



UNLOCKING POTENTIAL  
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# Memorandum

Date: January 22, 2021  
To: Chatham Borough Council  
From: Topology  
**SUBJECT: River Road Redevelopment Plan Amendment**

This memorandum provides an overview of the proposed amendment of the *River Road Redevelopment Plan*, in preparation for the Chatham Borough Council meeting on Monday, January 25, 2021.

The following changes to the *River Road Redevelopment Plan* are proposed:

1. An overview with the dates of the original plan adoption and this first amendment was added to the cover page.
2. The 'Acknowledgments' section was updated.
3. Minimum required publicly accessible open space was updated to also allow for a payment in lieu of open space provision (p. 17).
4. Building setback requirements from River Road were updated to a minimum of 10 feet and a maximum of 20 feet (p. 18).
5. Maximum building setback requirement from Watchung Avenue was updated to 30 feet (p.18).
6. Minimum side yard building setback was updated to 10 feet (p. 18).
7. Minimum rear yard building setback was updated to 15 feet (p. 18).
8. The method with which building height is measured was adjusted to better suit the changing grades of the site (p. 18).
9. The building height standards with regard to solar energy were loosened and additional review and approval by Borough Council is now required (p. 19).

10. One additional curb cut or vehicle access point on the River Road street frontage is permitted (p. 35).