the property owner that Charlie Brown's stopped paying rent in February 2020. Since no reopening has been undertaken, there has been no continuing income stream.

4. *The property has two (2) for sale signs on the Southern Boulevard frontage.*

The limitations inherent in adaptive use of a former single family residential structure make new construction the preferred method of restaurant development. The Chatham Township Charlie Brown's is not likely to attract another restaurant user with the for sale sign citing the B-1 zoning of the lot.

5. *There is no on-line promotion of the Chatham Township restaurant among the 11 with on-line ordering.*

Charlie Brown's website has a feature that allows on-line ordering (at right), but which does not provide an option to order at the Chatham Township location. The website here only identifies 11 operating sites in NJ, as seen on <https://www.ordercharliebrowns.com/#/>.

6. *The Owner CB Restaurants, Inc. has a history of New Jersey restaurant closings.*

The owner of the Charlie Brown's restaurants in New Jersey acquired the company out of bankruptcy in 2010. Since then, the closing of restaurants has become a pattern, continuing in 2019 and 2020, as seen below in the screenshot of a Google search:

7. *No one answers the phone at Charlie Brown's and there is no ability to leave a message.*
8. *The pattern of actions*

Charlie Brown's restaurant closes on Staten Island - silive

www.silive.com/entertainment/2019/12/charlie...

Dec 09, 2019 · After a five-year run in 2010, the Charlie Brown's restaurant was one of nine in the region to close due to underperformance, according to Advance reports. At the time, it was owned by CB Holding...

Charlie Brown's closes in Old Tappan - North Jersey

www.northjersey.com/story/entertainment/dining/...

Jan 15, 2020 · Charlie Brown's, a regional American casual dining restaurant chain known for its burgers, steaks and unlimited salad bar, is based in Millburn with 13 locations in New Jersey. The Tenafly location...

Charlie Brown's Closes Old Tappan Restaurant | Westwood, NJ Patch

patch.com/new-jersey/westwood-hillsdale/charlie...

Jan 14, 2020 · OLD TAPPAN, NJ – Charlie Brown's Fresh Grill has closed its Old Tappan location after several decades in business. In an email to customers, the restaurant said, "It is with great regret that we..."

Author: Kimberly Redmond

Charlie Brown's Denville Out of Business | Parsippany Focus

parsippanyfocus.com/2020/06/22/charlie-browns...

Jun 22, 2020 · Charlie Brown's Fresh Grill in Old Tappan closed in January 2020. The company that owns Charlie Browns, CB Holdings, filed for bankruptcy in 2010. The corporate website is available by clicking here. Formerly known as Charlie Brown's Steakhouse, the first location opened in Westfield in 1966.

Charlie Brown's Steakhouse shuts 20 restaurants

www.inquirer.com/philly/business/20101116...

MOUNTAINSIDE, N.J. - Some steak lovers will have to look elsewhere for their beef after CB Holding Corp. closed 20 Charlie Brown's Steakhouse restaurants and 10 Bugaboo Creek Steak House restaurants in New Jersey, New York and Pennsylvania.

reflected above is not in any way indicative of the way a restaurant hoping to remain in business would behave.

These are difficult times and there will likely be many permanent business closings due to Covid-19. Social distancing requirements shrink the potential number of customers for a restaurant and added costs accompany times of decreased income, if any.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Rationale: The site is occupied by a former dwelling converted to a restaurant that does not conform with some of the zoning requirements of the B-1 Business Center Zone and that is not likely to present a realistic opportunity for continued restaurant use in the post Covid-19 era. The layout is inefficient in its design as a restaurant, with second floor area better suited to residential use than restaurant use and the largely obsolete layout and design make continued successful operations unlikely.

While the lot exceeds the 45,000 square foot minimum area requirement, the building is about 35' from Southern Boulevard, where the required front yard is 60'. The permitted 60% lot coverage is also exceeded, and these non-conforming features can be fairly characterized, along with the building layout, as a faulty arrangement.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

Rationale: Location of affordable rental housing in the central business area near other higher density housing provides convenient and walkable access to goods and services, advancing the intent of the State Development and Redevelopment Plan. Additionally, this restaurant is situated in a largely obsolete structure, constructed for a different purpose and adapted, albeit suboptimally, for restaurant use and located in the central business area of the township that is targeted in the State Plan for walkable lifestyles.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Preliminary Investigation Report examined the conditions on the property in question and the statutory criteria for designating an area in need of redevelopment. An Area in Need designation must be based upon a demonstration that at least one of the statutory requirements of the LRHL is satisfied or that a parcel is otherwise necessary for the effective redevelopment of the area in need of redevelopment.

Based upon the criteria cited above, Block 128 Lot 2 and the improvements thereon qualify as a condemnation area in need of redevelopment. Situated in a two-story building that is not optimal for efficient restaurant operations, Charlie Brown's has

discontinued operations and not reopened while many other restaurants have served customers as permitted throughout the pandemic. Evidence is piling up that strongly suggests that it will not reopen, as the restaurant failed to pay hundreds of thousands of dollars in taxes and a like amount in fees and interest and discontinued paying rent at the onset of the pandemic. Thus, Charlie Brown's is failing to live up to the terms of its lease and is closed with no one answering the phone and the property is currently for sale.

Another indication that the use has been discontinued is the fact that the Charlie Brown's chain is not supporting the continuing operation of the restaurant on its website, where on-line ordering is provided for only 11 of the New Jersey Charlie Brown's, and the Chatham facility is not among them. The owner also has a long history of closing restaurants.

The property also qualifies for designation as an area in need of redevelopment due to the faulty arrangement and design of the site, with building and parking features violative of local zoning requirements and representing excessive coverage. Finally, the redevelopment of this location advances the intent of the State Development and Redevelopment Plan by promoting infill redevelopment in a mixed use area rich in retail facilities and services.

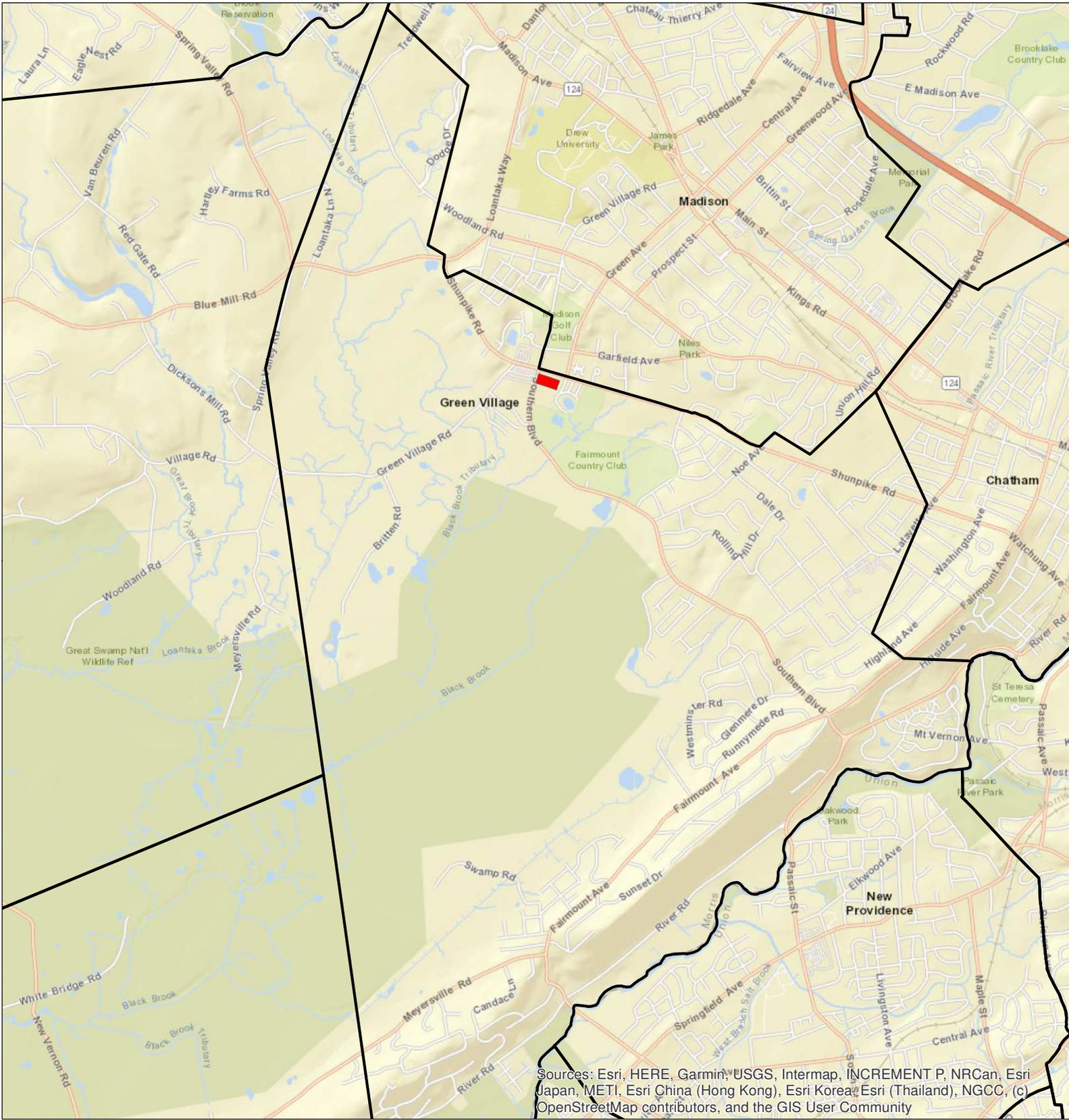
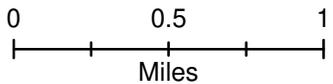
The Township proposes to use eminent domain, if necessary, to acquire Block 128 Lot 2 for the construction of a 100% affordable housing project consistent with the affordable housing settlement with the Fair Share Housing Center. The Planning Board recommends that the subject property be designated as a condemnation area in need of redevelopment.

This preliminary investigation is not designed to recommend any specific development plan for the site, since such requirements can only be outlined in a redevelopment plan. After a Planning Board resolution is adopted memorializing the recommendations from the hearing in this matter, the governing body may adopt a resolution designating the area in question as an area in need of redevelopment.

Following any redevelopment area designation by governing body resolution, the governing body will direct the preparation of a redevelopment plan setting out the goals and objectives for Block 128, Lot 2 and outlining the actions to be taken.

Figure 1 Regional Location

Block 128, Lot 2
 Portion of Chatham Township
 Morris County, NJ
 July 2020

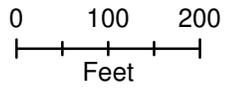


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

 Block 128, Lot 2

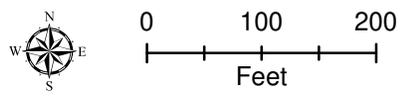
Figure 2
Aerial Photography
Block 128, Lot 2
Portion of Chatham Township,
Morris County, NJ
July 2020



- Legend**
-  Block 128, Lot 2
 -  Township Boundary

Figure 3
Land Use/Land Cover

Block 128, Lot 2
Portion of Chatham Township,
Morris County, NJ
July 2020



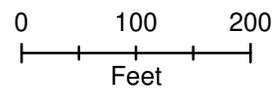
Legend

- Block 128, Lot 2
- Township Boundary
- Medium Density Residential
- High Density Residential
- Commercial
- Forest
- Other Developed
- Water
- Wetlands

Data Sources:
Morris County Parcels 2014
NJDOT roadway network 2011
NJDEP 2015 Land Use/Land Cover

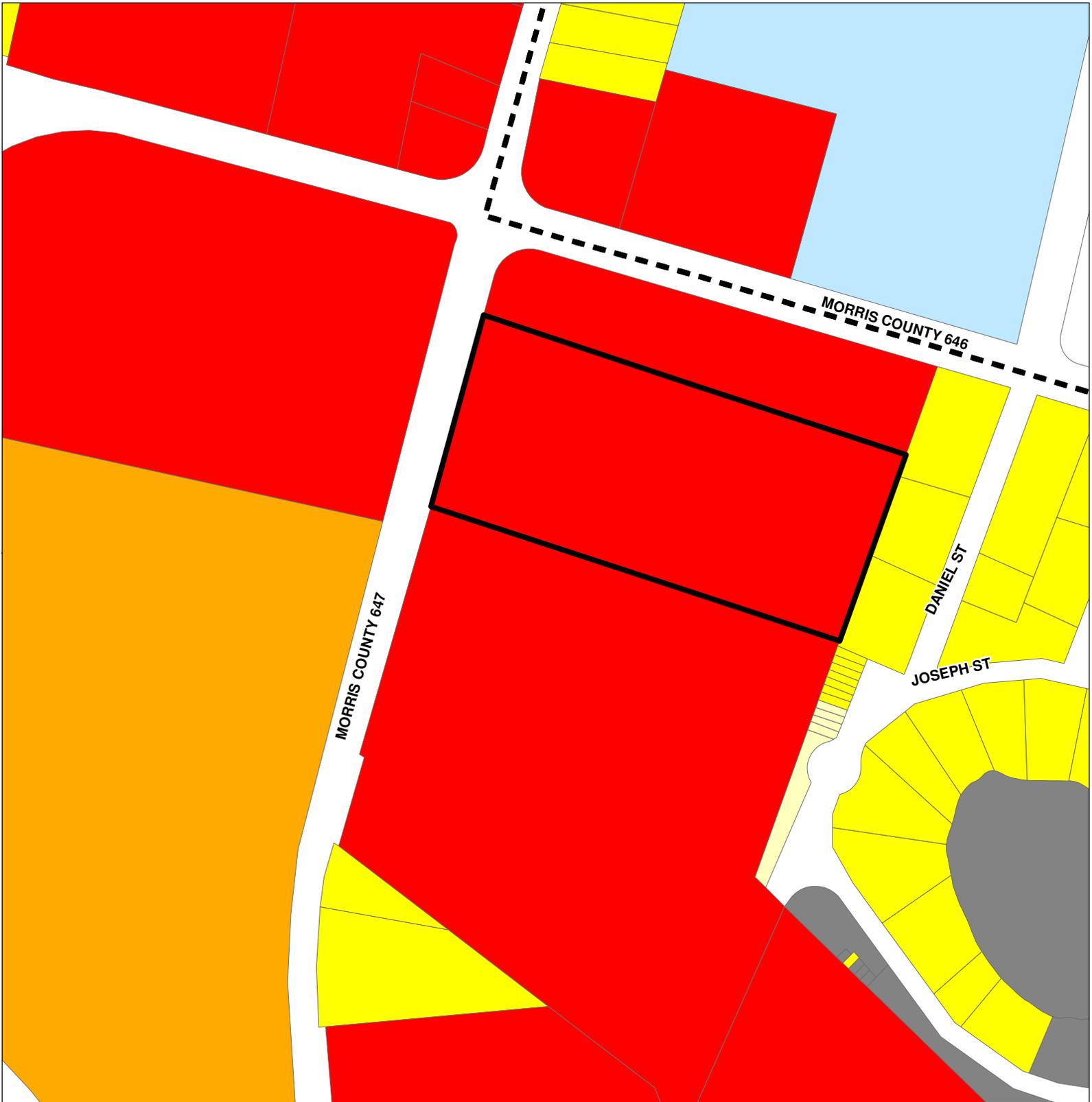
Figure 4
Property Tax Class

Block 128, Lot 2
 Portion of Chatham Township,
 Morris County, NJ
 July 2020



Data Sources:
 Morris County Parcels 2014
 NJDOT roadway network 2011

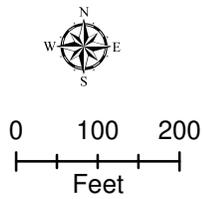
BANISCH
 ASSOCIATES, INC.
 Planning and Design



Legend

-  Block 128, Lot 2
-  Township Boundary
-  Vacant
-  Residential
-  Commercial
-  Apartment
-  Residential/ Public (recent subdivision not shown)

Figure 5
Zoning
 Block 128, Lot 2
 Portion of Chatham Township,
 Morris County, NJ
 July 2020



Data Sources:
 Morris County Parcels 2014
 NJDOT roadway network 2011

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