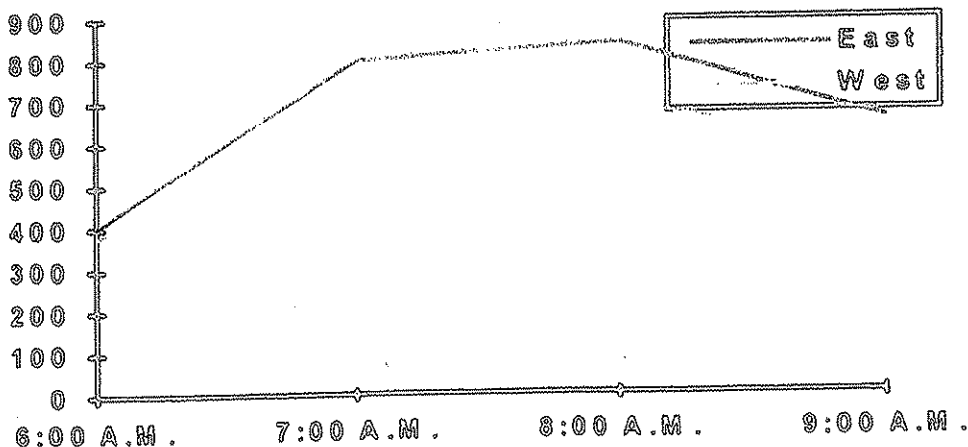


of municipal streets to counter problems created by poorly designed County and State collectors and arterials is not usually a satisfactory solution. A number of Chatham's circulation problems stem from the lack of clear differentiation among roadways which should be serving different functions. Creating collectors out of local streets or arterials out of collectors only exaggerates the problem. Instead, either local roads acting as safety valves for the major roads should be taken into the County system and subsequently improved or the catalytic roads themselves should be improved. Such recommendations, however, must be accompanied by information documenting the origin, destination and volume of traffic served. To the extent that information is currently available, it is presented below. The one outstanding exception as far as size is concerned is Route 24. It has a cartway of 42' in each direction and a right-of-way of approximately 275'.

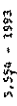
### Traffic Volumes

Plate 15 presents traffic counts on some County and State roads. Traffic counts are taken by the County of Morris, Department of Planning & Development and represent the volume of traffic passing in both directions during a particular twenty four hour period. Despite obvious shortcomings of data taken in this manner, the counts do provide some indication of relative volumes on many of the Borough's roads. The new Route 24 opened at the end of 1992, so that when a traffic count was done in 1993 on Main street at the Madison Borough line, traffic had dropped 22.6%. A year later when a count was done on Watchung at the Chatham Borough line, traffic had dropped further to 29.6%. This continuing decrease is probably due to drivers becoming accustomed to using Route 24. Without the new Route 24 a good deal of the traffic on 24 would be on Main Street today.

At both Main Street and at Watchung Avenue the peak time was 7:45 A.M. and 4:45 P.M.. It is interesting that the traffic east and west are about the same. The following is a graph of the east and west traffic at Main Street east of Brooklake Road on May 10, 1993.



5,550 - 1993



1961  
LXX  
..... Toledo, Spain  
..... San Francisco, California

### Signalization and One-Way Streets

There are nine (9) traffic signals in Chatham as well as one (1) one-way street (Washington Avenue south of Watchung Avenue). In the case of the four (4) traffic signals on Watchung Avenue and the five(5) on Main Street, the long green signal is for cars traveling on Watchung or Main and the short green for the cross streets.

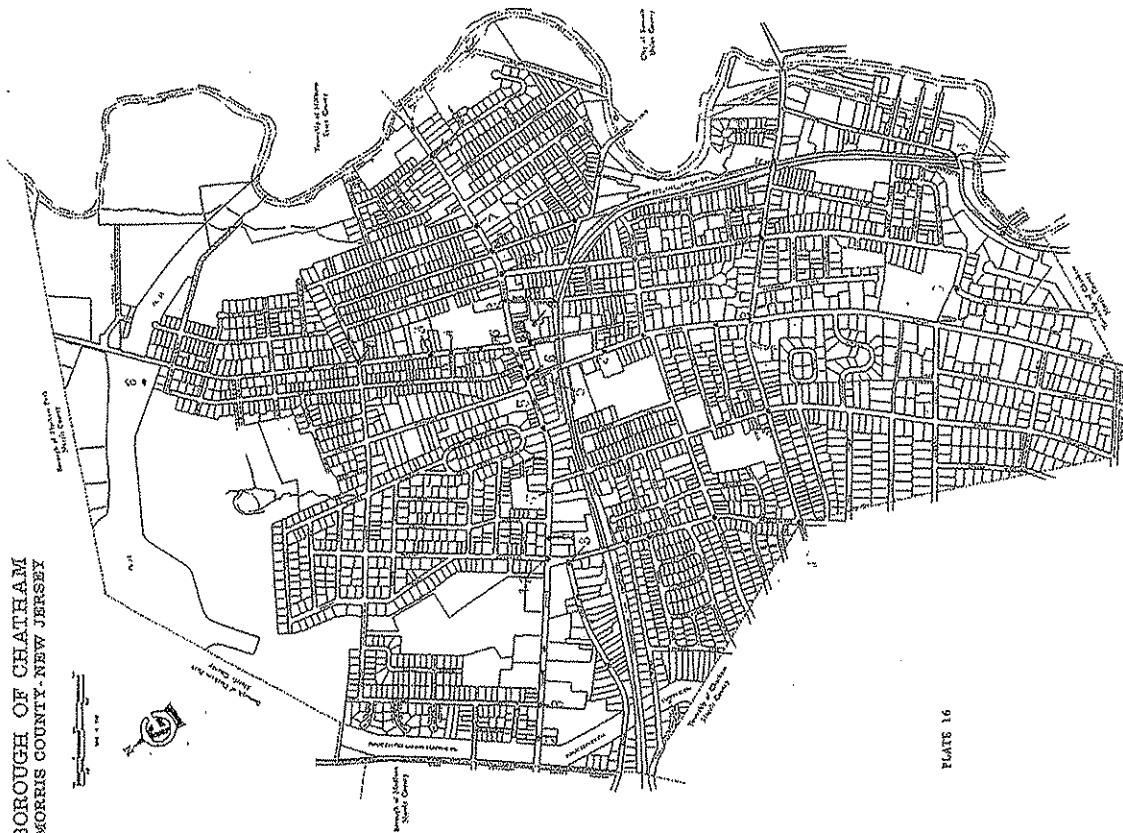
	<u>Green</u>	<u>Yellow</u>	<u>Red</u>
All of Watchung	55 sec.	3 sec.	32 sec.
Main & Lafayette	65	3	25
Main & Fairmount	70	3	20
Main & Passaic	65	3	20
Main & Hillside	95	3	20
Main & Parrott Mill	70	3	15

### Traffic Accidents

The Police Department considers it a traffic accident when there is a injury or \$500.00 or more in damage. An analysis of traffic accidents is a measure of how well an existing road network performs and points out areas where corrective action may be necessary. Plate 16 shows locations and frequency of vehicular accidents in Chatham during the period of January 1, 1994 to December 31,1994. Plate 17 pesents specific data for the total number of accidents that occurred in the Borough. The following statistics provide some insight into the nature of these accidents:

1. There were a total of 199 accidents during the recorded period. This compares with 338 during a one year period in 1978. The main cause for this sharp drop was the opening of Route 24; however there are other factors such as most cars now having seat belts, the drive on drunk driving, etc.
2. Of the 199 accidents 38 resulted in injuries. This is 19%, which compares with 24% back in 1978. This percentage decrease in injuries per accident must be the result of seat belts and air bags.

**BOROUGH OF CHATHAM  
MORRIS COUNTY, NEW JERSEY**



SEE  
 INDEX  
 FOR  
 LOCATION OF  
 CHATHAM



PLATE 17  
**TRAFFIC ACCIDENT DATA**  
 Jan. 1, 1994 - Dec. 31, 1994

Chatham Borough, New Jersey

**Total Accidents: 199**

**Accidents Involving:**    **Death: 1**            **Bicycles: 3**            **Pedestrians: 3**  
                                  **Injuries: 38**        **Hospital: 19\***

**By Month:**    **January: 16**            **February: 13**            **March: 18**  
                          **April: 9**                    **May: 10**                    **June: 21**  
                          **July: 14**                    **August: 25**                **September: 19**  
                          **October: 17**                **November: 15**            **December: 22**

**By Day of Week:**    **Sunday**    **Monday**    **Tuesday**    **Wednesday**    **Thursday**    **Friday**    **Saturday**  
                                  **5**            **28**            **40**            **27**            **33**            **40**            **26**

**By Time of Day:**

a.m. # of accidents		a.m. # of accidents		p.m. # of accidents		p.m. # of accidents	
12 - 1	1	6 - 7	1	12 - 1	12	6 - 7	7
1 - 2	1	7 - 8	10	1 - 2	18	7 - 8	2
2 - 3	0	8 - 9	15	2 - 3	23	8 - 9	4
3 - 4	0	9 - 10	15	3 - 4	20	9 - 10	2
4 - 5	0	10 - 11	11	4 - 5	14	10 - 11	4
5 - 6	0	11 - 12	23	5 - 6	14	11 - 12	2

**By Road System:**

State: 71            County: 46            Borough: 50            Private Property: 32

**By Type of Accident:**

Sideswipe: 33	Rear End: 51	Backing: 21
Intersection: 31	Parked Vehicle: 15	Left Turn: 3
Head on: 14	Angle: 31	

\*Of the 38 injuries 19 required the hospital and 19 did not.

**SOURCE:** Chatham Borough Police Department.

### Public Transportation

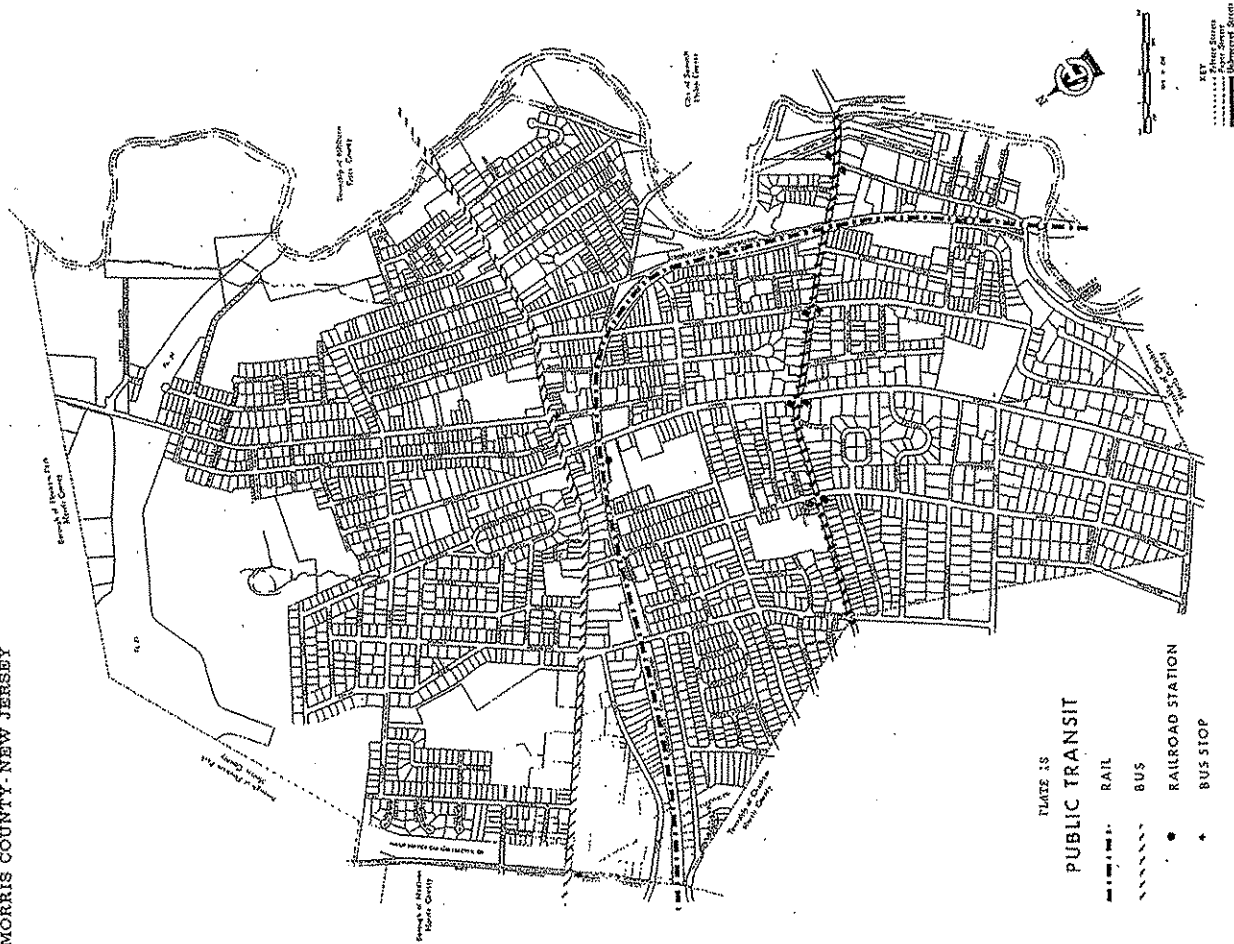
In addition to roads, Chatham is served by public transportation facilities which provide commuting alternatives. These include New Jersey Transit bus line , New Jersey Transit rail line and Lakeland bus lines. Plate 18 shows the route of each and the location of the Chatham Railroad Station.

Commuter rail service is provided by New Jersey Transit (formerly the Erie-Lackawanna Railroad) west to Morristown and Dover and east to Newark and Hoboken. Trains depart at frequent intervals seven days a week, with fifteen to half-hour departures during peak commuter hours. From Hoboken, commuters may transfer to busses to Port Authority Bus terminal at 42nd Street in Manhattan; Path transit to Jersey City, World Trade Center, or Mid-Town; or to ferries to lower Manhattan. Ridership on the Morris & Essex line that services Chatham has remained fairly constant over the last ten years at about 22,000 riders per business day ; however the boardings at Chatham itself has fluctuated from 1093 in 1982 to 709 in 1991. The last year we have figures for is 1992 when Chatham boardings rose to 772. New Jersey Transit looks for a sharp increase in traffic in 1996 when the Kearny Connection is scheduled to open with its rail service to Penn Station, 34th Street in New York.

Bus service is provided along Main Street by Morris County Metro, Route #3, which runs from Greystone in Morris Plains through Morristown, Chatham, the Short Hills Mall and ends at the Livingston Mall. This service is hourly from 6A.M. to 6P.M. While there is no breakdown for Chatham or Route #3, the Morris County Metro system has shown an yearly increase in ridership from 300,000 in 1985 to 370,000 in 1994.

Lakeland Bus also provides service for Chatham. They run busses along Watchung Ave. and also Main Street. This service runs to the Port Authority Bus Terminal at 42nd Street in Manhattan. While there is no breakdown for Chatham alone, they service 1100 riders per day from Chatham and Madison area combined.

# BOROUGH OF CHATHAM MORRIS COUNTY, NEW JERSEY



SOURCE: Board of Public Transportation,  
Morris County.

### Parking Analysis

Parking is always of concern within Chatham's business district. In the area from Coleman Ave. and R.R. Plaza N. in the west to Hillside Ave. in the east there are 866 parking spaces. This does not include parking on the south side of the railroad at the Station; this will be gone into a little later. There are 493 off street private parking places, 295 off street public parking places and 78 on street. The term private parking is a little misleading as in many cases such as the Palace Barber and Cafe Beethoven there is parking for customers whereas parking for the Summit Bank is for employees only. The breakdown of the above is shown in Plate 19.

Plate 20 is of more importance to customers and merchants as it shows where parking was available during the business day. This survey was done on Tuesday July 11, 1995 between 10A.M. and 11A.M. on a partly sunny day with the temperature about 75. There were a total of 293 spaces open and there was both public and private in all blocks of downtown. With this distribution of spaces a customer did not have to walk more than a block to get to a targeted store. A survey such as this does not mean that at certain times of the day a lot may be filled to capacity, or when there is a major activity such as the Fourth of July Parade.

A major concern is the parking at the railroad station on the south side of the tracks. At the time of the survey there were 93 spaces for permit parking with 16 having been vacant. In the case of meter parking there was a problem, as of the 200 spaces there were only 2 vacant. This is all the more surprising when you consider:

1. Ridership on the trains is only about 75% of what it was a decade ago.
2. The survey was done in a prime vacation time when it would be expected that many people would be away.
3. Chatham Borough population is down and there are more retired ex-commuters.

It would seem that the increased income of Chatham Borough residents has led to multiple-car families with less walking or being dropped off at the station. With the Kearny Connection due to open next year, New Jersey Transit has come up with some ideas for more parking which need to be put into action soon.

R.R. PLAZA N.	COLEMAN AVE.
On street 12 Off street private 108 On street permit 78	On street 8 Off street private 6
Fairmount	ELMWOOD
On street 31 Off street private 20	Off street private 73 Off street public 33
	CENTER ST.
	On street 25 Off street private 26 Off street public 56
So. Passaic Ave.	No. Passaic. Ave.
On street 40 Off street private 135 Off street public 53 Off street permit 57	On street 19 Off street private 73 Off street public 18
Bowers lane	
On street 3 Off street private 52	
Hillside ave.	Hillside ave.

M  
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## PARKING CENTRAL BUSINESS DISTRICT

R.R. PLAZA N.

On street 6  
Off street private 47  
On street permit 3

FAIRMOUNT

On street 25  
Off street private 7

So. PASSAIC AVE.

On street 12  
Of street private 32  
Of street public 20  
Off street permit 21

BOWERS LANE

On street 2  
Off street private 16

HILLSIDE AVE.

COLEMAN AVE.

On street 6  
Off street private 3

ELMWOOD

Off street private 5  
Off street public 21

M CENTER ST.

A  
I On street 6  
N Off street private 8  
Off street public 24

S  
T No. PASSAIC AVE.

R  
E  
E On street 16  
T Off street private 2  
Off street public 12

UNUSED PARKING  
CENTRAL BUSINESS DISTRICT  
TUESDAY JULY 11, 1995  
10A.M. - 11A.M.

### Summary

Prior to the development of Master Plan recommendations related to circulation and parking improvements for Chatham, it is essential that the available information pertaining to these subjects be reviewed to determine the actual extent, nature and source of each problem identified. Sometimes the solution to a particular problem may create its own undesirable effects. An example of such a situation would be the opening of Route 24 which results in smoother traffic flow on Main Street and Watchung Avenue: the higher speeds encouraged could create safety problems for residents along them. In other cases, the preferred solution to a problem may not be structural, but regulatory, or a combination of both approaches.

COMMUNITY FACILITIES  
AND UTILITIES SERVICES



## COMMUNITY FACILITIES AND UTILITIES SERVICES

### Introduction

Community facilities and utilities service elements are essential to any Master Plan. However, in order to develop these elements, it is necessary to examine first the extent to which such service and facilities currently exist, comparing them, where helpful, to standards for performance or availability set by various public and quasi-public agencies. Current deficiencies can then be identified and included in the plan elements along with projections of future needs predicated on the development proposals contained in the Master Plan. This section of the Background Studies describes the community facilities and utilities currently available to Chatham residents. Discussion of the library, recreational facilities and open space is reserved for a separate section.

### Police Protection

Full police service is provided to the Borough of Chatham by a nineteen member police force assisted by four civilian dispatchers, one parking enforcer and one clerk, as shown on plate 21. This represents an increase of two policemen and one parking enforcer over the last twenty years.

Police headquarters is located in the municipal building at 54 Fairmount Avenue at the bottom floor. It contains, in addition to office space, three detention rooms where prisoners may be held briefly before being transferred to the Morris County jail. The department has seven vehicles as shown on Plate 21. This is an increase from four vehicles in 1977.

The major goal is to establish and implement a Community Police Program for the Police Department. The philosophy behind community-oriented policing is for police to get the community involved in crime-fighting and in creating a safer community. The goal is to reduce crime as well as the fear of crime. By including the community, the police hope to abolish the old "us verses them" philosophy and foster a cooperative effort between the Police Department and the community. This will involve working with the community to identify problem areas and solving the problems with traditional police presence, establishing ties with the community and implementing concepts such as foot and bicycle patrol, and identify problem areas or trends in the community and addressing them by the use of social agencies.

PLATE 21  
POLICE DEPARTMENT

Personnel:

- 1 Chief
- 10 Patrolmen
- 4 Sergeants
- 1 Lieutenant (patrol)
- 1 Lieutenant (administration)
- 2 Detectives
- 1 Parking enforcer
- 4 Dispatchers
- 1 Clerk

Equipment:

- 4 Marked cars
- 2 Unmarked cars
- 1 Parking enforcer car
- 3 Detention rooms
- Radios
- Recording logger
- Repeater (shared with Township)

### Fire Protection

The Borough of Chatham is served by a volunteer fire department consisting of five individual fire companies with a total of sixty-five (65) members. The department headquarters is located in a building on Fire House Plaza. This facility was constructed in 1959 and is considered to be adequate for current and future needs. Mobile equipment utilized by the department consists of three pumpers with a combined capacity of 4,500 gallons, one aerial hook and ladder truck and a van.

Volunteers are offered training at the Morris County Fire and Police Academy. In addition to the large volunteer staff, the department has one full-time paid employee whose duties consist of inspecting the Borough's industries, mercantile establishments, schools, churches, multi-family dwellings and nursing homes. He is also responsible for the day-to-day maintenance of equipment and the operation of the fire department headquarters.

Interestingly, according to Plate 22, the number of calls necessitating the dispatch of mobile equipment has declined from 1993 with 174 calls to 164 calls in 1994. The Fire and Rescue response to 164 calls in 1994 compares to 221 in 1977. During 1994 the fire loss was \$209,500.00, which compares with \$342,500.00 in 1993. Unfortunately there was one death during the year.

Located within the fire department's headquarters, the Chatham Rescue Squad has been a part of the Fire department ever since they were combined in the early 1980's. Plate 22 inventories the Squad's mobile equipment and personnel. The Squad consists of sixteen (16) qualified volunteers. Each member is equipped with a pager for quick response.

PLATE 22

BOROUGH OF CHATHAM VOLUNTEER FIRE AND RESCUE  
DEPARTMENT INVENTORY OF MOBILE EQUIPMENT AND PERSONNEL

Active Membership

<u>Company</u>	<u>Number of Members</u>
Engine Company #1	15 Members
Engine Company #2	15 Members
Hose Company	15 Members
Hook and Ladder Company	15 Members
Wardens Company	5 Members
Rescue Squad	16 Members
<hr/>	
All Companies	81 Members

Mobile Equipment

1963 American La France 1000 gallon pumper  
1970 American La France 1000 gallon pumper  
1981 American La France 1000 gallon pumper  
1986 Ford Van  
1989 Chevrolet ( Fire Chief's car )  
1990 Rescue Unit  
1994 105' Aerial Truck  
Hurst Rescue Jaws of Life

### Chatham Emergency Squad

The Chatham Emergency Squad has two locations. It has had the location at 31 North Passaic Ave. since December 1954 and a second location at Spring Street (across from the Colony Club) since August 1982. The Squad with 33 Certified Emergency Medical Technician Members serves both Chatham Borough and Chatham Township.

Although annual stipends are paid by both the Borough and Township to help defray the Squad's operating costs, the bulk of its funding is through contributions and drives. Service performed by the Squad primarily include emergency care and patient transport. The total number of call outs have appeared to remained relatively constant over the years with 517 in the Borough in 1975 against 493 in 1994. Plate 23 gives a breakdown of the type of calls made. The Squad is equipped with three diesel ambulances acquired in 1990, 1992 and 1994.

Generally , emergency service should be centrally located and easily accessible to the residential and non-residential development they serve. Fire, rescue and first aid service are indeed centrally located in Chatham Borough, but accessibility is severely reduced by traffic in the central business district and at intersections along Main Street. Plate 24 presents the headquarters location for Chatham Borough's emergency service.

### Public Works

The Borough Public Works Department is located adjacent to the Chatham Middle School. The department consists of a director of Public Works, assistant director, foreman of Water & Sewer, foreman of Streets & Public Property, foreman of Recycle, Shade Tree & Street Signs, two leadmen, two mechanics and two equipment operators and laborers. The crew is responsible for the maintenance of all Borough-owned buildings, cleaning storm and sanitary sewers, local streets curbs and Borough owned land, including parks. Garbage and trash removal is contracted out to private scavengers. In 1994 the man hours expended was 28,271 and except for the heavy snow that winter would have been less. An inventory of the department's mobile equipment is shown on plate 25.

PLATE 23

**CHATHAM EMERGENCY SQUAD, INC.**

**1994**

	<u>Total Calls</u>		<u>Man-Hours</u>	
	Boro	Township	Boro	Township
Emergencies	417	346	3,204	2,684
Transportations	46	20	228	91
Fires	13	18	61	272
Lift Assists	13	5	31	10
Other Duty	5	2	110	23
Totals	<u>493</u>	<u>391</u>	<u>3,634</u>	<u>3,080</u>

**BOROUGH OF CHATHAM  
MORRIS COUNTY, NEW JERSEY**

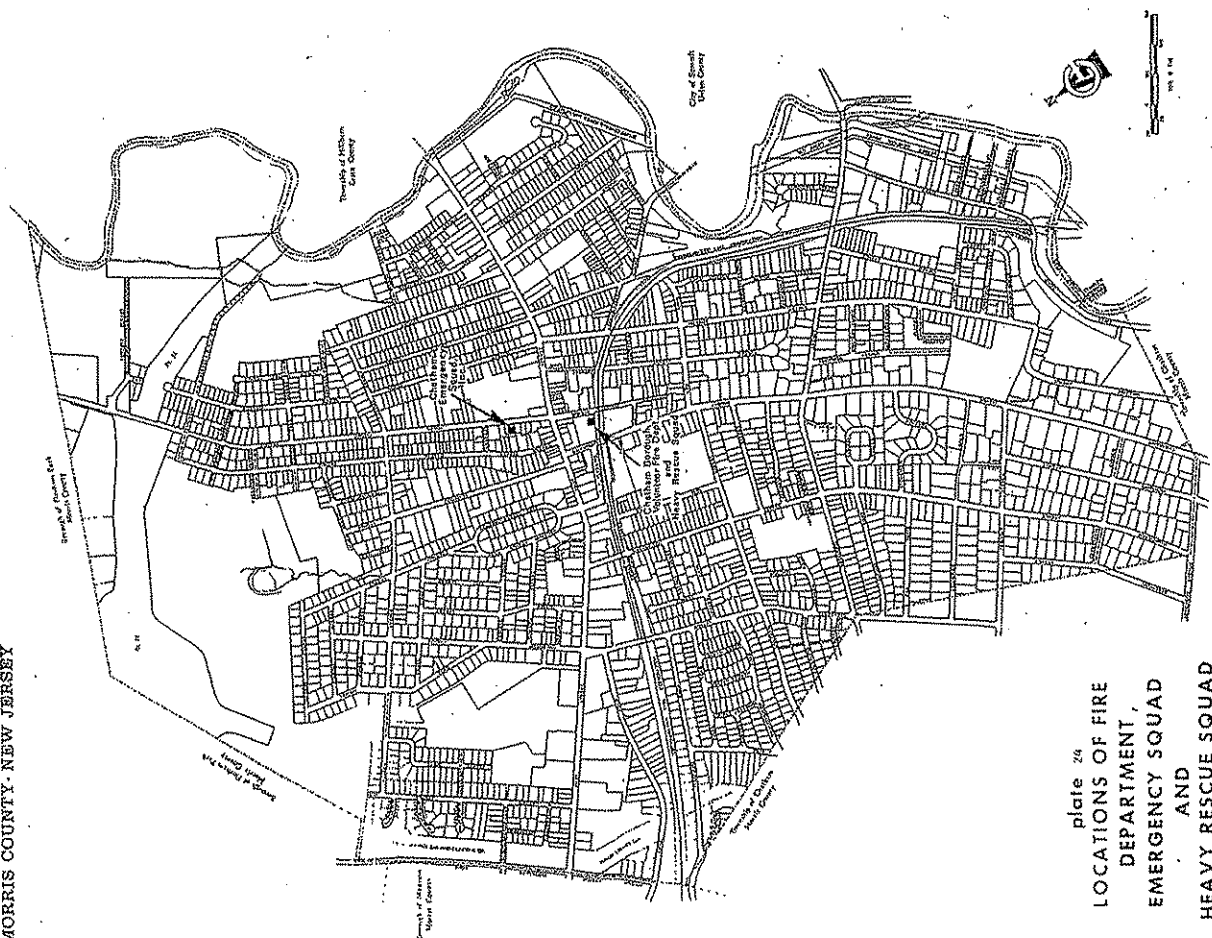


plate 24  
LOCATIONS OF FIRE  
DEPARTMENT,  
EMERGENCY SQUAD  
AND  
HEAVY RESCUE SQUAD

PLATE 25

DEPARTMENT OF PUBLIC WORKS  
INVENTORY OF MOBILE EQUIPMENT

- 2 Utility Body Trucks
- 1 Mason Dump Truck
- 6 Five Yard Dump Trucks
- 4 Pickups
- 2 Front End Loaders
- 1 Elgin Sweeper
- 1 Mobil Generator
- 1 Stationary Generator
- 1 Chipper
- 3 Leaf Loaders
- 1 Flexible Sewer Machine
- 1 Ten Ton Roller
- 1 Garbage Truck
- 1 Backhoe
- 1 Air Compressor

SOURCE: Chatham Borough Department of Public Works, June 1995



### Engineering Department

The Engineering Department is responsible for reviewing and preparing specifications on curbs & sidewalks, site plans, road openings, resurfacing projects, water mains, Days Brook, etc..

### Office of Code Enforcement

The Office of Code Enforcement is self-sustaining financially, and not dependent on tax revenues. The cost of operations has been running under \$100,000.00 in recent years. The department's work includes issuing permits for building and renovations, certificates of occupancy and inspections. The inspections include building, fire, electric, plumbing, zoning, C.O., code enforcement, and property maintenance.

### Public Sewerage and Sewage Treatment

Plate 26 shows the layout of the sewerage piping within the Borough of Chatham and Plate 27 shows the layout of the plant. As is clear from the plate, the entire Borough is sewered. Existing deficiencies in the sewerage system consist of the need to replace and repair certain sections of the system to reduce storm water infiltration (an infiltration study has been started and repair work will be done). As noted above, maintenance of the collection system is the responsibility of the Borough Department of Public Works.

Waste water treatment is accomplished at the Madison-Chatham Molitor Water Pollution Control Facility located off North Passaic Avenue on seventeen acres, eleven of which lie in Chatham and six in Florham Park. This facility serves 26,000 residents of the Borough of Chatham and Madison in addition to a small number of Chatham Township residents whose effluent comes through lines in both Chatham Borough and Madison. The plant has an ultimate capacity to serve some 35,000 people ( its rated capacity is 3.5 million gallons daily). Currently, only 3.0 mgd (average flow daily) is utilized. However, wet weather flows exceed the 9.0 mgd recorded flow limit, justifying the need for identifying and correcting infiltration of storm water. Assuming the infiltration is corrected, there is sufficient capacity at the plant to serve all future development in both Chatham Borough and Madison including the development of the Dodge tract.

# **BOROUGH OF CHATHAM MORRIS COUNTY, NEW JERSEY**

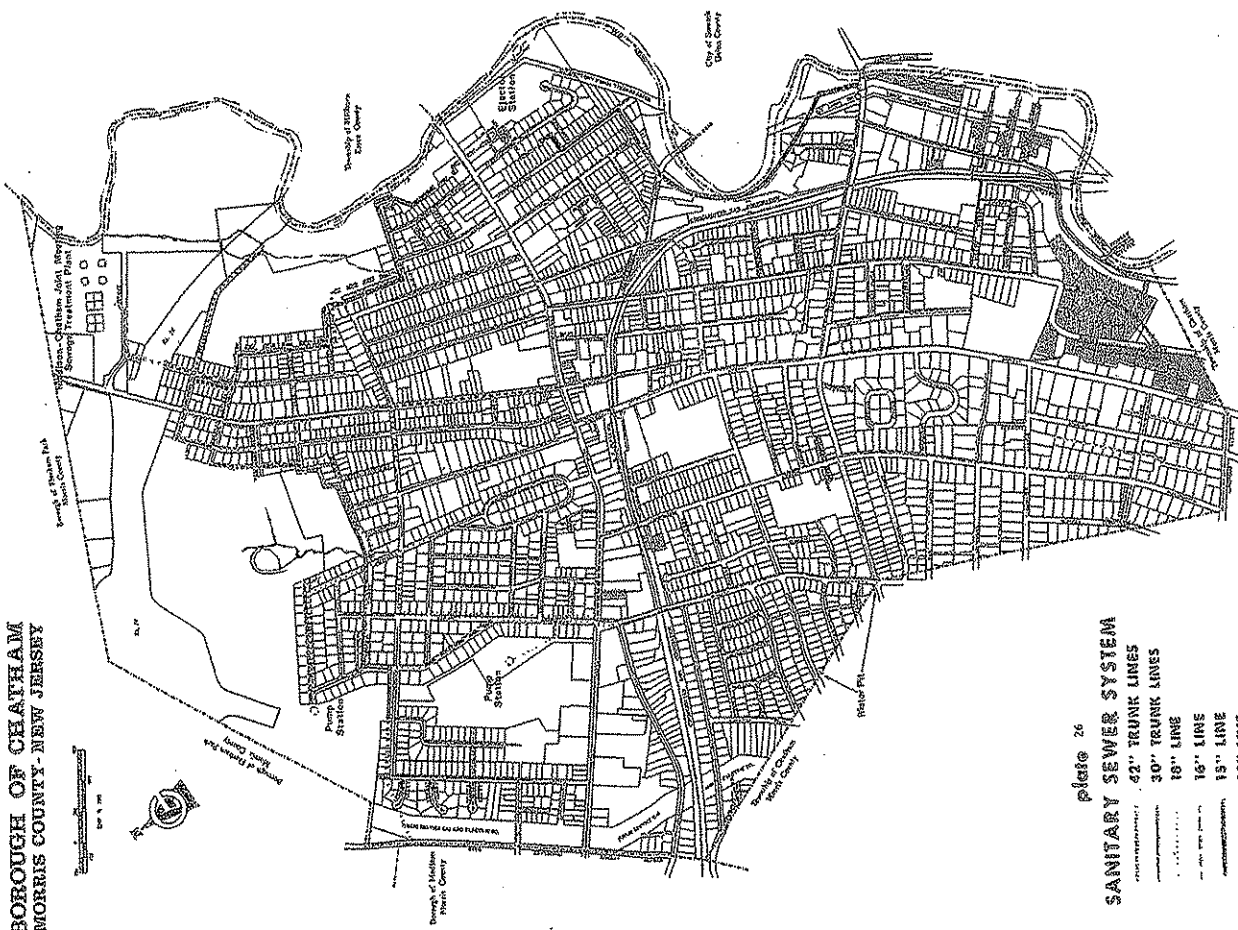
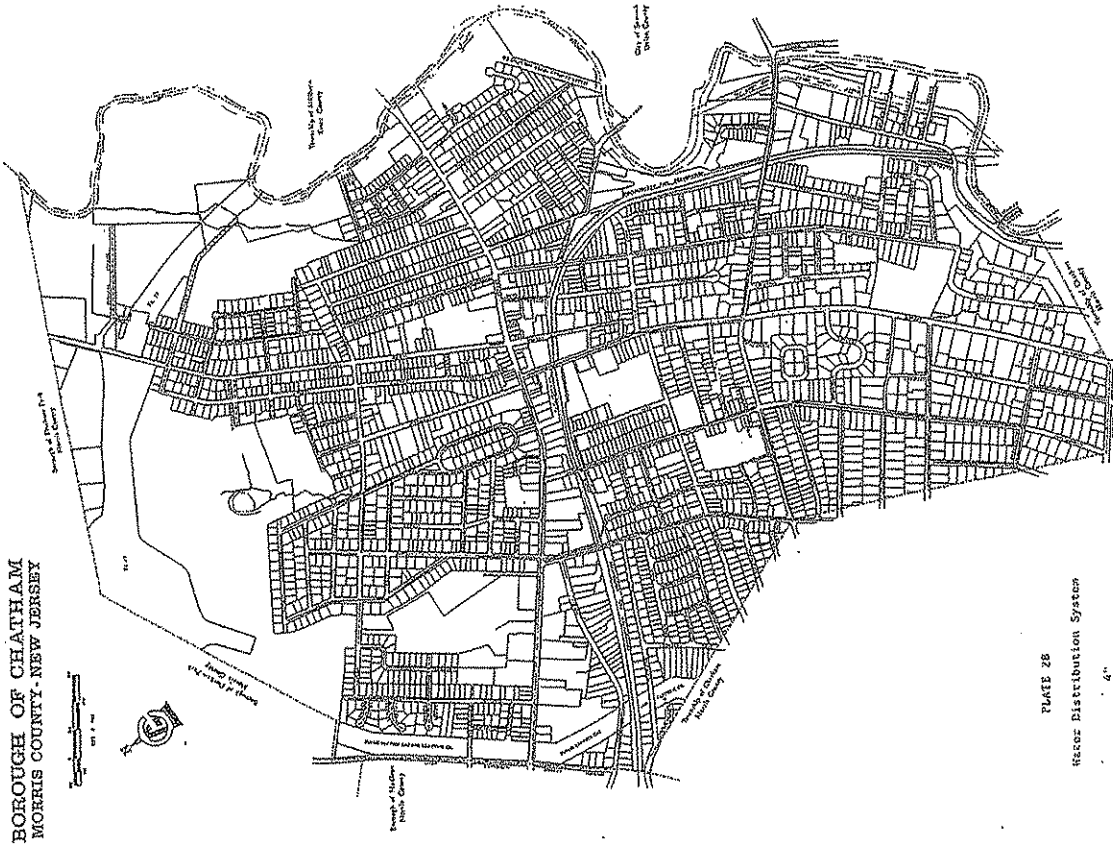


Plate 26  
**SANITARY SEWER SYSTEM**  
 42" TRUNK LINES  
 30" TRUNK LINES  
 18" LINE  
 16" LINE  
 15" LINE  
 12" LINE  
 10" LINE  
 8" LINE

**BOROUGH OF CHATHAM  
MORRIS COUNTY, NEW JERSEY**



**PLATE 28**  
**Race Distribution System**

4"
6"
8"
10"
12"
14"

City  
Borough  
County  
State

### Public Schools

Chatham Borough and Chatham Township Schools joined as a regionalized district to become the School District of the Chathams in 1988. Through June of 1990, the Board of Education operated six schools: Washington Avenue School and Milton Avenue School, located in Chatham Borough, and Southern Boulevard School, located in Chatham Township, housed grades K-4. Chatham Middle School, located in the Borough, housed grades 5-7. Lafayette School, located in the Township next to Chatham High School, housed grade 8. Chatham High School, located in the Township housed grades 9-12. In 1990, after an addition was constructed at Chatham Middle School, Lafayette School was leased to an outside organization, grade 8 was merged into the Middle School, and all other schools continued with the above grade configuration.

In 1993, because of overcrowding in the Elementary Schools, a Committee was formed to study options for the re-opening of Lafayette School, located next to Chatham High School. This facility had been leased to the Morris-Union Jointure Commission since 1990 for operation of the Developmental Learning Center which housed a program for autistic children. Lafayette also housed the district's PREP program (pre-school handicapped) and the Department of Special Services.

After the passage of a bond referendum in November of 1994, plans were developed for the reopening of Lafayette School to house grades 4 and 5. In September of 1995, Lafayette will house grade 4. In September of 1996, after an addition is constructed, it will house grades 4 and 5. Therefore, after September 1995, the elementary schools mentioned above will house grades K-3. After September of 1996, the Middle School will house grades 6-8. The High School will continue as a 9-12 school.

Physical facilities determine capacities. The functional capacity of a school building is determined by state formula to be the number of pupils that can be accommodated in each classroom on the basis of square footage. The program capacity takes into account the specific programs that take place in each classroom that may limit the physical capacity, such as computer rooms and laboratory stations.

Chatham's Superintendent of Schools has estimated both the functional and program capacities of each facility. This and the projected enrollment are shown on Plate 29. Plate 30 shows the inventory of space.

PLATE 29

	<u>Functional</u>	<u>Program</u>
High School	1,103	931
Middle School	946	909
Lafayette School	233	233
Washington Avenue School	264	264
Milton Avenue School	235	231
Southern Boulevard School	430	430

	<u>Projected Enrollment</u>		
	1993/94	1997/98	2002/03
K - 4	963	1124	1153
5 - 8	638	763	914
9 - 12	619	640	794
K - 12	2220	2527	2861

SCHOOL DISTRICT OF THE CHATHAMS  
INVENTORY OF SPACE AND PERSONNEL

CHATHAM HIGH SCHOOL

Space

42 classrooms  
4 administrative and guidance offices  
5 science laboratories  
auditorium  
library  
cafeteria  
home economics  
shop  
3 gymnasiums

Staff

1 Principal  
1 Assistant Principal  
53 Professional Staff \*

CHATHAM MIDDLE SCHOOL

Space

39 classrooms  
3 science laboratories  
auditorium  
library  
cafeteria  
home economics  
shop  
gymnasium

Staff

1 Principal  
1 Assistant Principal  
57 Professional Staff \*

LAFAYETTE SCHOOL

Space

10 classrooms  
1 multi-purpose room  
1 library/technology center

Staff

1 Principal  
16 Professional Staff \*

MILTON AVENUE SCHOOL

Space

14 classrooms  
1 multi-purpose room  
1 library/technology center

Staff

1 Principal  
16 Professional Staff \*

PLATE 30  
(continued)

WASHINGTON AVENUE SCHOOL

<u>Space</u>	<u>Staff</u>
16 classrooms	1 Principal
1 multi-purpose room	16 Professional Staff
1 library/technology center	

SOUTHERN BOULEVARD SCHOOL

<u>Space</u>	<u>Staff</u>
18 classrooms	1 Principal
1 multi-purpose room	26 Professional Staff
1 library/technology center	

<u>Special Services &amp; Shared Staff K-12</u>	32
---	----

\* Includes librarian, nurse and guidance

### Garbage

In late 1992 a major change was made in garbage costs. Prior to that time each home paid a quarterly fee for the collection of garbage but not the collection of large items. Currently the cost of collection is covered by the home owner buying special bags to contain garbage, and the cost of the bag covers the cost of collection. Now once a month large items are collected at the curb at no extra charge. As you will note from Chart 31, this led to an increase in the newspapers and glass being recycled from 1992 to 1993 and 1994.

### Recycling

Recycling in Chatham Borough takes the following three forms:

1. Household recyclables can be delivered to the railroad freight yards on Summit Ave. This includes such things as newspapers, corrugated, glass and plastic. This can be done every Saturday morning.
2. The above household items are also picked up at curbside.
3. Brush, leaves, grass and logs can be taken to the Chatham Mulch Area at the north end of Duchamp Place. Here the brush and wood is ground up as top dressing for gardens. Leaves are composted and used to enrich the soil of any Borough resident who wants it.

Chatham recycles a very high percentage of business and household waste. It is currently running at over seventy percent and we strive for even higher.

### Summary

Recommendations contained in Part 1 of the Master Plan and pertaining to community facilities and utilities service will focus on the correction of any existing deficiencies as well as the accommodation of the changing service needs of the population. Recognizing that Chatham's fiscal burden is borne primarily by residential property tax payers, the emphasis must be on the efficient use of whatever facilities are provided. In some cases, this may require a high level of interagency coordination and cooperation. The analysis of the capacities and limitations of existing community facilities and utilities in Chatham is an essential first step in planning for future policies.



PLATE 31

	1994	1993	1992	1991	1990
Newspaper	907.48	886.00	771.20	824.00	941.40
Office Paper	127.18	7.00	7.25	5.00	9.84
Corrugated	283.64	277.00	287.07	227.00	239.50
Other Paper	25.67	255.00	197.95	147.00	80.26
Glass	389.48	341.00	316.00	296.00	289.00
Alum. Cans	17.57	25.00	13.90	17.00	15.01
Steel Cans	26.64	3.00			
Ferrous Sc.		9.00	97.95	123.00	37.65
Non-Ferrous	5.31	7.00	.78	1.00	.93
White Goods	149.60	184.00		1.17	
Motor Oil	131.68	112.00	4.35	74.00	43.67
Auto Batteries	10.57	10.00	9.14	9.00	18.34
Tires	13.63	293.00	10.78	33.00	19.86
Food Waste	15.49	16.00	20.45	32.00	45.95
Leaves	2899.15	2884.00	2871.00	3578.00	2291.00
Brush	381.32	356.00	327.00	320.00	104.00
Grass	433.33	444.00	733.00	411.00	2674.77
Asphalt/ Concrete	1022.20	788.00	279.77	1160.00	2200.00

PLATE 31  
(continued)

Stumps/ Logs	11.88	20.00	65.75	45.00	77.60
Other	1789.41		587.47	865.00	13.14
Wood	230.99	287.00	383.39		
Plastic	29.16	43.00	27.25		
Woodchips				51.25	258.00
Concrete			59.69	418.00	
Contam. Soil	62.00	50.00			
Total	8963.38	7297.00	7071.14	8595.00	9103.10

Brush includes wood chips in 1992

OPEN SPACE, CONSERVATION  
AND RECREATION

## OPEN SPACE, CONSERVATION, AND RECREATION

### Introduction

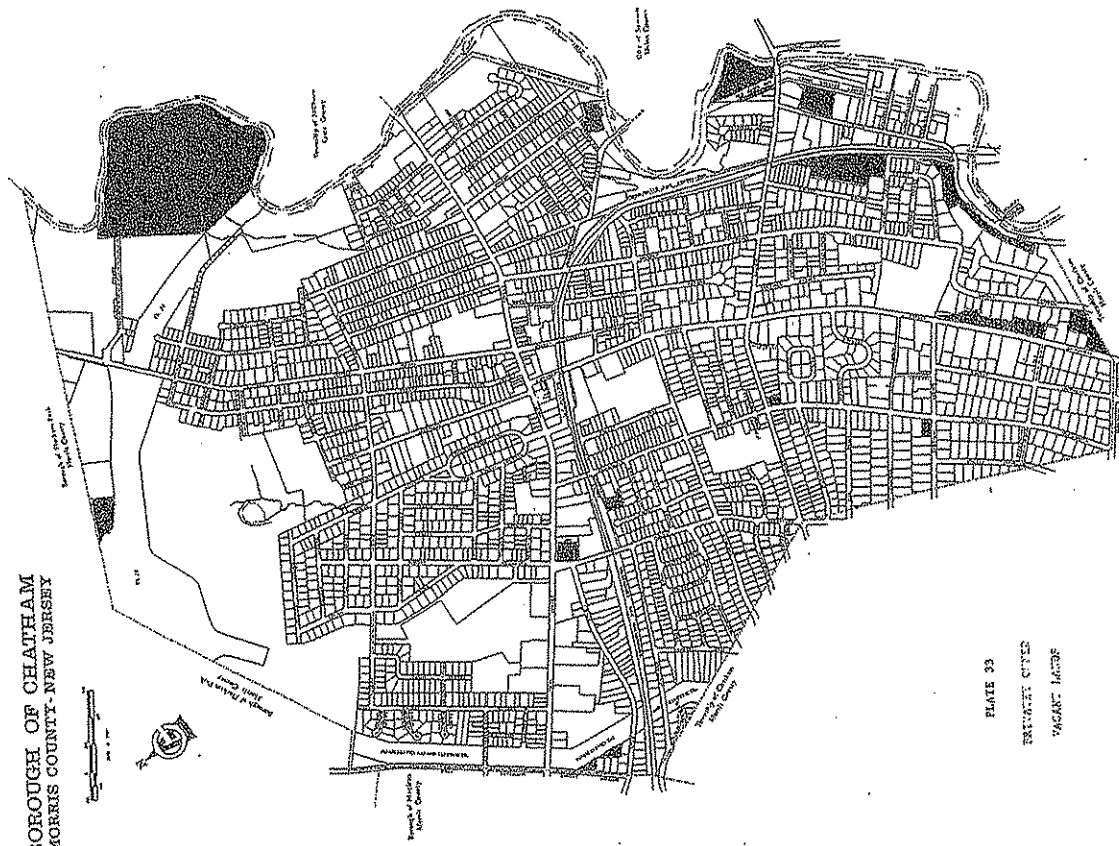
Considerable attention has been paid in the preceding analyses to the kind and intensity of development which has already taken place in the Borough of Chatham. However, areas where development has not occurred are equally important in the consideration of future land use policies. Open spaces offer development opportunities, space for recreational purposes, buffering between incompatible land uses, increased value to surrounding properties and strengthened community identity.

When open space is scarce in a community, the decision as to its future disposition becomes critical. Essentially, the question is whether to preserve land for public use such as conservation or recreation or to promote its development. Frequently the answer to the preservation or promotion question rests with a community's fiscal capabilities and priorities. Communities which are largely developed but have not preplanned for the acquisition of open spaces and recreational facilities often are forced to choose from among those lands which have been or are likely to be by-passed by private developers due to physical constraints, inaccessibility or other location considerations. This is particularly a problem when a community attempts to acquire land for recreational purposes. Many recreational facilities require land that is centrally located, well drained and suitable for intensive use: the same criteria applicable to other forms of development.

On the other hand, it is highly likely that environmentally sensitive lands appropriate for conservation will have been by-passed by developers due to the extensive and costly site preparation required before construction can begin. Unless demand for land has reached the point that the higher development costs associated with these lands are feasible, it may be possible for a community to acquire acreage worth conserving at a reasonable cost.

The Borough of Chatham is fortunate in having approximately 300 acres of undeveloped land within its boundaries, excluding land which is presently used for central business district parking, land under utility lines and railroad property. It does include some large parcels which are only partially occupied by an existing use or structure and areas, such as Stanley Park, which are used for passive recreation (picnicking or hiking). Plate 32 identifies significant parcels of land owned by the Borough of Chatham. Plate 33 presents privately owned vacant land within the community. Essentially, the lands shown on Plates 32 and 33 can be divided into three general categories: environmentally sensitive lands adjacent to the flood plain, unimproved or insufficiently improved land which is potentially useful either for recreation or private development, and small lots scattered throughout residentially developed areas.

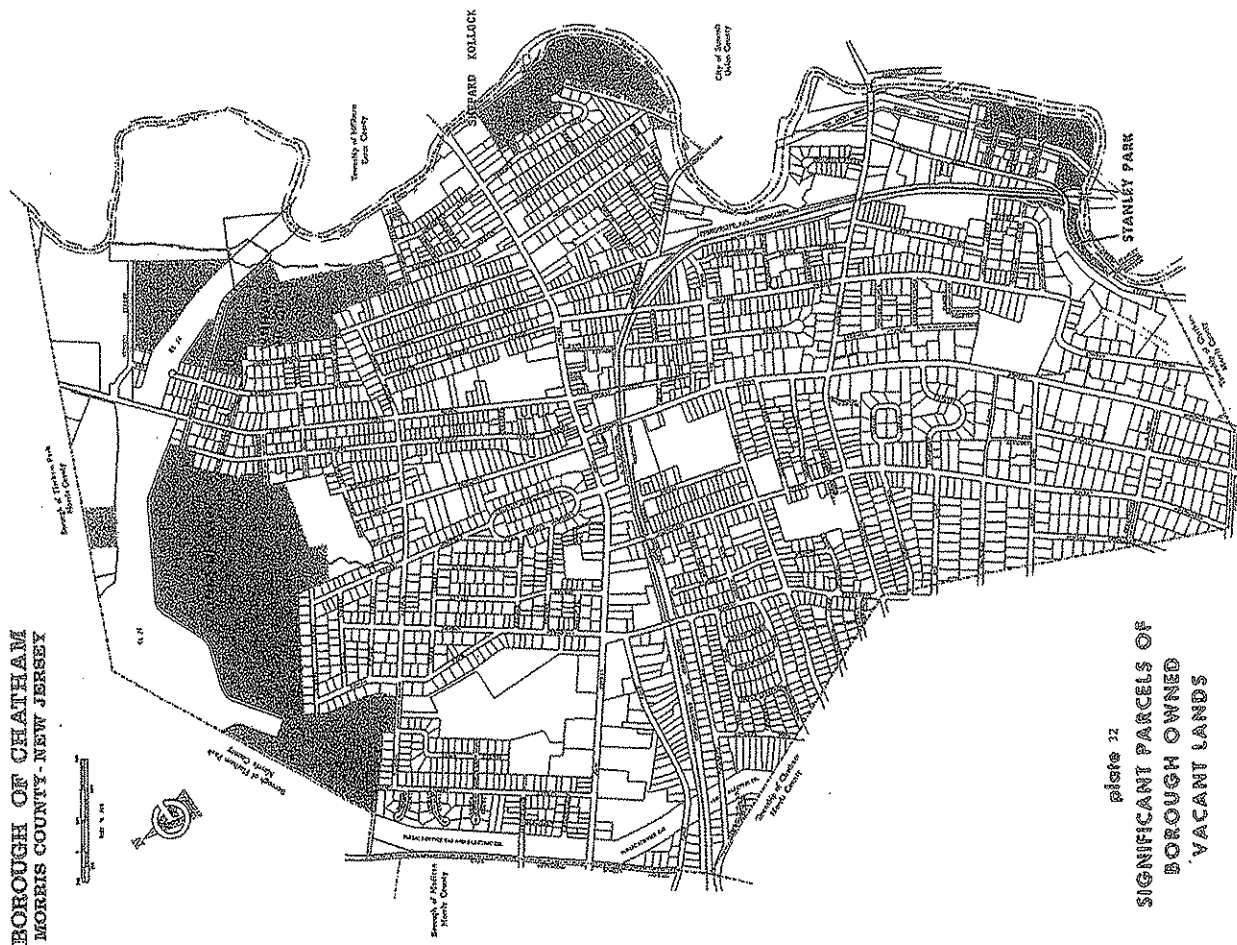
**BOROUGH OF CHATHAM  
MORRIS COUNTY, NEW JERSEY**



**PLATE 33  
THROUGH CITIES  
VACANT LANDS**

KEY  
..... Vacant Lands  
..... Through Cities  
..... Vacant Lands

**BOROUGH OF CHATHAM  
MORRIS COUNTY, NEW JERSEY**



**Page 22**  
**SIGNIFICANT PARCELS OF  
BOROUGH OWNED  
VACANT LANDS**

**KEY**  
 - - - - - Private Property  
 - - - - - Public Property  
 - - - - - Unimproved Lands



This section of the Background Studies evaluates Chatham's vacant lands in terms of their suitability for either conservation or development and the need for additional recreational facilities. Possibly conflicting needs for additional housing opportunities or for commercial or other public uses of remaining vacant lands will be addressed in Part II of the Plan.

### Conservation

As is evident from Plates 32 and 33, most of the privately and publicly owned vacant land in Chatham is concentrated in the northeastern section of the community, primarily in the flood plain of the Passaic River. A large proportion of that acreage is held either by the Borough itself or by the Commonwealth Water Company for watershed purposes. According to the information presented in the Natural Resource Inventory, nearly all of the significant parcels of vacant land in Chatham are characterized by a high water table, flooding or steep slopes. In addition, nearly all are wooded, as indicated on Plate 34. The presence of these constraints would normally suggest passive use of the land as opposed to its active development.

Removal of environmentally sensitive lands from the open market has a number of advantages, including preservation of natural resources for the use and enjoyment of future generations and protection of such resources for their inherent value now. Frequently, however, the issue of conservation is not decided on the basis of which land should be reserved as open space, but on the basis of what land can be reserved in the context of a community's need to provide recreational and other public facilities or to expand its revenue base.

The Environmental Commission has proposed that a permanent greenbelt be established along the Passaic River, encompassing its flood plain. This greenbelt would provide some passive recreational opportunities, such as hiking or picnicking, but would be oriented primarily to conservation. The Commission recommends that other properties suitable for development for active recreation be acquired.

### Recreational Opportunities

Plate 35 identifies the Borough's major public and private recreation sites. As noted, most of the public facilities are concentrated near the center of Chatham, on school properties and within Garden, Shepard Kollock, and Memorial Parks. The public facilities are complemented by private recreational opportunities provided by the Minisink Club and the Chatham Fish and Game Protective Association, both of which offer swimming, tennis and paddle tennis. Center Court is a commercial facility which helps to meet the demand for year-round athletic activities.

**BOROUGH OF CHATHAM  
MORRIS COUNTY, NEW JERSEY**

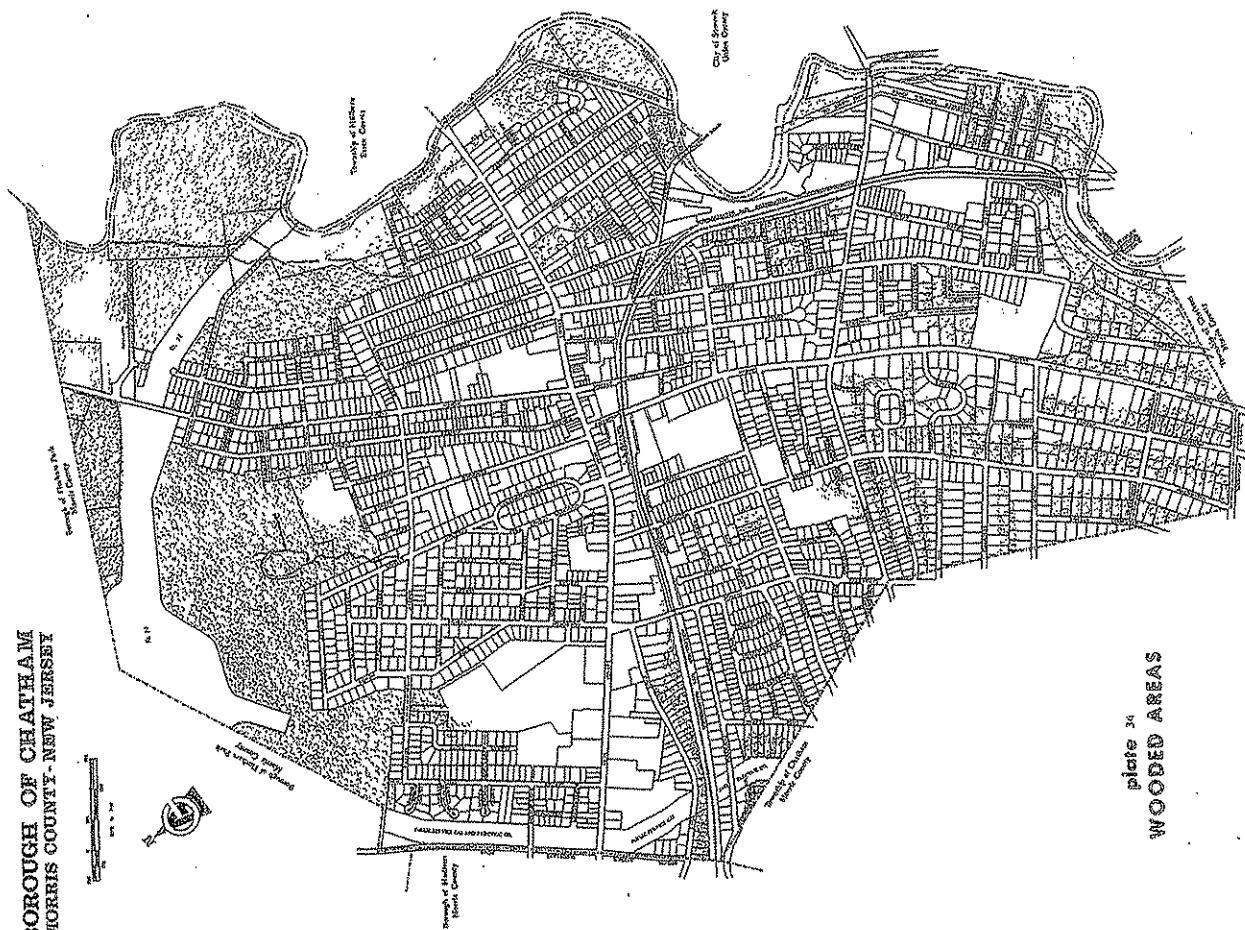
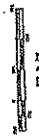


plate 34  
**WOODED AREAS**

**SOURCE:** Aerial Photographs,  
Courtesy of Morris County Planning  
Board.

**KEY**  
..... Wooded Areas  
..... Main Street  
..... Unimproved Street



Plate 36 presents the inventory of public recreational facilities, first by location (Table 1) and then ownership (Table 2). The following observations of the condition of each recreational site and attendant facilities were made by the Chatham Borough Recreation Coordinator:

#### Middle School and Garden Park

With the exception of a minimal amount of open area in the northwest portion of the site, present development has utilized all open space. The six tennis courts have been recently resurfaced. The children's play area equipment will be partly replaced by some new play apparatus during 1996. There are fields for football, soccer, field hockey and lacrosse. Unfortunately there are soil and drainage problems that are in need of improvement.

#### Lum Avenue Site

The Lum Avenue Site actually has two recreational areas separated by the E.C.L.C. school and extensive paving. The site on the north side of the school has a softball or Little League field and will have some small soccer fields as well in the fall. The recreation area on the south side of the school has a large area for two soccer or lacrosse fields. There are drainage problems on the south side of the field along Chatham Street. The basketball court is located between the E.C.L.C. School and the Municipal Building.

#### Milton Avenue School

The recreational areas at the Milton Avenue School encompass the school on the north, east and west sides. The ballfield on the west side of the school lacks proper depth down the right field line. There is poor grading, poor turf, and some exposed stones in the playing area. The Little League field to the north is in fair condition with the exception of an apparent high water table in the right field area and a dangerous offset in the fencing around the field. The soccer field to the east side of the school has an insufficient amount of topsoil and too much slope as well as being undersized for competitive play. The size of the field may be adequate for elementary soccer programs. The play apparatus is comprised of the standard swings, seesaws, etc.

#### Washington Avenue School

The Washington Avenue School site has seen improvement. The soccer and baseball/softball fields are better drained due to work done several years ago. The play apparatus at this site is very similar to the other sites, being swings, seesaws, slide, etc.

### Memorial Park

Memorial Park is perhaps the most heavily used recreational area due to its location in the center of town and next to the library. This heavy use has led to parking problems which should be addressed. The two ball fields might be realigned to enlarge one of them. The play equipment has been recently improved and more is due in 1996. New basketball posts and blacktop have been put in. In the fall these fields are used for football, and drainage is a problem as they become slippery when wet.

### Shepard Kollock

A fourteen acre plot off Henderson Rd. acquired with Green Acres funding in the 1980's, Shepard Kollock contains a large unpaved parking area, a large soccer/lacrosse field, two baseball diamonds, basketball court, handball court, boat launch, nature trail along the river, playground equipment and picnic area with tables. New playground equipment is planned for 1997. The basketball courts might be moved closer to the parking area so they may be better utilized.

### Stanley Park

Stanley Park is a basically passive recreation area along the Passaic River. Improvements to the park include picnic tables and two grills.

The Board of Recreation is organized by volunteers, with one paid Recreation Coordinator who organizes all the day to day schedules, registration, etc. Some adults and teenagers are hired during the summer for staffing the pool and Garden Park activity. The Board runs some programs separate from the Township and some jointly : Plate 37 gives the breakdown. This is a very busy job dealing with all the parents and the some 500 children enrolled. The Board also assists with funding the Wrestling Club, Community Band and American Legion Baseball.

PLATE 36  
PUBLIC RECREATIONAL FACILITIES

Table 1  
Summary of Existing Facilities

Middle School and Garden Park

6 Tennis Courts  
1 Baseball Field  
1 Football / Soccer / Lacrosse Field  
1 Soccer / Lacrosse Field  
All Purpose Court with 2 Ball Walls  
1 Shuffleboard Court  
2 Half Court Basketball Courts  
Play Apparatus - Swings, Gyms, Climbers and Whirl

Lum Avenue

1 Little League Field  
1 Soccer Field by Lum Ave.  
3 Small Soccer Fields at N/E Corner  
1 Basketball Court  
Multi-Purpose Field with 2 Soccer / Lacrosse & 1 Baseball  
Play Apparatus - 2 Climbing Pieces

Milton Avenue School

2 Little League / Softball Fields  
2 Soccer Fields  
2 Basketball Courts  
Play Apparatus: Swings, Slides, Seesaws, etc.

Washington Avenue School

1 Ballfield  
2 Soccer Fields with Overlapping Baseball Field  
1 Basketball Court  
Play Apparatus: Swings, Slides, Seesaws, Climbers, Cargo Nets, etc.

PLATE 36  
PUBLIC RECREATIONAL FACILITIES  
(Continued)

Memorial Park

Swimming Pool with Kiddie Pool  
1 Basketball Court  
1 Soccer Field  
Overlapping Ballfields - 1 Softball & 1 Baseball  
Play Apparatus: Swings, Seesaws, Wooden Play Center, etc.

Shepard Kollock

1 Large Soccer Field  
2 Baseball Fields  
1 Basketball Court  
1 Handball Court  
1 Boat Launch  
Nature Trail  
Picnic Tables  
Play Apparatus

Table 2  
Breakdown of Facilities by Ownership

<u>Facility</u>	<u>School Property in Borough</u>	<u>Borough Property</u>
Tennis Courts	-	6
Soccer Fields	9	6
Baseball Fields	2	3
Softball / Little League Fields	2	3
Football Fields	1	-
Basketball Courts	3 Outdoor	4 Outdoor
Play Apparatus Areas	2	4
Swimming Pool	-	1

PLATE 37

BOROUGH AND TOWNSHIP RUN PROGRAMS

Borough Only Run and Insured

Football ( Does Involve a Few Township Boys)  
Mens Basketball  
Mens Softball  
Par 3 Golf  
Pool  
Garden Park  
Borough Senior Activities  
Tennis  
Womens Softball  
Womens Volleyball  
Cheerleading  
Summer Soccer Camp

Borough and Township Run & Insured

Girls Softball  
Traveling Softball  
Baseball  
Traveling Baseball  
Basketball - Girls & Boys  
Traveling Basketball  
Soccer - Boys & Girls  
Lacrosse - Boys  
Teen Drop In  
Open Mens Gym  
Middle School Age Ski Program  
Summer Sports Camps  
Volunteer Reception

## Environmental Commission

### Establishment:

Between 1968 and 1972 legislation allowing municipalities to establish an environmental commission ( EC ) was enacted by the State for the protection, development, and use of natural resources, including water resources located within the municipality.

### Functions:

Powers and duties of the EC are generally limited to information gathering, offering advice to other agencies, and (with governmental approval ) acquiring land and property. Also it may communicate with the public, advertise, and distribute literature necessary for its purposes. The only non-discretionary duty is to keep an index of all open areas ( public and private ) including wetlands in order to obtain information on the proper use of such areas. It may recommend to the Planning Board plans and programs for inclusion in the municipal Master Plan.

### Agenda:

EC has an interest in all items on the New Jersey Environmental Agenda

1. Clean Air
2. Environmental Quality
  - A. Hazardous Substances
  - B. Radiation
  - C. Noise
  - D. Pesticides / Herbicides
3. Clean Water
4. Waste Management
5. Land and Wildlife

In addition the State has established that once the EC has submitted an index of Natural Resources to the Planning Board and Board of Adjustment, these two Boards shall make available to the EC an informational copy of every application for development submitted to either Board to facilitate comment from the EC. The State has also said, however, that failure of these Boards to make such copy available shall not invalidate any hearing or proceeding.

### Library

The Borough of Chatham owns and jointly operates with Chatham Township a public library at 214 Main Street known as the Library of the Chathams. Both towns contribute money to the cost of operations. The Friends of the Library are concerned citizens who raise a substantial amount of money for the library. A number of other organizations contribute time, money and material to the library, plus during 1994 there were 47 volunteers working. There are 28 people on the payroll with 10 full time and 18 part time .

The library is open 65 hours a week , 7 days a week except July and August, when it is closed Sunday. There are 75,000 books, periodicals, audio tapes, videos, paintings, etc. The library is divided up into sections which include a children's section, reference, periodicals, paintings, records, tapes, new books, large print books, regular fiction & non-fiction, and two rooms for art shows and meetings. These rooms were used 389 times in 1994 and are free to any non-profit organization.

In 1994 the attendance was 205,238, and 157,976 items were circulated. The New Jersey Library Network, with 6 Regional Library Cooperatives, provides access to almost 2,000 libraries holding over 21 million books, magazines and AV material recorded on nearly 4,000 computerized information databases. The Interlibrary Loan programs can locate and retrieve materials from these libraries through daily delivery service or the postal system.

Looking to the future, the Library feels there will always be books, technology will change the way information is processed, and funding will be an ongoing cause for concern.

### Summary

Evaluation of public open space and recreational needs in Chatham should be based on the observed demands of its residents, taking into consideration possible changes in such demands as the age profile of the population shifts over the next few decades. The demands must be weighed realistically against the community's capacity to accommodate them in terms of both vacant land and fiscal capabilities.

CHATHAM 2000



## CHATHAM 2000

### Introduction

The concept of the Chatham 2000 Task Force was conceived by Chatham Borough Mayor Barbara Hall in early 1993. Mayor Hall suggested that a task force be formed to study the current and future needs of the residents and businesses serving and enhancing the unique character of the borough.

The Task Force chairman and members were appointed by Mayor Hall. As a group, the task force includes a diverse mix of local business people, residents and local government officials. Once members were selected, the task force drafted its mission statement, developed a set of objectives, and discussed a variety of data gathering methods. In addition the task force outlined a timetable for the entire project from the drafting of the mission statement to the issuance of the final report. The original estimate of 6-9 months in retrospect was optimistic, as the project eventually took about 18 months to complete.

Great care was taken throughout the project to be sure the public was well informed about the Chatham 2000 Task Force's mission and how and when information would be gathered. Area newspapers played a vital role in this regard.

The primary product of the Chatham 2000 Task Force is this report which details future needs and concerns of the residents and businesses of Chatham Borough. The Mayor, Council and public must ultimately decide the most appropriate action to take regarding the findings of this study.

### Chatham 2000 Task Force Mission

The initial task of the group was the drafting of a mission statement. The following mission statement was finalized, accepted by the Mayor and Council and provided to the press:

#### Mission Statement

"The Chatham 2000 Task Force is responsible for analyzing the needs of the residents and businesses of the Borough of Chatham, and for developing recommendations to preserve and enhance the unique character of the community".

BOROUGH OF CHATHAM  
Morris County, New Jersey

# MASTER PLAN 2000

PART 2: THE PLAN

PREPARED BY:  
THE CHATHAM BOROUGH PLANNING BOARD

## HISTORY

The historical roots of Chatham Borough, back to Colonial times, have been well documented by the Chatham Historical Society and others. This heritage has been appreciated by newcomers and long time residents alike. It provides a unifying theme for much of the borough activity up to the present.

At the start of the 20th century Chatham was noted as a summer refuge for New York City residents. However, with its proximity to the city, improved transportation, and attractiveness as a family environment, Chatham's growth paralleled that of the metropolitan area. From 1920 to 1970 population increased steadily.

### Population

1920	2,421	
1930	3,869	+60 %
1940	4,888	+26 %

After World War 2, growth accelerated, peaking in 1970,

1950	7,391	+51%
1960	9,517	+29%
1970	9,566	+1%

In the last two census reports, Chatham's population has declined, presumably reflecting a trend of children "growing up and moving out" while their parents remain and continue to enjoy the many advantages of the borough and the area.

1980	8,537	-11%
1990	8,007	-16%

## COMMUNITY SURVEY

As an adjunct to the objective census data, the Task Force devoted much of its effort to a more subjective assessment of Chatham Borough. This was done through a comprehensive community survey, covering both residents and business owners. This survey was mailed in early 1994.

Response to the questionnaire was very high, with over 1,000 returns, or a third of all households in the Borough. Of the 434 Business Surveys, 64 were filled out, or 15%. Retirees were slightly overrepresented and families with school children were slightly underrepresented vs. the census. However, the overall results were quite consistent between groups and the Task Force feels that several broad conclusions are justified.

1 - Overall there is a high level of satisfaction with life in Chatham and with the community services available. The police, fire, emergency, library and water services were all rated "excellent" by a majority of respondents.

Services which received the highest level of "inadequate" ratings were:

Cable TV	27 % rated "inadequate"
Garbage disposal	20%
Mulch/Leaf removal	20 %,
Planning/Zoning Boards	19%
Postal Service	18%

2 - In response to specific questions, most respondents were satisfied with the value of property tax dollars, quality of public school education, the condition of roads, the appearance of Main Street, parking ordinances, street illumination, after school activities and the response of Chatham shopkeepers in "catering" to their customers.

There was somewhat less satisfaction with garbage collection services, the condition of sidewalks, zoning ordinances and the availability of shoppers' parking.

It may be appropriate to have a separate review of these areas to see if specific comments can be developed.

3 - The appearance and maintenance of Borough buildings and facilities was very acceptable except for the recycling area. This item received significantly more negative comments.

4 - In response to a "shopping list" of amenities for the Borough , most responses were received for walking paths, bike paths and downtown benches.

5 - There were several specific questions aimed at better understanding the business climate in town. Almost half of all respondents said that they would use the business district more if there were a greater variety of merchants. Specifically mentioned were more restaurants, movies, and more clothing stores.

6 - In terms of the future, respondents were asked to list the most critical issue that Chatham leaders will have to face over the next five years. Most responses were for the following categories:

Taxes	30% of comments	
Preserving/ enhancing local shopping areas.	12%	"
Maintaining property values	11%	"

## CONCLUSION

Overview

Challenges

Taxes?

Tax base? (80% residential, 20% commercial)

Population decline?

Age of housing stock?

Property values?

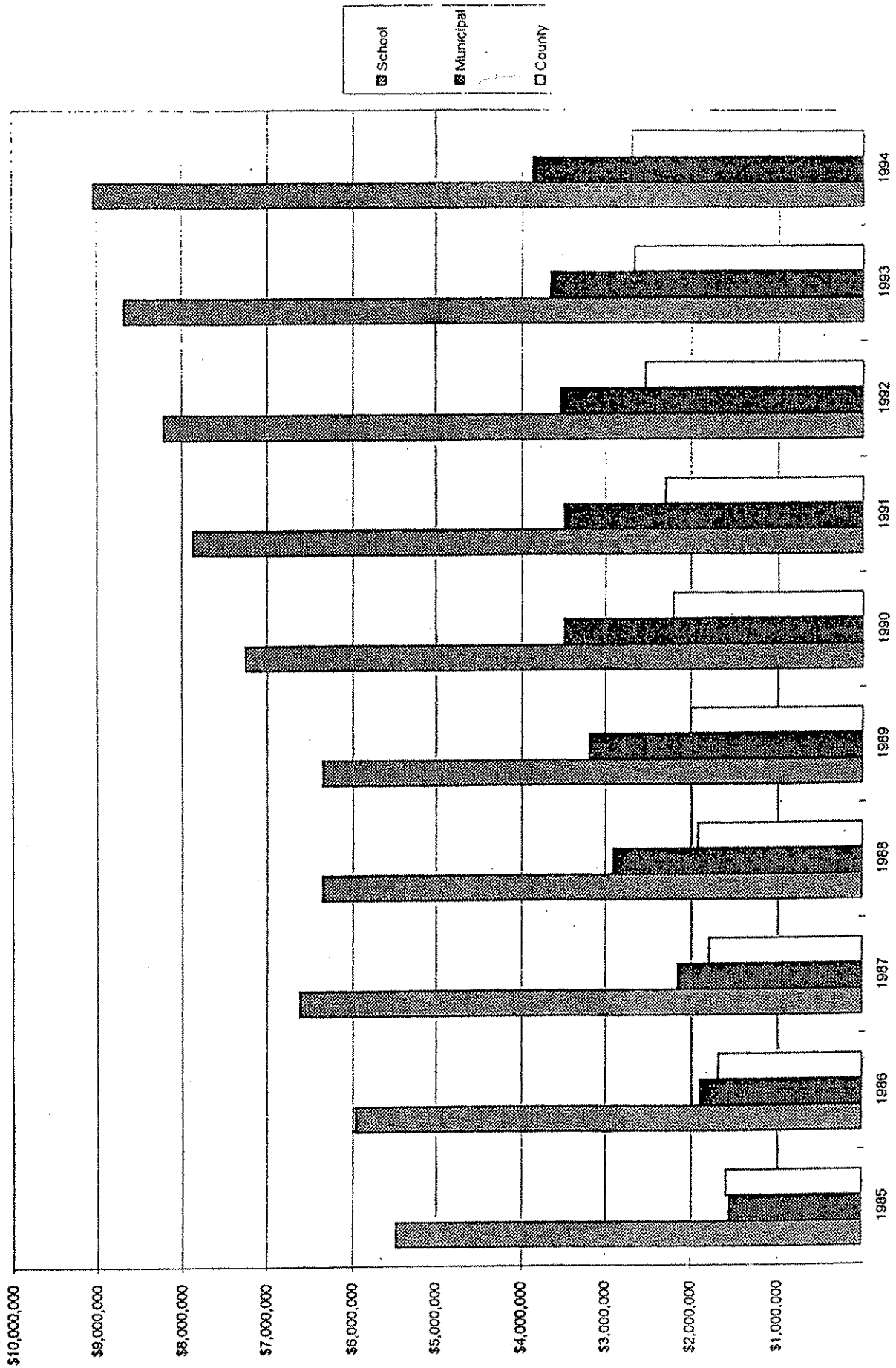
Zoning restrictions?

Small business environment?

But, overall great advantages. No reason not to continue to be an excellent place to live as long as the borough does not become complacent.

With the interest in taxes, plate 38 gives the budget over the last ten years.

**Borough of Hingham**  
**Ten Year Budget Comparison**





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## INTRODUCTION

## INTRODUCTION

This Master Plan replaces the Master Plan of 1978-79 and the reexamination reports of 1982, 1988 and 1994.

### Capacities Versus Limitations

A Master Plan represents the goals and policies of a municipality concerning the use and accessibility of its land and the provision of the facilities and services needed to support various land use activities. The extent that public policy can or should influence changes within the Borough of Chatham is dependent upon a number of conditions: existing land use and the character of the development that has already taken place; changing service and housing needs of the population; relationship of the Borough of Chatham to the region in which it lies; problems and potentials of the existing transportation network; availability of and the need for certain community facilities and services, including recreation and public open space; finally, physical characteristics, particularly of remaining vacant land. Information relating to each of these concerns has been provided within the individual analyses of the Background Studies which, taken together, offer a composite picture of the Borough of Chatham as it exists now. The information provided in the Background Studies forms the basis for the policies articulated in much of the Master Plan.

A review of the technical information contained within the Background Studies is a useful preface to the presentation of the various elements of the Master Plan. The following paragraphs examine briefly those factors which impose limitations on or suggest the direction of public policy.

### Existing Land Use

Approximately seventy-five percent ( 75% ) of Chatham's 2.35 square miles is developed, primarily for residential but also for commercial and industrial purposes. Twenty-five percent (25% ) of Chatham's total land area consists of vacant, unimproved land and water areas. Most of this unimproved land lies in the floodway, flood fringe, steep slopes, and in wetlands and areas of high water table, characteristics which substantially constrain the developability of such land.

There is little room for change in Chatham's residential areas, as they are essentially developed and their character well established. However, the Borough's commercial areas, which create and are subject to much of the traffic and parking problems experienced by store owners, residents and shoppers, and which also contain most of Chatham's historic buildings, require close

attention and will be the focus for most of the Master Plan's land use policy recommendations.

### Population and Housing

The current age profile of the Borough shows the growth to be in the seniors and the early school years. If Chatham becomes an increasing senior and pre-adult community, there will be a shifting demand for housing, schools and recreation facilities.

In view of Chatham's status as a developed municipality, its capacity to accommodate the present and future housing needs of the region's low and moderate income and elderly persons is limited. Nevertheless, working with the Council on Affordable Housing, Chatham is meeting the need to the limit of its ability.

### Regional Consideration

Chatham has participated in the formulation of the State Development and Redevelopment Plan, even though, as a fully developed community, there is little Chatham can do towards its implementation. The manner in which Chatham has developed now falls within the guidelines of the State's idea of how an area should develop: a central shopping district within walking distance of the surrounding residential areas, with public transportation for commuters.

There will be a very real impact on Chatham from the residential development in Florham Park on North Passaic Ave., the office parks to our east and west plus the continuing growth of Chatham Township. An effort must be made to absorb this impact as best as can be done. These developments along Chatham Borough's border are contrary to the State Development and Redevelopment Plan, as they generally have no stores and provide little or no easy links to public transportation.

### Circulation, Transportation and Parking

Circulation and parking constitute two major concerns for the residents of the Borough of Chatham. While the completion of Route 24 gave some relief, the construction in surrounding communities, mentioned above, will have a very

heavy impact on Chatham. At peak hours, Main St. traffic is very heavy and spills over onto roads other than Main Street. This requires these streets to accommodate traffic volumes for which they were not designed. A similar effect on adjoining streets results from excessive demands on Watchung Avenue.

Major circulation questions which need to be addressed are the elimination of traffic hazards and inconvenience through the improvement of intersections and/or modification of existing circulation patterns. To be addressed are ways of improving the convenience of parking within the central business district, without compounding the existing circulation problems.

#### Community Facilities and Utilities Service

The Borough of Chatham prides itself on both the independence of its institutions and agencies and the quality of the service provided. The school systems of Chatham Borough and Chatham Township is merged, giving the lower grades the advantage of local schools and the upper grades the advantage of breadth of subjects that the combined larger school population provides. Like the school system, the library serves both communities but is increasingly dependent on non-tax income to enable it to serve the Internet age.

Sewerage facilities are installed in all areas of the Borough of Chatham. However, there is an ongoing need to repair portions of the collection system to reduce storm water inflow and infiltration.

Solid waste is handled by contract in three ways in Chatham Borough. Residential garbage is bagged and picked up twice weekly. Recyclable material is picked up at curbside every other week and a recycling center is open every Saturday morning. There is a monthly bulk pick-up.

Key problems in regard to water supply and distribution are the existence of a few dead-end mains and 4" mains ( the most important ones having been addressed), as well as the need to identify and protect the recharge area for the aquifer tapped by the Borough wells and the need to protect the areas around well heads from contamination. Our five year plan now includes repair/replacement of the three water tanks. An engineering study has been approved.

Other community facility issues involve accessibility of emergency services and the need to balance the expressed desire for continuing high quality municipal services against the impact of a growing property tax burden.

### Open Space, Conservation and Recreation

Chatham's substantial vacant land acreage, while of limited value for development, offers numerous conservation and some passive recreation opportunities. However, the current demand for active recreation facilities must be addressed in the Plan. Although several playing fields already exist within the Borough, many school fields are in poor condition partly due to the high usage rate.

### Natural Resources Inventory

The Natural Resources Inventory is essential for Chatham's Master Plan since it addresses the natural capacities and limitations of the Borough's vacant land to support development. As indicated, most of the significant parcels of vacant land fall within flood plain or flood fringe areas, along steep slopes, and in wetlands or areas of high water table.

### Summary

The eight ( 8 ) Background Studies presented in Part one ( 1 ) of the Master Plan identify the problems and potentials of the Borough of Chatham as it exists now and define the public policy considerations which should be addressed in the Plan. In some cases, an obvious solution to a particular planning problem may, if implemented, create or intensify another problem. Thus, planning for a community involves a series of choices. The question is not always one of right versus wrong, but, of "right versus right", in which it is the role of the Planning Board to strike a balance among numerous legitimate, but often opposing, interests, each of which merits recognition and protection.



## GOALS AND OBJECTIVES



## Goal #1

The most important characteristic of the Borough of Chatham, which we want to preserve and enhance, is its small-town identity and its relative self-sufficiency. This is evidenced in the degree of the control exercised by its citizens over such services as the Chatham public schools; the independent water supply; the sewage treatment plant; and a variety of other community services and facilities, which, even when jointly owned and operated with neighboring municipalities, are located in and thus identified with the Borough of Chatham. Such self-sufficiency and the sense of community that accompanies it should be our goal even as the Borough seeks to act cooperatively and responsibly within its region.

## Objectives

- a) To promote the establishment of appropriate population densities and the concentrations that will contribute to the well being of persons, neighborhoods, the community and regions, and preserve the environment.
- b) To secure safety from fire, flood, panic and other natural and manmade disasters.

## Implementation Strategies

- 1) Provide enhanced opportunities for conflict resolution throughout the regulatory process with due regard for public input.
- 2) Ensure that regulations, as well as infrastructure investments and other related programs, are consistent with adopted plans, on an intra- and inter-government basis.
- 3) Apply design principles to create and preserve spatially defined, visually appealing, and functionally efficient places in ways that establish a recognizable identity, create a distinct character, and maintain human scale.
- 4) To maintain Chatham's sense of identity, economy and self-sufficiency, we should resist pressure to regionalize our Community Facilities where not appropriate.

## Goal #2

Chatham must act upon and react to the out-of-town changes that impact us. They include, but are not limited to, the State Plan and its every three year update, the County Master Plan and the ongoing updates of its various elements, the steady flow of regulations by state agencies, and plans & ordinances of neighboring communities.

## Objectives

a) To promote the conservation of historic sites and districts, open space, and valuable natural resources in the state, the county, neighboring municipalities, and Chatham.

b) To prevent degradation of the environment through improper use of land.

c) To ensure that the development of Chatham Borough does not conflict with the development and general welfare of neighboring municipalities, the county and the state as a whole, or that the development of neighboring municipalities, the county, and the state doesn't conflict with the development of Chatham Borough.

d) To encourage municipal action to guide the appropriate use and development of all lands in the state, in a manner which will promote the public health, safety, morale and general welfare.

e) To encourage coordination of the various public and private procedures and activities shaping land development, with the view to lessening the public cost of such development and to the more efficient use of land.

## Implementation Strategies

1) Develop plans in collaboration with appropriate communities, organizations and agencies not traditionally involved in the comprehensive planning process.

2) Promote multi-jurisdictional planning and provision of public service wherever efficiencies can be achieved.

3) In partnership with the affected municipalities, adopt and implement comprehensive plans, regulations and programs on a county or multi-county basis consistent with the state's plans.

4) Develop plans to handle traffic generated by extensive development outside of Chatham.

5) Prepare state, regional and local plans that manage growth and public investment so that:

aa) a balance between demand and system capacity is maintained on a short- and long-term basis; and

bb) new growth, development and attendant public investment are concentrated in centers where economies-of-scale can be achieved.

### **Goal #3**

The single family residential character of Chatham has long been established. As a fully developed community, future physical development should aim to enhance existing residential land uses while accommodating the changing housing and service needs of the Borough's population.

### **Objectives**

- a) To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- b) To provide adequate light, air and open space.
- c) To promote the establishment of appropriate population densities and concentrations that will contribute to the well being of persons, neighborhoods, the communities, and regions, and preserve the environment.

### **Implementation Strategies**

- 1) Housing maintenance is essential to neighborhood stability and should be encouraged and supported through property maintenance code enforcement.
- 2) Preservation of the existing, basically sound, affordable housing stock is as important as providing new, affordable housing opportunities.
- 3) The efficient use of the existing housing stock should be facilitated through codes and regulations as a way of meeting housing objectives.
- 4) Community-oriented housing features, such as front porches and balconies should, where appropriate, be emphasized to increase incidental social interaction and neighborhood security.
- 5) Adherence to land use ordinances designed to maintain scale and common good in housing while accommodating needs of individual home owners.

## **Goal #4**

The improvement and maintenance of building exteriors in both residential and commercial areas should be encouraged to enhance property values and provide a visually attractive setting for residents and shoppers.

### **Objectives**

- a) To promote a desirable visual environment through creative development techniques and good civic design and arrangements.
- b) To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements, in order to meet the needs of New Jersey citizens.

### **Implementation Strategies**

- 1) Housing maintenance is essential to neighborhood stability and should be encouraged and supported through coordinating property maintenance code enforcement and neighborhood rehabilitation.
- 2) Residential neighborhood design should balance safety and security considerations with the need to maintain accessibility and openness.
- 3) The Borough should continue to work closely with COAH to complete our new construction obligation and ensure that maintenance is provided where needed.

## **Goal #5**

The historic structures, landscapes and street settings that especially contribute to the character of Chatham should be utilized, maintained and enhanced in such a manner that the architectural and cultural heritage which they reflect is preserved. New construction or reconstruction should be compatible in scale and design with existing structures having historical significance.

### **Objectives**

a) To promote the conservation of historic sites and districts, and to prevent the degradation of the environment through improper use of land.

b) To encourage planned unit development which incorporates the best features of design and relates the type, design and layout of residential, commercial, industrial and recreational development to a particular site, the municipality and the region.

c) To provide adequate light, air and open space.

### **Implementation Strategies**

1) Continue the survey process in order to identify all of the historic sites and districts in the Borough.

2) Pursue planning and zoning procedures and regulations which will protect and enhance the Borough's historic character.

3) Develop Borough administrative approaches to preservation of historic sites and districts.

4) Encourage civic pride in Chatham as a community which has a respect for its past.

## **Goal #6**

Conflicts between shopper and commuter parking needs and between the traffic circulation needs of local residents vs. those of residents and workers throughout the region should be addressed.

### **Objectives**

- a) To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight or a danger to pedestrians.
- b) To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.
- c) To encourage municipal action to guide the appropriate use and development of all lands in this State, in a manner which will promote the public health, safety, morale and general welfare.

### **Implementation Strategies**

- 1) Promote market based incentives to encourage transit, carpooling, Park-and-ride, telecommuting, flexible hours, minibuses, bikes and walking.
- 2) Advise newcomers both in the Borough and in any development that impacts the Borough about alternatives to driving.
- 3) Be alert to any property becoming available near the business district and the railroad station that could be converted to parking.
- 4) Encourage office uses within walking distance of railroad and bus lines.

## **Goal #7**

In a recent survey of Borough residents ( Chatham 2000, Vision of the Future ), their greatest concerns for the future were: first, taxes; next, preserving and enhancing local shopping areas; thirdly, property values. As to the Main Street shopping district, the residents felt they would utilize it more if there were a better variety of merchants. Among the merchants, the biggest concern was taxes, followed by the need to promote business.

## **Objectives**

- a) To encourage coordination of the various public and private procedures and activities shaping land development, to lessen the public cost of such development, and to encourage more efficient use of land.
- b) To encourage senior citizen community housing construction.

## **Implementation Strategies**

- 1) Promote programs that aid in protecting historic sites and structures during revitalization of traditional downtown areas.
- 2) Use the planning process to resolve issues in advance of the regulatory process and to eliminate unnecessary delays.
- 3) Maximize public understanding of and participation in local regulation and infrastructure programs.



## **Goal #8**

The recreational needs of Chatham's residents should be met; to achieve this, close cooperation should be maintained with the Board of Education to maximize the efficient use of existing facilities while providing for their repair and maintenance on a regular basis.

### **Objectives**

- a) To provide sufficient space in appropriate locations for a variety of residential and recreational uses and open space, both public and private, according to their respective environmental requirements, in order to meet the needs of all citizens.
- b) To encourage municipal action to guide the appropriate use and development of all lands, in a manner which will promote the public health, safety, morale and general welfare.
- c) To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

### **Implementation Strategies**

- 1) Establish within a greenway system publicly accessible portions of scenic and historic significance.
- 2) Provide new and enhanced areas for passive and active recreational and cultural opportunities in conjunction with existing municipal and educational facilities.

## Goal #9

A green belt is being assembled along the Passaic River and should be continued through the wooded areas north and west of the Borough. Open-space preservation planning should emphasize, wherever possible, the protection from development of significant wooded areas, flood plains, steep slopes, wetlands and high water table areas.

## Objectives

- a) To provide adequate light, air and open space.
- b) To secure safety from fire, flood, panic and other natural and manmade disasters.

## Implementation Strategies

- 1) The municipality should stay alert to any open space availability.
- 2) Manage development and redevelopment to maintain, complement and enhance scenic and historic values within identified and delineated scenic and historic corridors.
- 3) Establish within a Greenway system publicly accessible portions of scenic and historic corridors to provide passive and active recreational and cultural opportunities.

## LAND USE AND HOUSING

## **LAND USE PLAN ELEMENT**

Ref: Introduction " Existing Land Use "  
Goals # 1 through #9

The land use element of the Master Plan is concerned with the location, extent and intensity of future development for residential, commercial, and recreational purposes. This development pattern defines the intended direction for future growth and the basic desired character of the community. It also serves as a guide to the community for developing more detailed proposals and regulations, such as zoning and land subdivision codes.

A land use plan is a required element of a Master Plan. It is also required by the Municipal Land Use Law that a land use plan element take into account other master plan elements. Specifically, this Land Use Plan recognizes the town's obligations to support and facilitate Affordable Housing, Historic Preservation, Environmental Education, and Recreational programs, etc. and reflects the concepts of the State Development and Redevelopment Plan.

The Land Use Plan for Chatham Borough is outlined on the attached map ( see Plate 1: Background Study of the Master Plan ). The constituent parts are described below.

### ***Residential Development***

Chatham continues to maintain a variety of residential districts in order to both allow for dwelling options and also to maintain the character of the community for the overall benefit of the residents. To maintain open space all residential development must be limited in building height, floor area, and lot coverage. In 1993, the zoning underwent a thorough review and revision of the different zones. Further reviews are anticipated to account for possible changing conditions in the future. In addition to the four standard single family dwelling lot sizes, R-1, R-2, R-3 and R-4, there are G-1 covering garden apartments and also AFD-1,2,& 3 which covers the Affordable Housing classification.

#### **Outline of Residential Zones.**

R-1 (242 acres) To have the largest minimum lot size of 15000 sq. ft.

R-2 (522 acres) To have minimum lot size of 9300 sq.ft.

R-3 (203 acres) To have minimum lot size of 7500 sq.ft.

R-4 ( 20 acres) To have minimum lot size of 10000 sq.ft.

Permitted uses for R-1, R-2, R-3:\*

- a. Detached single-family dwelling units.
- b. Public playgrounds, conservation areas, parks and other public purpose uses.
- c. Churches on lot size of at least 15000 sq. ft.
- d. Not for profit public and private day schools (elementary or high school grade) on lot size of at least 15000 sq. ft.
- e. Child care Centers.

\* Permitted uses for R-4 are the same as the other residential districts except that two-family dwelling units shall also be permitted.

G-1 (22 acres) Tract size shall be at least three acres for each development. The number of dwelling units shall not exceed 10 per acre of overall tract area.

Permitted uses for G-1:

- a. Public purpose uses.
- b. Garden apartment dwelling units.

AFD-1 (1 acre) To be for Affordable Housing for any type of dwelling in any density and higher percent building coverage and impervious coverage.

AFD-2 (15 acres) To be for Affordable Housing for low and moderate income housing units with limited units per building and per acre and lower percent building coverage and impervious coverage.

AFD-3 ( 3 acres) To be for Affordable Housing for special contracted arrangements with a developer. This particular district has been completely developed.

Permitted uses for AFD-1 and AFD-2:

(to the extent that they are consistent with the Council On Affordable Housing, or COAH, regulations current at the time)

- a. Single-family units.
- b. Garden apartments
- c. Townhouses.
- d. Public purpose uses.

### ***Business Development***

Chatham has divided its business area into six districts in order to carry out its goals for concentration, visual attractiveness, and convenience for its residents. Chatham will continue this policy while recognizing the value of historic preservation particularly in regard to development within the Historic District. The entire B-3 zone lies in the Historic District as do portions of each of all the other business zones. Please refer also to the Historic Preservation element of this Master Plan.

#### Outline of Business Zones

B-1 (14 acres) Business Service - small scale, professional offices; compatible with residential areas.

B-2 (27 acres) Regional Business - general business and office use on a regional scale.

B-3 (21 acres) General Business - smaller scale in keeping with the historic buildings.

B-4 (18 acres) Community Business - retail trade and services.

B-5 (10 acres) Offices - large scale offices or research facilities.

B-6 (2 acres) Business Offices - small scale offices.

Permitted uses for Business zones

- a. Child care centers
- b. Refer to above outline description

#### ***Industrial Development***

Chatham has set the Industrial Districts in outlying areas along the eastern border of the community near the Passaic River. The intended effect is to maintain a low profile away from the main flow of traffic. Three districts have been created to accomodate different industrial use categories.

#### Outline of Industrial Zones

M-1 ( 35 acres) Intended for smaller operations on available lots with retail sales of goods and services permitted. High percentage lot coverage shall be allowed.

M-2 (100 acres) Intended for larger operations on lots of 5 acres or more with no more than 20% lot coverage and with no retail sales permitted.

M-3 ( 36 acres) Intended for smaller operations on available lots with retail sales of goods and services permitted but with somewhat less lot coverage than M-1 allowed depending on the smaller lot sizes.

Permitted uses of Industrial zones

- a. Public purposes uses.
- b. Operations which do not produce noticeable or environmentally hazardous waste or noise.
- c. Communication transmission towers.

#### ***Conservation Development***

Chatham maintains this publicly owned zone which is largely in a flood plain and heavily wooded. Please refer also to the Conservation Element of this Master Plan.

### Outline of Conservation Zone

CONS (214 acres) Intended as a natural recreational haven, any development must be limited to avoid environmental disturbance.

Permitted uses of Conservation zone

- a. Natural wetlands.
- b. Noncommercial recreation.
- c. Public park.
- d. Mulch area.

### **Recent Ordinance Changes**

A. Residential ordinances regarding Building Coverage and Floor Area were recently changed to provide for more equity among lot sizes and clearer definition of rules covering attics, garages, and porches and also to limit water runoff on all lots, and in particular where the land slopes.

B. Residential zones were recently revised to allow for a more balanced housing size distribution.

- 1. R1 Zone representing the largest residential lots, was extended by approx. 25 acres to include some lots which were formerly designated R2.
- 2. The R3 Zone representing the smallest lots for detached dwellings was extended by approx. 172 acres to include some former R2 lots.

C. Some R3 areas were reassigned to Affordable Housing Zone AHD2.

D. Child care centers were made a permitted use in all Residential and Business Zones.

E. Affordable Housing ordinances were revised to meet the latest State regulations.

F. Signage ordinances were revised to add to the attractiveness of the Business districts.

G. G1 ordinances covering garden apartments were revised to set building height and yard areas and parking areas.

## **Objectives**

1. Since the Borough has virtually no vacant residential lots available for new development, we will focus upon a review of those regulations which apply to the further development of existing residential property; both land and buildings. Goals include preservation of the character of the local neighborhood and of open space and the limitation of water runoff.
2. In anticipation of the coming availability of the Borough's land area in computer format from State and County government sources, we will consider what additional data might be added to that data base to expedite the planning process.
3. Working with the Borough Environmental Commission, we will continue to develop the west bank of the Passaic River as a recreational area. This may include the acquisition of property by the Borough under some suitable program.



## **HOUSING ELEMENT**

Ref: Goal # 2

By November 1986, the Borough had prepared a Draft Housing Element and Fair Share Plan which was submitted to C.O.A.H. Following mediation, the Borough received substantive certification in September 1988 for its 1987 through 1993 fair share obligation. This certification was extended to September 1994 and later to March 1995.

The Borough then submitted a new plan for 1993 to 1999 which included the following three elements.

### **A. The Rehabilitation Program**

An exterior survey of the entire Borough housing stock was undertaken. The survey at that time yielded a total of 7 substandard units with the adjusted indigenous need number to be determined.

### **B. The Overlay Zone/ Inclusionary Development**

A review of the land use map of the Borough was undertaken to determine which sites had become available since the 1986 analysis.

### **C. The Development Fee Ordinance**

A development fee ordinance was adopted by the Borough with a fee of 1% to be imposed upon all non-residential development in the Borough which would result in an increase in equalized assessed value. Also for new residential development a 1/2 of 1% fee would apply. These fees would be placed in an Affordable Housing Trust Fund to be utilized to fund affordable housing activities and building.

This plan with the three elements received interim substantive certification in October 1994.

In August 1995, the Borough petitioned C.O.A.H. for substantive certification. There began a review process which covered the required number of units of affordable housing, the number of housing units for rehabilitation, and new construction obligation. The Borough submitted crediting documentation for 27 units: 14 for units built, 3 rental bonus credits, reduction of 6 for zoning in place, and 4 for rehabilitation.

On September 2, 1999 the Borough received substantive certification for a period of six years from that date.

The plan includes the three critical elements.

A. The net fair share obligation after calculation is 19, all rehabilitation.

B. The following sites come within the plan requirement to continue zoning on three undeveloped sites

Site	Zone	Acres Developable	# Units(□)	
			(♦)	(◆)
Site 27,Howardson	AHD-1	0.96 **	2	2
Site 24,Averett/ Nilson	AHD-2	1.00	2	2
Site 22,Averett	AHD-2	1.17	2	2
Total		3.13	6	6

(□): sale/rental=50%

(♦): actual

(◆): credited

\*\* In 1998 the Borough petitioned C.O.A.H. and was granted permission to reduce the density factor of Site 27, ( Block 118, lot 38 ), to 10 units per acre. This property has not been developed to date.

Another property which will come under C.O.A.H. if developed is Block 84, Lot 3.

C. The Development Fee Ordinance was accepted as having covered the plan's requirement for its realistic development potential ( RDP ).

#### **OBJECTIVE:**

Since the C.O.A.H. program is mandated by the State and has been modified on several occasions, it will be prudent for the Borough to keep up to date on the current requirements to remain in compliance.

## CIRCULATION AND PARKING

## CIRCULATION

The major challenge of the new millennium to Chatham's circulation element will be dealing with more vehicles on the road as traffic increases both from outside and inside the Borough. Continued residential development in Chatham Township and the construction on North Passaic Ave., Florham Park, of 500 new housing units will necessitate a constant review of traffic patterns from the north and south. Added to this are as yet unknown commercial population changes from points east and west. To reach NJ 24 and US 78, many motorists from these areas funnel through the Borough on Main Street (NJ124) or Watchung Ave. As the flow of vehicles increases, despite temporary relief from the opening in 1992 of Route 24, adjustments are imperative.

Chatham's own population boom -- the birth rate tripling in the last eight years and school enrollment at an all-time high -- bodes a further strain on roads and overburdened intersections. Three typical examples of the latter, all located near schools, are Washington and Watchung Avenues, Lafayette and Main Street, and Passaic at Weston, the last of these being a dangerous intersection without benefit of traffic light. Because Chatham is and must remain a pedestrian-friendly town, recreational walkers, shoppers, and commuters as well as pushers of baby carriages and school children, require as much protection as the cars and trucks that ply its streets.

In their constant effort to improve what already exists, the Borough, County and State have enhanced road safety by repaving Route 124 in 1998, installing a traffic light at Watchung Ave. and River Road, and re-grading Hillside Ave. in 1999.

Vehicular accidents have increased slightly -- 231 in 1999 as contrasted with 212 in '98. There were no fatalities in '99 and although the injury percentage increased over the previous year, fewer accidents required hospitalization. The greatest number of collisions were rear-enders occurring on Rt. 124 at lunch time and during the commuter hour 5-6pm.

Chatham currently enjoys bus service both to New York City and local destinations as well as train transit, the latter enabling travelers to reach midtown Manhattan in 50 minutes through the Midtown Direct. The effect of this new service, begun in June 1996, has been to make Chatham a mini hub for NYC rail commuters from the area, resulting in expanded parking facilities at the station and heightened competition for parking there. Lakeland Bus service to Port Authority Terminal, whose business has substantially dropped with the rise of Midtown Direct, is still available on a limited basis. In addition to Lakeland, Morris County Metro #3 bus delivers Chatham passengers to the Short Hills and Livingston Malls and west through Morristown to Greystone Park.

## POSSIBLE SOLUTIONS:

1. Promoting bus ridership, especially to local destinations. That means, among other things, posting of schedules and working with the bus companies to attract customers.

2. Encouraging the use of vans for transportation to the railroad station and possible other purposes. The 9-year old Senior Citizen "Van Go" and Chatham Township's experimental van transport to the train are encouraging models.

3. Making bicycle use more attractive, for both recreation and transportation. The County has advanced this goal, but creation of bike lanes through Chatham streets presently appears unfeasible. However, the Environmental Commission is considering the idea of establishing bike paths in several of the potential recreation spaces in town. Bike safety has been and continues to be taught in all three elementary schools.

4. Dealing with the effects of increased vehicular count from the N. Passaic Ave. housing developments, e.g. altering speed limits, making safe the affected intersections, preventing short-cutting via current paper streets and driveways, and other such adjustments.

5. Promoting the habits of walking or carpooling to the bus or train.

Now, more than ever, preservation of Chatham's character as a small friendly town in a convient location depends on problem-solving by the local government and a cooperative relationship with the Borough's neighbors.

## TRAFFIC ACCIDENT DATE

Jan. 1, 1999 - Dec. 31, 1999

Chatham Borough, New Jersey

Total Accidents: 231

Accidents Involving: Death: 0 Bicycles: 1 Pedestrians: 1  
Injuries: 55 Hospital: 14\* Fixed Object: 22

By Month: January: 17 February: 23 March: 20  
April: 19 May: 23 June: 24  
July: 15 August: 20 September: 16  
October: 16 November: 15 December: 23

Day of Week: Sunday Monday Tuesday Wednesday Thursday Friday Saturday  
13 29 45 44 39 38 23

### Time of Day:

a.m. # accidents	a.m. # accidents	p.m. # accidents	p.m. # accidents
12-1 0	6-7 0	12-1 27	6-7 16
1-2 0	7-8 9	1-2 14	7-8 9
2-3 1	8-9 15	2-3 21	8-9 1
3-4 0	9-10 18	3-4 17	9-10 9
4-5 0	10-11 14	4-5 18	10-11 2
5-6 0	11-12 14	5-6 24	11-12 2

### Road System:

State: 109 County: 47 Borough: 48 Private Property: 27

### Type of Accident:

Sideswipe: 28 Rear End: 94 Parked Vehicle: 12  
Head On: 18 Angle: 65 Left Turn: 7  
Other: 7

\* Of the 55 injuries, 14 required hospitalization and 41 did not.

SOURCE: Chatham Borough Police Department

## **PARKING**

Since the last analysis in the complete Master Plan of 1978-1979, there have been many changes in Borough parking needs. Traffic and parking in the Central Business District has been an on-going concern ever since the opening of Route 24 in 1992. We still experience high traffic volume due to regional growth outside the Borough. The following paragraphs discuss our parking facilities today, and take a look toward the future.

Currently, the Borough maintains eight parking lots:

The Railroad parking lots, both north and south, have both metered and up to 200 permit (residents only) parking spaces for a total of 417 spaces. In conjunction with New Jersey Transit the entire parking area was redesigned in 1996 and 84 new spaces were added within the existing boundaries. With the advent of Midtown Direct, the train ridership has increased dramatically and there is currently more demand for spaces than the Borough is able to meet. On holidays and weekends the New Jersey Transit Railroad parking lots are available for shopper parking at no charge.

The Post Office Plaza parking area contains 17 two-hour parking spaces and 4 fifteen-minutes spaces. The nearby Bowers Lane parking lot has become a permit only parking lot except for 5 shopper parking spaces. Permits are sold to local business employees and apartment residents. The lot may be redesigned in 2000 and should then provide an additional 9 spaces for a total of 65.

There are two parking lots accessible from Center Street known as Center Street East and Center Street West. There are 51 spaces at Center Street East. These are three-hour parking spaces unless a local business employee or an apartment resident permit has been purchased. Center Street West is unpaved but there are approximately 28 spaces available. Three-hour parking is permitted and as in Center Street East some local business employee permits and apartment resident permits are available.

The Borough leases space from P. S. E. & G. along the power lines at Division Avenue. Permits are sold to both residents and business employees. This lot is used primarily by individuals taking the Lakeland bus to New York City. This lot accommodates approximately 32 vehicles.

Parking for the Library was increased by 6 spaces in 1992 for a total of 18 spaces, including one for handicapped parking directly behind the library building. An agreement with St. Paul's Episcopal Church is still in effect whereby



the Borough Public Works Department plows their lot as well as filling in potholes and the Library patrons are then permitted to park in the Church lot.

Studies are currently underway to locate additional parking for all Memorial Park activities, including the Library, in the vicinity. There is a definite need for more parking spaces at this location and it is under discussion that in the year 2000 twenty-five more spaces may be added, adjacent to the Church lot.

Due to the extensive development on North Passaic Avenue in Florham Park , parking in the downtown area of Chatham may be severely strained in the future. Chatham should encourage alternate means of transportation, i.e. bicycles, shuttle buses and ride share to the railroad, and explore acquisition of any properties adjoining the Central Business District for shoppers or commuter use. The town should also explore the rental or purchase of any available parking lots.

We should continue to monitor our changing parking needs. For example, years ago not all the spaces were utilized at the Railroad Station and with the advent of Midtown Direct that situation has changed. Weekday parking permits for local residents are now in great demand.

Chatham has not experienced an overall shortage of Shopper parking. Even at the most critical time ( Saturday morning ) there is still ample weekend parking at the Railroad Station which is no more than two short blocks to anywhere in the main Shopping District. With this in mind, the Borough lifted restrictions for new businesses which in the past had received requirements to provide their own designated parking spaces. This relaxation of requirements appears to be working. Adjustments will necessarily need to be made as commuting and shopping patterns change in the future and the number of nearby residents increases.

Ongoing monitoring of parking is a must if we are to meet the Goals and Objectives of this Master Plan.



# HISTORIC PRESERVATION

## HISTORIC PRESERVATION

This Historic Preservation element of the Master Plan advances two of the goals that are set forth in the Master Plan:

Goal #2, Objective a) To promote the conservation of historic sites and districts and prevent the degradation of the environment through improper use of land.

Goal #3, Objective a) To promote a desirable visual environment through creative development techniques and good civic design and arrangement.

As a town proud of its 18th century roots, Chatham has, especially in the past two decades, sought to preserve the historic structures and environments which give our community much of its physical appeal and special visual character. An equally important value to those who live here is that intangible sense of history and continuity lent by old familiar surroundings. The knowledge that Washington slept here or a militiaman lived there also brings history alive to residents, young and old alike. The loss of such buildings affect the whole community, not just a few areas or individuals.

Chatham's economic well-being, too, can in part be attributed to the distinction bestowed by Main Street's strong architectural character and pleasing remnants of a natural environment. These features of our community's main thoroughfare and shopping area serve to attract not only new business and shoppers, but potential residents as well.

### Historic Analysis

Chatham's Main Street roadbed was originally an Indian trail which led across an easy fording of the Passaic River. In the 1720s the first settlers chose farm sites at the crossing, and inns, stores and taverns followed.

Main Street's various names through the years bespeak the development of the town: the Minisink Trail, Day's Crossing, the King's Highway, the Morris Turnpike and Route 124. Livestock, revolutionary armies, Conestoga wagons, stagecoaches and trolley cars have all traveled its length.

In 1773 villagers voted to name their hamlet "Chatham", in honor of Sir William Pitt, the Earl of Chatham, a staunch defender and spokesman for American rights. Those same villagers became, themselves, staunch active defenders in the war that ensued. Their struggles are recorded in the four published histories of the town.

The earliest productive enterprises of the village, in addition to farming, were centered on the Passaic River, with an iron forge, a gristmill and a saw mill well established before the Revolution. Various mills continued to thrive up until the 20th century, but the arrival of the Morris and Essex Railroad in 1837 signaled the eventual focus of the town westward, away from the river.

In the 1860s coal freighting turned Chatham, for a time, into a railroad boom town. However, in the last quarter of the century a resort era prevailed as the trains brought summer vacationers to the prospering hotels and boarding houses along Main Street. The Lum brickworks, near the center of town, became Chatham's main 19th-century industry, providing bricks for building the nearby St. Patrick Roman Catholic Church, Madison's Drew University, and other local buildings. The clay deposits were depleted by 1891, but by then the commercial rose-growing industry dominated in the Summit to Madison area, and thirteen greenhouse "ranges" were located about town.

Following the lead of Madison, Chatham residents voted to form their own Village of Chatham in 1892, thus separating from the Township of Chatham. However, finding that the village form of government did not permit bonding which was needed to fund a public water system, the governing body of the Village petitioned the New Jersey State Legislature to change the form of government to that of a borough. This was approved in March, 1897 and Chatham became the last of the small municipalities to effect this change before the Legislature decreed under the "Borough Act" adopted in April 24, 1897: "Hereafter no borough shall be incorporated or dissolved, nor shall its territory be increased or diminished, or its lines altered, except by special act of the Legislature." Local improvements providing utilities could then be installed which together with improved railroad service made it possible for some of the wealthy "summer people" to choose to become year-round residents, building grandly eclectic houses along upper Fairmount Avenue. Many more modest homes were built in side street developments, and Chatham's evolution into one of the most important commuter towns in Morris County had begun.

Because of its early settlement, its continuous growth and its location along the Morris Turnpike, the architecture of Chatham is varied as to type and age, although the great preponderance of buildings are modestly scaled and residential. The few prominent remnants of the community's 18th-century history, clustered mostly around the East Main Street area near the Passaic River, are typical of New Jersey frame dwellings of the Revolutionary Period: two-story houses with side-hall or center-hall plans. No other building types, such as mills, churches, or taverns survive from this early period.

Turnpike prosperity and the activity of the local brickyard helped to usher in an era when local architecture lost any trace of regionalism, becoming,

instead, part of a national stylistic stream that brought to Chatham mostly vernacular examples of high-style architecture popular up and down the eastern seaboard. Immediately before and after the Civil War, it was the Italianate style that left its mark on Chatham most often, although its vernacular variants (including Carpenter Gothic) and purely local work by carpenter builders often stand at several removes from the prototypes that gave the style recognition. During this and succeeding periods it is important to remember that much of Chatham's housing stock was decidedly middle-class (or even working-class) in character.

In the last quarter of the 19th century, the old turnpike began to develop into a "Main Street" typical of small-town America, with goods and services furnished by local people who often lived "over the store" or nearby. After the turn of the century some new commercial buildings were constructed of brick, giving the town an image of greater permanence, an image consolidated by the construction of a stone church, a brick town hall and, last, a brick public library. This assemblage of commercial, public and institutional building is the heart of the Borough, providing the architectural setting where people moved out of the private residential realm into the public sphere where social interaction of all kinds takes place. For this reason, historic downtown is one of Chatham's most significant architectural resources.

During the 1880s and the '90s, the Queen Anne style and the Shingle style made some impact on the local scene, but it was the Colonial Revival that made the most lasting impression on the Borough's domestic architecture, one that persists even today. The Colonial Revival, for houses both large and small, was joined in the first third of the 20th century by a cluster of so-called Period Revival styles, the Bungalow and the Craftsman mode. Small houses in all of these styles constitute the largest percentage of Chatham's historic architecture. They make up most of the Borough's neighborhoods and represent the era of the first truly "modern" American house, equipped with mass produced technology and built to uniform plans and standards--evidence of a significant chapter in American suburbanization which the Borough's architecture exemplifies brilliantly.

#### **Identification of Historic Sites**

It is significant to note that the first official action taken on the part of local government to protect the town's historic sites took place in 1978 when more restrictive regulations for the B-3 district were enacted "in keeping with the existing smaller scale of the district" ( Land Development Regulations 404C(1)).

In 1988 the Chatham Borough Council adopted Ordinance No. 15-88, providing for the establishment of a five member Historic Preservation Commission whose powers and duties include the preparation of a survey of the historic sites in the Borough.

An initial survey of Chatham was conducted by the Morris County Heritage Commission in 1986-87. Considered a "reconnaissance-level" survey, it provided an overview of Chatham and a base from which the Preservation Commission's intensive-level survey was conducted. In 1990 a professional architectural historian completed an intensive survey of Main Street and its environs. The Main Street area was chosen because it represents much of the town's history and because the potential for negative change is strongest there. Funded by the Chatham Historical Society, the survey was conducted by a preservation consultant, using historical data provided by the Society and the Commission.

As a result, in 1992, following the designation of the Main Street Historic District in the Master Plan, the Historic Preservation Commission began reviewing all applications within the district that came before the Planning Board or the Board of Adjustment. In 2000 official designation by the Borough Council expanded the Historic Preservation Commission's advisory review to include all permit applications affecting building exteriors in the District. Properties are evaluated for identification as "historic site" or "historic district" using certain criteria set by the Commission.

The criteria used for identification and designation of historic sites and destinations are as follows:

The quality of significance in Chatham history, architecture, archeology and culture is present in districts, sites, buildings, structures objects:

- A. that are associated with events that have made a significant contribution to the broad patterns of the history of our community, state or nation; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristic of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history;



On the basis of the above criteria and the recommendation of the Preservation Commission, the Main Street Historic District is identified as a Chatham Borough Historic District ( Master Plan Background Study, Plate #2). The district is significant for its illustration of three themes: 1) Early Settlement, 2) Commerce and Community Development; and 3) Architecture.

Historic sites and districts also identified by the Historic Preservation Commission are:

William Lum House, 98 Watchung Ave.

St. Patrick Church ( old building ).

Paul Day House, 24 Kings Rd.

Fairmount Ave. bounded roughly by Second St. and Longwood Ave.

Several residential districts and sites as noted in The Morris County Historic Sites Survey 1986/87.

In the case of historic districts, it should be emphasized that significance lies in the aggregate. This means that while certain specific sites, buildings or objects may not individually merit identification and protection, they may, taken together, contribute to a district which does qualify for identification and protection. As the National Register of Historic Places recognizes, the definition of a district means that the whole is greater than the sum of its parts.

#### **Proposed Utilization and Means for Preservation**

One of the assigned duties of the Commission is to "Carry out such advisory, educational and informational functions as will promote historic preservation in the Borough." A large part of that assignment was fulfilled when the Commission published its Design Guidelines for Rehabilitation and New Construction in the Main Street Historic District(1994). This is distributed to property and business owners within the District.

Further progress towards improving means of preservation is currently underway with the expectation of Council hearings in 2000 for a new Historic Preservation Ordinance. The Main Street Historic District is proposed for designation within the Land Development Ordinance and the Historic Preservation Commission will, for the first time, be able to review permit applications, including demolition. While the Commission will still be advisory, the Commission's report on permit applications will be submitted to the Planning Board, which then will report to the permitting official. The Commission's efforts to preserve the Main Street Historic District will be strengthened once this official designation is achieved.

"Historic Sites Background Study and Inventory." Chatham Historic Preservation Commission 1991.

"Recommendations for Improving the Image of Main Street," Chatham Chamber of Commerce, 1980.

"Making History Pay," Chatham Historical Society, Borough Council, and Chamber of Commerce, 1984.

These studies as well as the various Chatham surveys, are found in the Preservation Manual available at the Construction Office in Borough Hall, and the Reference Desk at the Library or by contacting the Historic Preservation Commission.

Finally, it should be emphasized that the best use of Chatham's individual historic buildings and properties within the historic districts is continued original and/or present use, provided that use conforms to current zoning and is sympathetic to the historic qualities of a given site or district.

### **Policies and Objectives**

The specific objectives and the policies recommended to accomplish them are summarized as follows:

A. Continue the survey process in order to identify all the historic sites and districts in the Borough. Certain sites, long recognized locally as historic, which are potentially endangered by virtue of their location or use, should receive highest priority for official identification.

B. Pursue planning and zoning procedures and regulations which will protect and enhance the Borough's historic character.

1. With respect to the Main Street Historic District (for description of the District see the background study of the Master Plan), pursue innovative zoning tactics not inconsistent with the law, such as reduction of parking and dimensional requirements for approved restoration or rehabilitation of historic buildings.

2. Encourage those extra-architectural and landscaping features which add to historic settings. Give priority to the provision of trees and landscaping, shielded parking areas, improved lighting and signs for the Main Street Historic District.

C. Develop Borough administrative approaches to the preservation of historic sites and districts.

1. Make available the Design Guidelines for Rehabilitation and New Construction in the Main Street Historic District , and continue to publicize them
2. Inform owners of historic properties about the 1998 New Jersey Rehabilitation Subcode Section 5:23-6:33 which deals with Historic Buildings.
3. Investigate limited property tax abatement for the restoration, rehabilitation or protection of endangered properties of unusual merit.
4. Enforce maintenance codes so that historic buildings are not left to deteriorate beyond rehabilitation.

D. Encourage civic pride in Chatham as a community that has respect for its past.

1. Give public support and recognition to preservation accomplishments by such means as the Preservation Commission Flag Award.
2. As appropriate, sponsor public workshops, conferences, meetings and publications, acquaint property owners with the significance of their buildings, offer technical advice about appropriate treatment of historic buildings and inform owners about New Jersey and National register eligibility and local designation.
3. Continue to join with civic groups in sponsoring efforts which celebrate or publicize Chatham's heritage.



COMMUNITY FACILITIES, UTILITIES SERVICE  
AND RECREATION

## COMMUNITY FACILITIES

The residents of the Borough of Chatham are justifiably proud of various facilities and institutions with which they are served and of the extent to which such facilities and institutions contribute to a strong sense of community identity. As noted in the Background Studies, several of Chatham's community facilities and services are actually provided jointly with neighboring municipalities. However, since they are located within the Borough of Chatham, the sense of control and community identity are nevertheless preserved for the residents of Chatham. This is reflected in Goal #1 of this Master Plan.

### Schools

In 1988 the school systems of Chatham Borough and Chatham Township merged. This merger had several effects: it allowed more flexibility in arranging which schools various grades attended, thereby getting the best usage of the classrooms; it allowed the lower grades to go to local schools and, for the upper grades, regionalization allowed the schools to offer a greater breadth of subjects. In the case of sports, this gave a larger pool of players from which to form teams. The current bulge in population of school age children must be addressed. The challenge for the School Board, with their recent bond approval, will be to supply the students' needs without overburdening the taxpayers.

### Emergency Services

Chatham has an all-volunteer, well-equipped Emergency Squad of highly trained citizens on 24 hour call. Chatham has an all-volunteer Fire and Heavy Rescue Squad. As well as the up to date equipment shown in the Background Study the Fire Department has a new addition to the fire house and the older part of the fire house has been updated. This was completed in 1999.

With the addition of 3 new patrolmen since the Background Study, the Police Department consists of twenty two men on the force plus four dispatchers, one parking enforcer and one clerk.

## **Public Sewerage and Sewage Treatment**

The Boroughs of Chatham and Madison have jointly owned and operated a Public Owned Treatment Works (POTW) since 1910. The plant, which is located in Chatham along the Passaic River, is officially known as the Madison-Chatham Joint Meeting, but is locally referred to as the "Molitor Water Pollution Control Facility" in honor of three generations of the Molitor family who operated the plant from 1914-1984.

Plate 26 of the Master Plan Background Study shows the layout of the sewerage-piping infrastructure within the Borough of Chatham. It should be noted that the entire community is sewered and all private septic systems have been eliminated.

There are several issues that could potentially result in additional future costs for the Joint-Meeting. Municipal wastewater treatment plants frequently experience some degree of extra flow from stormwater inflow and groundwater infiltration. This is referred to as I&I, i.e., inflow and infiltration. The 1997-1999 average annual daily flow discharged from the Joint-Meeting was 2.7 MGD (million gallons per day). Of this amount, approximately 0.5 MGD (or about 17%) has been determined to be from I&I. This is excessive since it is more than that typically allowable (i.e., 10-15%). The I&I amount was calculated by subtracting the lowest monthly flowrate of 2.2 MGD during dry months from the average flowrate.

A comprehensive I&I study was completed in the spring of 1999 of the main interceptor trunk lines in Chatham and Madison. The results were good in that no significant I&I was detected. It will now be the responsibility of each town to identify and correct any problems with smaller sewer lines feeding into the main interceptor trunk line. An earlier I&I study on local sewers was done in 1982 and corrective actions taken.

The Joint-Meeting received a new 5-year discharge permit (NJ0024937) in August of 1999 that contains a new discharge requirement for phosphorous. There was previously no limit. The new discharge requirement is 1.0 mg/l, which compares to a current typical average discharge level of 3-5 mg/l. The new limit has been stayed by the NJDEP, however, until an impact study is completed of the Passaic River to determine whether additional point source treatment would be cost effective.

An additional capital expenditure of \$2 million could be required to meet the new limit for phosphorous. Operating and maintenance costs would also increase due to increased chemical use (lime), sludge disposal and an additional operator. It is also possible that denitrification may also be required in the future if low

dissolved oxygen or other unfavorable water quality conditions are determined to be present in the Passaic River.

Plate 27 of the Master Plan Background Study provides a layout of the waste treatment plant and a description of the treatment processes used. Many additions and improvements have been made over the years to accommodate growth and to incorporate new treatment technology.

Date	Treatment Technology
1910	Primary – Imhoff tanks
1929	Secondary – biological activated sludge
1950	New primary and sludge digester
1971	Tertiary – stabilization pond added (3-acres)
1990	Advanced – major system upgrade plus nitrification

The current treatment plant represents an investment of approximately \$40 million. It is operated by a staff of 10 employees consisting of a Superintendent, 5 operators and supporting administrative, laboratory, grounds and maintenance personnel. The plant operates continuously, but is only staffed during the day. There are two licensed wastewater treatment operators, which exceeds NJDEP requirements of one. The treatment plant is located along the Passaic River on 17 acres, 11 of which lie in Chatham and 6 in Florham Park. The facility serves all the residents (26,000) and commercial establishments in both Chatham and Madison. In addition, there are a small number of Chatham Township residents served.

The plant has a design flow of 3.5 MGD compared to an annual average daily flow of 2.7 MGD. There is sufficient capacity remaining to serve all future development in both Chatham and Madison including the development of the remaining Madison portion of the former Dodge estate (Giralda Farms). However, I&I can significantly impact total flows if not reduced by ongoing investigations, evaluations and corrective measures. For example, during the first 6 months of 1998, average flows each month were between 3.0 and 3.5 MGD, while during the last (relatively dry) 6 months, average flows each month were between 2.2 and 2.6 MGD. Also extreme storm events on October 17, 1996 (7 inches of rain) and September 16, 1999 (10 inches of rain) produced daily flows of 5-9 MGD, and flooding of plant buildings by the overflowing Passaic River.

## LIBRARY

No institution touches the lives of Chathamites like the library. This facility, located at 214 Main St. in the Borough but jointly operated with Chatham Twp. since 1975, serves every segment of the population from movie mavens to scholars, babies to nonagenarians, computer buffs to recreational readers.

In 1998 the library registered nearly a quarter million visits, during which 15,000 card carriers and non-residents sought its riches that now include 80,000 books, 3500 audio and video tapes, and 250 magazines and newspapers. The doors opened also for storytelling sessions, club meetings, lectures and even blood pressure screenings, thereby providing space for a multiplicity of interests. Between 1990 and 1998 usage more than doubled.

Open 65 hours a week, the Library remains basically the place where you can read or borrow a book. But the advent of the computer age has charged it with another mission: promoter and protector of a whole new way of getting information-- electronic transmission. A total of 28 PC's ( personal computers) now allows adults, children and staff use of CD Rom, Internet and catalog module access, not to mention word processing. The library's job is to guide the searcher to the right source or fact using the expertise of its more than four reference librarians. Queries like how to tie a bow tie, what are the asbestos risks in a 50-year old roof, what is the formula for distance to the horizon are answered daily through a myriad of sources. Reliable websites and CD Rom's such as Businesslink, ProQuest, Universal Microfilm Inc., National Phone Discs, and the New York Times Index speed responses to such questions, many of which were unanswerable from locally available print sources. Interlibrary loans which currently number in the thousands of books loaned and borrowed through various networks, will soon expand to permit a patron access to virtually any library in the US, and those requests may even be made directly from home computers.

Just as new sources become available, the method of using these tools must also be made available to the public. To this end, staff members hold small group instructional sessions in how to search the Web. Technology is reaching the library also in the way it operates. In the near future a debit card, similar to an E-Z pass, will quickly accomodate such patron expenditures as computer printouts, xeroxing and e-mail.

The work of a public library has changed forever. No longer can such institutions project long-range infrastructure requirements. Needs change overnight. Realizing this, the library staff has recommended expansion, especially in the areas of reference and the children's room. While some of the funding for this will come from taxes, the library will also depend on the contributions of patrons, residents and interested groups. Plans for the expansion still in the formative stage are being handled by the Board of Trustees aided by the Friends of the Library, whose financial support has helped equip the library with a range of benefits including computers and contributions to the children's programs, and who donated over 2400 hours of volunteer time in 1998. The efforts of paid and unpaid library workers are necessary to enable the Library of the Chathams to serve its townspeople.

Whatever the future brings, Chatham's library promises to hold to its identity as an information network benefiting each user individually and at the same time building the community. In this role it ranks with churches and schools as an institution of inestimable value.



## RECREATION

The recreation program in Chatham Borough continues to expand because of ongoing efforts being made to offer a variety of recreational programs to all age groups in town and to respond to suggestions for new activities presented by community residents.

For preschool children, playground equipment is provided at Garden Park, Memorial Park and Shepard Kollock Park. For children of school age, the Boards of Recreation of Chatham Borough and Chatham Township continue to work together to provide most of the sports programs that are available to the youth of both communities. They currently sponsor teams for baseball, basketball, lacrosse, football ( tackle and flag ), soccer, softball, cheerleading and skiing and are offering a new program for field hockey. Girls' lacrosse for grades 5-8 will be available soon. Unlike the sponsored programs, programs for traveling soccer, ice hockey and wrestling operate independently. All the programs have had to expand the number of teams due to the ever increasing number of participants, as children are enrolling in more than one program per season and because the programs are being offered to more grade levels. Significantly there were 19 more baseball and softball teams added to the roster in 1999. Currently there are 92 teams of school age children participating in baseball and softball programs offered by the Boards. These teams are managed and coached by community volunteers, except football.

A summer program for younger children is run by the Borough and offers tennis, games and arts and crafts. Swimming lessons are available for younger children at the Memorial Park pool, and additional tennis clinics are offered at Garden Park for those in kindergarten through high school.

For teen-agers, there is a Drop-In Center at the High School on weekday evenings in the summer. There has been interest shown in providing a Teen Center on weekend nights during the school year, and that idea is being actively pursued by independent groups, but is not a reality yet.

For the past two years, Chatham Recreation Departments have offered a series of different sports camps, in midsummer, for football and wrestling. In the fall, field hockey clinics for girls, grade 5-8, are available. These programs are run by Chatham High School coaches hired by the Recreation Boards.

Other yearly recreational events include a fishing contest sponsored by

the Chatham Fire Department and held at Brookside Grove (behind the Milton Ave. school) for fishermen age thirteen and under. Two foot races are held each spring. One is sponsored by the Kiwanis Club of the Chathams. The other is the Annual Fishawack Run.

Adult teams are offered for men (softball and basketball) and for women (volleyball and softball). Tennis is available at Garden Park and clinics are held during the summer for adult beginners and intermediate players.

The Chatham Borough Board of Recreation also supports the Borough Senior Citizens' Club by arranging bus trips and parties for the members. There is an independent Senior Citizen Center in the Township open to both Chatham communities, that offers a variety of programs for older adults. The Borough funds bus transportation for this group with the Township. The Boards also support the Community Band.

The Boards of Recreation continue to cooperate with the Board of Education, allowing limited access to the tennis courts for school activities in exchange for free use ( except on Sunday ) of the gyms for Borough recreation programs. The fields are shared as well.

The Borough also provides picnic tables at Shepard Kollock, Memorial and Stanley Parks for family and group outings, and Shepard Kollock park has a boat launch at the Passaic River as well.

The Borough, under the direction of the Recreation Coordinator and the Board of Recreation, handles registration and finance for the programs the Board offers, operates the summer program for school age children, oversees the operation of the pool and tennis courts and works closely with the Department of Public Works to insure proper maintenance of all recreation facilities and equipment.

Some recent improvement projects include the resurfacing of the blacktop at Garden Park, providing new playground equipment at Memorial and Garden Parks and the creation of a new ballfield at the Lum Ave. site.

The ever increasing number of programs and participants presents an ongoing challenge to the Board of Recreation to be able to provide enough facilities. In the future, it may be difficult to keep up with the expansion at the present rate, considering the number of fields available. The heavy use of existing fields must also be addressed and a plan formulated for rotation of the



fields' use to insure proper maintenance. Future expansion of the number of fields might be obtained by relocation of the small basketball court at Shepard Kollock Park, thus creating a new field there, and by leveling and realigning fields at Memorial Field to allow for overlaying of softball/baseball fields so they can be used in the fall for soccer, lacrosse or football practice. A new all-purpose field at Memorial Park might result from a creative reuse of space and relocation of equipment at that site.

The recreational needs of Chatham residents should be met; to achieve this, close cooperation should be maintained with the Board of Education to maximize the efficient use of existing facilities while providing for their repair and maintenance on a regular basis ( Goal #8 ).

As in the past, the Chatham Board of Recreation will strive to be receptive to all suggestions, concerns and new ideas involving recreation in Chatham Borough and to work with the community to provide programs that best fulfill the recreational needs of Chatham.

## Field Use

Fields have alternative uses depending on the season

### Milton Ave. School

- 2 baseball diamonds
- 2 soccer fields
- basketball court
- playground with equipment

### Washington Ave. School

- 1 baseball field
- 2 soccer fields
- basketball court
- playground with equipment

### Middle School

- 2 soccer/lacrosse fields
- 1 soccer/lacrosse/football field
- 1 baseball diamond
- soccer practice wall
- track
- basketball court

### Garden Park

- 6 tennis courts
- playground with equipment
- basketball court
- 2 tennis practice walls
- all purpose blacktop area

### Shepard Kollock Park

- Boat launch
- 2 baseball fields
- playground with equipment
- covered picnic area
- basketball court
- all purpose field - soccer and lacrosse

### Lum Ave. Fields

- playground with equipment
- basketball court
- 3 small baseball/softball diamonds
- 5 small soccer fields
- all purpose soccer/lacrosse/field hockey field

**Memorial Park**

2 small baseball /softball fields  
1 football practice field  
basketball court  
picnic area  
1 pool and 1 kiddie pool

## CONSERVATION

## **Conservation**

### **Background**

The Municipal Land Use Law empowers the Planning Board to adopt a Conservation Plan Element (N.J.S.A. 40:55D-28b(8)) as one of the discretionary elements of a master plan. The Conservation Plan Element is designed to provide "for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soils, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species, wildlife, and other resources..." In addition, the Conservation Plan Element analyzes the impact of the land use element on the present and future preservation, conservation, and utilization of the above resources.

Sound planning and development decisions in the Borough of Chatham should be based on a comprehensive analysis of factors characterized by the following elements:

1. Land characteristics such as soils, topography, drainage and vegetation.
2. Land uses on the site and surrounding areas.
3. Availability of infrastructure such as roads, water availability and sewage disposal.
4. Community goals and desired future land use patterns.

Included in the background planning studies of this Plan is an inventory of the Natural Resources of the Borough (April, 1976), an Evaluation of and Proposal for Open Space for the Borough of Chatham (March, 1975), a Passaic Greenway Master Plan (March, 1991), the Water Supply Element of the Morris County Master Plan, adopted April 7, 1994, and a draft report of the Chatham Borough Passaic River Riparian Zones, November, 1999. This Conservation Plan Element incorporates the background studies as reference, and builds upon the description of the resources by offering suggested approaches for the preservation, conservation, and utilization of these resources. A benefit of the Conservation Plan Element is that it contributes to the basis for regulating the construction of buildings, the removal of vegetative cover, soil disturbance and the intensity of use in areas of excessive slope, the Passaic River and associated flood plain including flood hazard areas and areas with a seasonal high water table near the surface.

### **Open Space**

Objectives:

To prepare a complete assessment of current open space available in Chatham Borough.

To take action to ensure that opportunities to preserve or create open space are identified and taken advantage of.

Discussion:

Until fairly recently, providing for open space was not considered of paramount importance in municipal planning. To a large extent, local open space planning in the past has been concerned with providing playgrounds and athletic fields. Today, however, there is general agreement that the major roles open space can and should perform, either separately or in combination, are:

1. Protecting natural resources.
2. Providing recreation.
3. Shaping urban development
4. Preserving local amenities.

We are located in a part of New Jersey where pressures for development are intense. According to the last Open Space in Chatham report, there were nearly 178 acres of privately owned open land, most of which could conceivably be developed. This acreage has undoubtedly been significantly reduced since the time of that report. The Open Space was made up of Borough owned open space which was not designated as parks, parkland and board of education land (including buildings) with playing fields.

When looking at Chatham's limited open space, certain aspects stand out. First, most of it is in or adjacent to the flood plain. Second, most of it is wooded. Third, much of it is limited in its suitability for development because of slope or soil characteristics.

Parks and protected open space usually add substantially to the value of adjacent properties and in less obvious but very real ways help maintain property values throughout the community. Communities which preserve natural amenities, create character, and provide good recreation will be desirable place to live. In a borough such as Chatham, where nearly 80% of the tax revenues come from the residential segment, protection of property values should be a primary consideration.

In the light of anticipated increasing pressure for development of this region, we believe that there is an urgent need for initiating a clearly defined, long-range program for providing increased permanently protected open space in the Borough (Ref: Goal #9 in the Master Plan). A revised study of the current open space available in Chatham is the logical first step. The last complete assessment of open space was completed 24 years ago. Much has happened in that time, and opportunities for preserving open space have been lost. Action needs to be taken to ensure that other opportunities are identified and taken

advantage of. A careful analysis of all private open space should be made, with a view to determining which lands would make desirable additions to those properties which are already preserved as open space. This should be followed by consideration of the most appropriate of the many means of making land available such as purchase (immediate or gradual), donation, or bequest, easement, lease or rental, or joint use.

After initial contact with the owners, priorities and a timetable should be set, but there should be flexibility enough to permit taking advantage of unexpected opportunities that might arise. In addition, before any parcels of land owned by the Borough are sold or otherwise taken out of Borough control, their usefulness as open space must be evaluated.

Many neighboring communities have imposed a tax on their residents specifically to acquire open space. This document does not draw any conclusions as to the efficacy of such a tax, or the amount of such a tax. However, after the aforementioned study of open space is completed, various financing methods for land acquisition, including the imposition of a tax which would have the advantage of qualifying the Borough for state matching funds for open space acquisition should be evaluated.

The heart of a plan to preserve existing open space in the Borough would likely be establishing, to the extent practical, a greenbelt along the Passaic River (see next section) and up through the flood plain along the northwest border of the town to protect these critical areas. Secondly, because of the limitations to intensive recreation use inherent in most of this greenbelt area, serious efforts should be made to either enlarge Memorial Park, or acquire other property suitable for active sports. Finally, attention should be given to protection of any small pockets of open space that contribute noticeably to the amenities of the community.

### **Passaic River Greenway**

#### **Objectives:**

- .To establish and maintain a greenway along the Passaic River from Shepard Kollack Park south ultimately to Stanley Park for the enjoyment of Chatham Borough residents.
- .To continue to negotiate easements across private property along the Passaic River north of Main Street with the ultimate aim of having a greenway along the entire portion of the Borough which abuts on the Passaic River.

#### **Discussion:**

As mentioned in the previous section on Open Space, the heart of a plan to preserve existing open space in the Borough would be establishing, to the extent practical, a greenbelt along the Passaic River and up through the flood plain



along the southeast border of the Borough. This plan grew out of the "Passaic Greenway Master Plan Study" prepared by the Borough's Planners for the Borough Environmental Commission in 1991. After recommendation by the Environmental Commission, the Planners prepared "the Passaic River Greenway Plan", 1992 as an amendment to the Open Space Preservation and Recreation Elements of the Master Plan. The development of such a greenway should maintain the current wooded natural state of the area to the extent possible, while providing access to the residents of Chatham so that they can enjoy this natural resource. The development of a pathway which, to the extent possible, follows natural grades, vegetation spacing and avoids wet areas should be continued.

All of the frontage along the Passaic River between Shepard Kollack Park and Summit Avenue, a total of 3217 feet, is either Borough owned or is controlled through easements. This, therefore, should be the first section that is considered for development of a riverside pathway. There is a pedestrian gravel pathway provided between the river's edge and the One Main Street office building. If connected to a pathway along Shepard Kollack Park, then the Greenway could actually start at Main Street itself.

Other sections of the Passaic River frontage will not be as easily developed. This fact, however, should not preclude the establishing of a Greenway to the extent possible. Since 1992, when the Greenway Plan was added to the Master Plan, easements have been secured or discovered across private lands abutting the river both south and north of Main Street. Efforts should be continued by the Commission, the Boards, and others to secure easements for recreational pathways alongside the river and to actually commence with the creation of recreational pathways.

### Topography

#### Objective:

Preserve the natural features of tracts of land characterized by steep slopes.

#### Discussion:

The slope of the land is a critical determinant of man's ability to develop land. A high degree of slope, together with other factors such as soil porosity and vegetation, can pose significant constraints for proposed development. As much of the developable land in Chatham Borough has already been developed, consideration naturally would turn to some of the land within the Borough which is located on steep slopes. While modern engineering practices can often overcome the difficulties associated with developing in steeply sloping areas, the monetary cost associated with such practices can be very high- and more importantly, the potential degradation of a site's natural features is sometimes



irreversible. Special construction methods and care must be taken to minimize soil loss, damage to vegetation, and maintenance of pre-existing, natural drainage patterns.

Some of the land in Chatham Borough, specifically in the vicinities of certain sections of Fairmount Avenue, Hillside Avenue, Lackawanna Ave/ River Road, and Washington Avenue are characterized by steep slopes. In these locations there are some slope areas which exceed feasible buildable conditions, in large part because of the damage which could be caused by construction to the thin topsoil and highly erodable slopes. Beyond a certain point in some of these steeply sloping areas, land disturbance should be limited because the slope constraints are so severe that the natural environment and existing character of an area would be significantly and irreparably altered. A steep slope ordinance was adopted by Chatham Borough in 1999 to deal with these situations and should be strictly enforced.

#### **Surface Drainage**

##### **Objectives:**

- .To ensure that proposed alterations to surface drainage within the Borough are viewed within the context of the potential impact to the receiving waters and the Passaic River, and the impact the project would have on downstream property owners.
- .To encourage the Borough to act appropriately to minimize the impact of existing businesses on the Passaic River and to consider the impact on water quality in the river when reviewing new projects and subdivisions.

##### **Discussion:**

Chatham Borough must carefully control development and sources of pollutants entering surface drainage to protect the Passaic River and associated tributaries. Creeks which drain the Borough currently undercut banks and discharge sediment onto adjacent areas during excessive rains. Storm sewers from large areas of paved surfaces contribute to the total discharge of creeks. Heavily wooded floodplain areas of the Borough fortunately act as a baffle and sediment stabilizer during high water periods, but considerable quantities of sediment are still lost to the Passaic River during storms.

There are several existing businesses within Chatham Borough within close proximity to the Passaic River whose operations are likely having or could have a detrimental impact on the water quality in the river. These businesses will be identified in a soon to be released report on the Chatham Borough Passaic River Riparian Zones being conducted by the Passaic River Coalition. The Borough should act appropriately to minimize the impact of existing businesses on the river, and should consider the impact on the water quality in the Passaic River

when reviewing any new projects and subdivisions.

### **Water Quality**

#### **Objective:**

To protect and maintain the quality and quantity of the Chatham Borough water supply.

#### **Discussion:**

Groundwater represents the sole present source of potable water for the Borough of Chatham. The main source of our water is sand and gravel valley-fill aquifers formed by meltwater from the Wisconsin Glacier some 15,000 years ago. Water is confined in this aquifer because subsequent layers of clay, silt, and other impervious materials were deposited on top of sand and gravel deposits.

Chatham and the immediate surrounding areas are covered with impervious layers of clay which prevent local surface waters from penetrating through to the aquifer. Our aquifer is replenished from outcrop areas outside the Borough where the aquifer intersects the surface and to a minor extent by fissures in the clay layer. Three wells are located on Borough property next to the Public Works department behind the Middle school. There are interconnections with Madison, and with the NJ-American Water Company.

The Borough's experience clearly indicates that we are running hard against the limits of supply and demand. The Chatham Borough well field has diversion rights that are received from the State of New Jersey, Department of Environmental Protection. Chatham pumps an average of 31,700,000 gallons of water per month. According to the Chatham Water Department, the Borough's three wells are adequate to meet both present and projected year 2010 demands. It is possible that Chatham's diversion rights could be reduced in the future because of increased demand of other communities, and/or lack of recharge.

It is therefore recommended, that the odd/even water restrictions currently in place in Chatham Borough be maintained, and the Borough Council continue to track water usage and static water levels.

The Borough should strive to encourage the continued protection of water supply and quality. One of the largest potential threats to supplies of groundwater are underground storage tanks. An unknown number of Chatham Borough residences and businesses utilize underground storage tanks to store heating oil. According to the 1994 Water Supply Element of the Morris County Master Plan, existing tanks installed before 1965 should be replaced and all tanks should be periodically tested for tightness. The Borough Code Officer

should continue to monitor the removal of such tanks to ensure that this process is handled properly. The Borough should also consider educating Borough residents of the risks posed by underground storage tanks and encourage their removal prior to leakage.

Further discussion on Water Distribution and Supply can be found in the Water Distribution and Supply element of the Master Plan.

### **Energy Conservation**

#### **Objectives:**

- .To use our limited energy resources wisely throughout the Borough.
- .To encourage the Borough to obtain information on United States Environmental Protection Agency voluntary energy conservation programs such as Green Lights and Energy Star Buildings and to consider participation in these efforts as they relate to any Borough owned or controlled property.

#### **Discussion:**

We are faced with a limited supply of sources of energy, whether it be petroleum products, coal, or nuclear based energy. Moreover, wasting our energy poses a cost to each taxpayer in the Borough, and results in an increase in pollution from the generation of energy.

Energy Conservation planning can be accomplished in residential, commercial, and office areas through structural orientation, street orientation, site design techniques, landscape and planting techniques, building design, and use of energy efficient heating, cooling, and lighting technology. The Planning Board should continue to review subdivisions and site plans with a view toward energy efficiency in terms of type and intensity of outdoor lighting for parking lots and streets, building orientation to maximize passive and accommodate active solar use; landscape and planting plans to achieve a proper seasonal shading or thermal buffers; and encouragement of energy efficient building design.

Requests for energy conservation design elements in all subdivisions and site plans is strongly encouraged.

The United States Environmental Protection Agency ("EPA") has developed programs to encourage private and public entities to conserve energy. As their part in the program, EPA provides information to the participants to assist them in identifying and quantifying energy conservation opportunities. These are no cost programs, with the only commitment to implement energy saving opportunities which have a positive financial payback. Two of the main EPA programs are the Green Lights Program and the Energy Star Buildings Program. The Borough should consider participation in EPA's Green Lights and Energy

Star Buildings programs.

### **Air Pollution**

#### **Objectives:**

To minimize the impact of vehicular traffic on local air quality.

To minimize air pollution and the indices thereof, including odors and particulates from local sources of air pollution.

#### **Discussion:**

Automobiles, trucks and busses are the chief contributor to local and regional air pollution. It is recommended that the preservation of air quality be supported and enhanced through traffic reduction measures through the support and use of mass transit and by careful design of land use patterns to reduce local dependence on automobile trips. Steps to encourage commuters to use either train or bus transportation to and from their place of work should be evaluated.

The Borough should encourage major businesses and developers to participate in the Morris County Rides Association and/or NJRides.

The Borough should develop and strictly enforce an ordinance dealing with odors and other indices of air pollution. The Borough should encourage businesses that utilize chemicals that cause air pollution such as body shops, dry cleaners, and other miscellaneous Borough businesses to use materials that contribute, in as small an extent as possible, to air pollution, and to install and maintain control devices to minimize air emissions. Failure to adequately control air emissions should not be tolerated.

### **Household Hazardous Waste**

#### **Objective:**

To continue to educate Chatham residents to properly handle and dispose of household hazardous wastes to preserve and protect surface and groundwater resources.

#### **Discussion:**

Serious ground and surface water contamination from residential uses can occur through the use and improper disposal of household hazardous wastes. These wastes are composed of various cleaners, pesticides and fertilizers, paints, and preservatives, automotive products, home hobby chemicals, medicines, cosmetics, and associated items.

Chatham Borough should consider the initiation of an active education program

to identify and inform residents of the dangers of household hazardous wastes, proper disposal methods, cautions and alternative products which can be used to replace hazardous substances in the home. This should be done in conjunction with similar efforts by Morris County. The Morris County MUA has constructed a facility in western Morris County that allows residents and Conditionally-Exempt Small Quantity Generators to dispose of household hazardous waste. The facility was opened in 1999, and is available on an "appointment only" basis on most Fridays from 9 AM to 12 Noon and Saturdays from 8 AM to 11 AM.

### **Trees**

#### **Objective:**

To preserve trees within the Borough while balancing tree preservation with an individual's rights to develop his or her own property.

#### **Discussion:**

The Borough should encourage residential development which maintains "wooded lots" or otherwise preserves mature trees. Tree cutting along collector and higher order roadways should be limited so as to preserve the wooded view from the roadway except in those situations where traffic safety requires vegetation removal. For new projects, removal of existing trees should be minimized by any of a variety of methods including shifting the site of a building, parking lot or access drive. Planting of trees along sides of roads is to be encouraged. A tree ordinance is now under development by the Chatham Borough Shade Tree Commission and the Borough Council in an effort to establish a reasonable, enforceable shade tree ordinance that balances the preservation of trees with an individual's right to develop his or her own property.

### **Noise**

#### **Objective:**

To preserve the quality of life in Chatham Borough by reasonably restricting noise sources.

#### **Discussion:**

Increased levels of noise in Chatham Borough detract from the quality of life that we all enjoy. There are three sources of noise pollution that are most often mentioned as detracting from this quality of life. They are automobile noise (most often from the traffic on Route 24), noise from leaf blowers and associated lawn care devices, and aircraft noise predominantly from Newark, Morristown, and Teterboro Airports.

Borough officials should continue to work with our elected federal and state representatives to explore ways to reduce the noise from aircraft flying over Chatham Borough. The Borough has an existing ordinance which restricts the use of certain equipment at certain hours and on Sunday. The Borough should continue to be sensitive to any practical ways to limit the impact of local noise sources, including perhaps encouraging the use of lower- noise generating equipment by contractors who do business in the Borough.

### **Recycling**

#### **Objective:**

To promote and build upon an excellent and well utilized Borough Recycling program to maximize the amount of materials being recycled by Chatham Borough, its businesses and residents.

#### **Discussion:**

With the enactment of the Statewide Mandatory Source Separation and Recycling Act in 1987, New Jersey became the first state in the nation with a comprehensive program designed to deal with the critical issue of recycling. Municipalities must provide a system for the collection of designated recyclables and submit a tonnage grant report to the State by July 1 each year.

Chatham Borough has a well established system of collection of recyclables from Chatham residents. Curb side collection takes place throughout the Borough every other Monday. The Recycling Depot is open on Saturdays between the hours of 9 AM and 12 Noon. Newspapers are also accepted at the Kiwanis depot at Post Office Plaza. Current materials accepted for recycling are:

- Newspapers
- Cereal Boxes, Corrugated Cardboard and Brown Bags
- Junk Mail, Mixed Mail, Magazines, Paperback Books and Phone Books, Computer Paper and Wrapping Paper
- Glass Bottles and Jars, Aluminum and Tin Cans, Plastic Bottles 1,2 &3, Metal Hangers, Latex Paint Cans, Paper Juice and Milk Cartons, Aluminum Foil and Aerosol Cans
- Household Batteries

In addition, do-it-yourselfers can bring used motor oil to any facilities which offer oil changes for a fee, including full-service service stations and auto repair facilities, as well as the County's hazardous waste facility.

Chatham also maintains a Mulch Area located on Duchamp Place. Items which may be brought to the site for recycling are leaves, hedge clippings, tree limbs up to 6" in diameter, and grass as long as it is separated. The NJDEP requires

that only acceptable items be disposed of at the mulch area.

Information on recycling, including mulch area hours of operation can be found in the Borough's Recycling and Solid Waste Calendar published annually. The Borough should consider utilizing other means to spread the word about recycling, possibly including using area Realtors to provide this information to new residents.



## CONCLUSION



## CONCLUSION

Chatham Borough is entering into a new century with a new Master Plan compiled by those who know Chatham best, its citizens. It is based on what we know of the past and present; projecting these, we have tried to prepare for the future. While it is impossible to forecast the future with anything approaching total accuracy, trends are seen and projected. With close to zero building space left in Chatham, the future growth can be controlled better than that of some of our more rural neighbors. With the seemingly unrelenting growth of population in the world, the U.S.A. and Chatham, the pressure to grow will continue unabated. This pressure will be not only on housing but on schools, roads and our entire infrastructure. With the ideas in the Master Plan and the continuing updating of our Land Development Regulations, Chatham can channel these forces.

As envisioned in this Master Plan, Chatham wants to continue to have a sense of community and independence compatible with the New Jersey tradition of home rule; but Chatham must also align its planning with outside legislation. The outside forces are such things as rulings by the Council on Affordable Housing, Environmental Protection Agency, Residential Site Improvement Standards, Solid Waste Management Plan, State Development and Redevelopment Plan, Municipal Land Use Law, Morris County Master Plan and a stream of legislation from Trenton and Washington, plus the plans of our neighboring communities.

Chatham will continue to monitor and adapt to the changing needs as to roads, schools, recreation, library, parking, etc.. We will work with our neighboring towns, counties, state and country to our mutual benefit.

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Sally Deatly

Cordelia Fuller

Scott Gordon

Barbara Hall

Alan Robertson

Patricia Rush

Kevin Tubbs

Lloyd Wise