



## TOWNSHIP OF CHATHAM

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Memo To: Long Hill Township Clerk; Chatham Borough Clerk  
New Providence Borough Clerk; City of Summit Clerk  
Harding Township Clerk; Morris Township Clerk  
Township of Berkeley Heights Clerk; Borough of Madison Clerk  
Morris County Planning Board; Chatham Township Planning Board  
NJ Department of State, Business Action Center, Office of Planning Advocacy

From: Gregory J. LaConte, Municipal Clerk

Date: June 12, 2020

Subject: Ordinance 2020-11

Attached please find a copy of the above referenced Ordinance that was introduced by the Township Committee on May 28, 2020 and amended on June 11, 2020.

A public hearing will be held at a Township Committee meeting beginning at 5:30 PM on Thursday, June 25, 2020.

The meeting will be held at the Township Municipal Building, 58 Meyersville Road, Chatham, New Jersey.

The meeting will be transmitted publicly over Zoom, through which any person who may be interested therein will be given an opportunity to be heard concerning said ordinance.

The Zoom Meeting can be accessed at: <https://us02web.zoom.us/j/83920260052>

Or iPhone one-tap :

US: +19294362866,,83920260052# or +13017158592,,83920260052#

Or Telephone:

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

Webinar ID: 839 2026 0052

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

International numbers available: <https://us02web.zoom.us/j/kc8U9tb3Ho>

The Ordinance and corresponding Zoning Map are available online on the Chatham Township website at: <https://www.chathamtownship-nj.gov/images/ordinances/2020/Ordinance-2020-11.pdf>. Copies can also be requested at no cost by contacting the Township Clerk at [GLacont@chathamtownship.org](mailto:GLacont@chathamtownship.org) or 973-635-3209 during business hours.

**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	Minimum Stories	Height (feet)	Minimum Lot Area (square feet)	Maximum Depth of Lots (feet)	Minimum Lot Width		Minimum Yards (feet)			Side Yards Combined (ft)	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	60 (7)	100	30' 30'	50	15	50%	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

