

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

**October 26, 2017**  
October 23, 2017 Draft

**Meeting Called to Order**

**Adequate Notice** of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both The Chatham Courier and the Morris County Daily Record on January 6, 2017; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 6, 2017; and notice was filed with the Township Clerk on January 6, 2017.

**Flag Salute**

**Roll call**

**Approval of Agenda**

**Reports**

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

**Public Hearing/Final Adoption of Ordinances**

1. Ordinance 2017-13 Road Opening Permits
2. Ordinance 2017-14 Accepting Deed of Conservation Easement for 43 Susan Drive

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

1. Resolution 2017-184 Receipt of Reports
2. Resolution 2017-185 Approving Meeting Minutes
3. Resolution 2017-186 Releasing Escrow Balances
4. Resolution 2017-187 Amending Resolution 2017-183
5. Resolution 2017-188 Authorizing Participation in SHBP Dental Plan

**Discussion: possible ordinance or resolution**

1. Rezoning Dixiedale Farm Property, Block 66 Lot 1

**Hearing of Citizens** (Time Permitting)

**Executive Session\*** – If Necessary

**Adjourn**

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

**RESOLUTION 2017-184**

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

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

CFO – September  
Construction Official – September  
Police Department – September  
Tax Collector – September  
Vital Statistics – 3<sup>rd</sup> Quarter  
Dog Licensing Official – 3<sup>rd</sup> Quarter  
Raffle Licenses – 3<sup>rd</sup> Quarter  
State Training Fees – 3<sup>rd</sup> Quarter

Adopted: October 26, 2017

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

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

By \_\_\_\_\_  
Curt Ritter, Mayor

DRAFT

**RESOLUTION 2017-185**

**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 meetings held on October 12, 2017.

Adopted: October 26, 2017

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Curt Ritter, Mayor

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

DRAFT

**RESOLUTION 2017-186**

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

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

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

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

<u>NAME</u>	<u>Project</u>	<u>A/C NUMBER</u>	<u>AMOUNT</u>
Chun Lian Ling 798 River Road Chatham, NJ 07928	BOA 16-23-18	7763180195	\$240.00
Craftsman Quality Homes Attn: John DeSimone 420 River Road, Apt. F-9 Chatham, NJ 07928	ENG 16-128-14.01-14  Re: 509 & 511 Shunpike Road	7763180054	\$82.50

Adopted: October 26, 2017

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Curt Ritter, Mayor

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

**RESOLUTION 2017-187**

**AMENDED RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY ACCEPTING AND APPROVING THE RESOLUTION OF THE PLANNING BOARD RECOMMENDING THAT THE SKATE PARK, ALSO KNOWN AS A PORTION OF BLOCK 48.16, LOT 117.27, BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA AS DEFINED IN CHAPTER 79 OF THE LAWS OF 1992 OF NEW JERSEY, N.J.S.A. 40A:12-1 ET SEQ., AS AMENDED.**

**WHEREAS**, on October 12, 2017, the Township Committee (“Committee”) of the Township of Chatham (“Township”) adopted Resolution 2017-183; and

**WHEREAS**, the Township Committee desires to amend Resolution 2017-183; and

**WHEREAS**, the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“Redevelopment Law”) authorizes municipalities to determine whether certain parcels of land located within the municipality constitute areas in need of non-condemnation redevelopment; and

**WHEREAS**, on November 10, 2016, the Committee, by Resolution 2016-182, authorized and directed the Township of Chatham Planning Board (“Planning Board”) to conduct a preliminary investigation pursuant to the Redevelopment Law to determine whether the property identified as Block 48.16, Lot 117.27, as shown on the Tax Map of the Township (“Study Area”), constitutes an area in need of non-condemnation redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the Study Area consists of one (1) parcel fronting on Southern Boulevard owned by the Township; and

**WHEREAS**, on November 10, 2016, the Committee, by Resolution 2016-182, authorized Frank Banisch, P.P. (“Planning Consultant”), to conduct an investigation to determine whether the Study Area, or any portion thereof, constitutes an area in need of non-condemnation redevelopment in accordance with the Redevelopment Law, and to prepare a preliminary investigation report of the Study Area; and

**WHEREAS**, the Planning Consultant prepared a Study, dated May 2017 (“Report”), which details the findings and recommendations relevant to whether the Study Area should be designated as an area in need of non-condemnation redevelopment; and

**WHEREAS**, the Planning Board, having provided the requisite notice and all jurisdictional requirements of the Redevelopment Law having been met, conducted a public

hearing on June 19, 2017, where the Planning Consultant, being sworn and qualified as an expert in professional planning, made a presentation of the Report to the Planning Board; and

**WHEREAS**, in addition to the presentation of the Planning Consultant, the Planning Board held a public hearing; and

**WHEREAS**, the Planning Consultant concluded that the Study Area satisfies the criteria of the Redevelopment Law, N.J.S.A. 40A:12A-5 as follows:

Portion of Block 48.16, Lot 117.27 - Criteria (c), (d) and (h) and that the Study Area is an area in need of non-condemnation redevelopment; and

**WHEREAS**, the Planning Board did not receive any written comments or objections to Report prior to the close of the public hearing on June 19, 2017; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Board found that the Planning Consultant's conclusions in the Report and his testimony provide substantial evidence to support the findings that a portion of the Study Area satisfies the criteria of the Redevelopment Law, N.J.S.A. 40A:12A-5, and that the designation of a portion of the Study Area as an area in need of non-condemnation redevelopment is necessary for the effective redevelopment of the Study Area; and

**WHEREAS**, the Planning Board voted to recommend that the Township Committee find that the Study Area be designated as an area in need of non-condemnation redevelopment meeting the criteria of the Redevelopment Law, N.J.S.A. 40A:12A-5, as set forth by the Planning Consultant; and

**WHEREAS**, on June 19, 2017, the Planning Board adopted a Resolution memorializing the public hearing and decision on that date; and

**WHEREAS**, the Planning Board submitted the memorializing Resolution, along with a copy of the Report and all exhibits presented at the public hearing to the Township Clerk for distribution to the Mayor and Township Committee for consideration thereof; and

**WHEREAS**, after review and consideration of the Planning Board's recommendation, including all documents submitted therewith, the Township Committee agrees with the conclusion of the Planning Board that the Study Area meets the aforementioned criteria for a non-condemnation redevelopment area designation, and the Township Committee finds that such conclusion is supported by substantial evidence; and

**WHEREAS**, the Township Committee further agrees with the recommendation of the Planning Board that a portion of the Study Area be designated as an area in need of non-

condemnation redevelopment pursuant to the Redevelopment Law; and

**WHEREAS**, the Township Committee now desires to designate a portion of the Study Area as an area in need of non-condemnation redevelopment, pursuant to N.J.S.A. 40A:12A-6; and

**WHEREAS**, the Township Committee further desires to authorize and direct the Planning Consultant to work with the Planning Board to prepare a redevelopment plan for a portion of the Study Area and present same to the entire Township Committee pursuant to N.J.S.A. 40A:12A-7f.

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

1. The aforementioned recitals, including the Report and exhibits presented at the June 19, 2017 public hearing before the Planning Board, are incorporated herein as though fully set forth at length.

2. The Township Committee hereby designates a portion of the Study Area as an area in need of non-condemnation redevelopment pursuant to N.J.S.A. 40A:12A-6, satisfying criteria of the Redevelopment Law, N.J.S.A. 40A:12A-5 as follows:

Portion of Block 48.16, Lot 117.27 - Criteria (c), (d) and (h)

3. The Planning Consultant is hereby directed to work with the Township Planning Board to prepare a redevelopment plan for a portion of the Study Area (to be hereinafter referred to as the Redevelopment Area), and present same to the entire Township Committee pursuant to N.J.S.A. 40A:12A-7f.

4. The Clerk of the Township shall forward a copy of this Resolution to the Commissioner of the New Jersey Department of Community Affairs for review and approval by regular and certified mail (return receipt requested).

**BE IT FURTHER RESOLVED** that this Resolution shall take effect pursuant to law.

Adopted: October 26, 2017

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

Attest:

By \_\_\_\_\_  
Curt Ritter, Mayor

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

**RESOLUTION 2017-188**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY TO AUTHORIZE PARTICIPATION IN THE NEW JERSEY STATE HEALTH BENEFITS PROGRAM ACT OF THE STATE OF NEW JERSEY FOR SHBP DENTAL PLAN COVERAGE**

**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, a participating employer in the State Health Benefits Program, hereby elects to participate in the SHBP Employee Dental Plans provided by the New Jersey State Health Benefits Act of the State of New Jersey (N.J.S.A. 52:14-17.25 et seq.) and to authorize coverage for all the employees and their dependents thereunder in accordance with the statute and regulations adopted by the State Health Benefits Commission.
2. As a participating employer we will remit to the State Treasury all charges due on account of employee and dependent coverage and periodic charges in accordance with the requirements of the statute and the rules and regulations duly promulgated thereunder.
3. As the employer I understand that the employer is responsible for at least 75% of the dental premium.
4. We hereby appoint the Township Administrator to act as Certifying Officer in the administration of this plan.
5. This resolution shall take effect immediately and coverage shall be effective as of January 1, 2018 or as soon thereafter as it may be effectuated pursuant to the statutes and regulations.

Adopted: October 26, 2017

Attest:

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

TOWNSHIP OF CHATHAM IN  
THE COUNTY OF MORRIS

By \_\_\_\_\_  
Curt Ritter, Mayor