

**BOROUGH OF CHATHAM**  
**RIVER ROAD & WATCHUNG AVENUE**  
**REDEVELOPMENT AND REHABILITATION STUDY AREA**  
BLOCK 134, LOTS 1-7 & 26-28; BLOCK 135, LOTS 1-8 & 13-14; BLOCKS 136-140



Incorporated 1897

# Borough of Chatham

BOROUGH HALL

54 FAIRMOUNT AVENUE • CHATHAM • NEW JERSEY 07928

## RESOLUTION #20-214

**RESOLUTION OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE BOROUGH OF CHATHAM TO UNDERTAKE A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER CERTAIN REAL PROPERTIES KNOWN AS LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 135, LOTS 1, 2, 3, 4, AND 5 IN BLOCK 136, LOTS 1, 2, 3, 4, 5 IN BLOCK 137, LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 138, LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 139, LOTS 1, 2, 3, 4, 5, 6, 7.01, 8, 9, 10, 13, 14, 15 AND 16 IN BLOCK 140 AS SHOWN ON THE BOROUGH OF CHATHAM TAX MAP, QUALIFY AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Chatham (the "Mayor and Borough Council") wish to explore whether certain real properties bordered by the railroad to the east and the Passaic River to the west and specifically identified as

Block 135	Lots 1, 2, 3, 4, 5, 6, 7 and 8
Block 136	Lots 1, 2, 3, 4 and 5
Block 137	Lots 1, 2, 3, 4 and 5
Block 138	Lots 1, 2, 3, 4, 5, 6 and 7
Block 139	Lots 1, 2, 3, 4, 5, 6 and 7
Block 140	Lots 1, 2, 3, 4, 5, 6, 7.01, 8, 9, 10, 13, 14, 15 and 16

on the official tax map of the Borough of Chatham (collectively, the "Study Area"), may be an appropriate area for consideration for the program of redevelopment; and

**WHEREAS**, the Redevelopment Law sets forth a specific procedure for establishing an area in need of redevelopment; and

**WHEREAS**, the Redevelopment Law empowers the Mayor and Borough Council to authorize and direct the Planning Board of the Borough of Chatham (the "Planning Board") to conduct a preliminary investigation in accordance with N.J.S.A. 40A:12A-6 to determine whether an area meets the criteria of a redevelopment area pursuant to the Redevelopment Law; and

**WHEREAS**, the Mayor and Borough Council of the Borough of Chatham wish to authorize and direct the Planning Board to undertake a preliminary investigation to determine whether the Study Area, or any part thereof, qualifies as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Chatham that the Planning Board is hereby authorized and directed to conduct a preliminary investigation in accordance with N.J.S.A. 40A:12A-6, including the holding of a public hearing, to determine whether the

Study Area, or any part thereof, qualifies as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law.

**BE IT FURTHER RESOLVED**, that, pursuant to the Redevelopment Law, any designation made by the Mayor and Borough Council with respect to the Study Area, or any part thereof, as an area in need of redevelopment shall authorize the Borough to use all those powers provided by the Legislature for use in a redevelopment area, except the power of eminent domain.

**BE IT FURTHER RESOLVED**, that the Planning Board shall be permitted to retain the services of a professional planning firm with New Jersey licensed professionals to assist in conducting its investigation and issuing a report.

**BE IT FURTHER RESOLVED**, that the Planning Board shall submit its findings and recommendations to the Mayor and Council in the form of a Resolution with supporting documentation as to whether the Mayor and Borough Council should or should not designate all or part of the Study Area as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law.

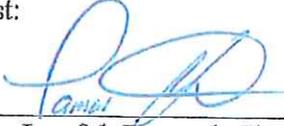
**BE IT FURTHER RESOLVED**, that a certified copy of this Resolution is to be forwarded to the Planning Board.

**BE IT FURTHER RESOLVED**, that all Borough officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

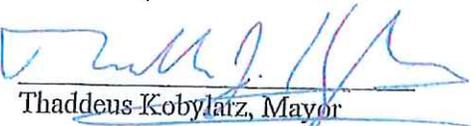
Name	Motion	Second	Yes	No	Abstain	Absent
Weber, Sr.	X		X			
Dempsey			X			
Mathiasen		X	X			
Koronkiewicz			X			
Treloar			X			
Resto			X			

Adopted: August 17, 2020

Attest:

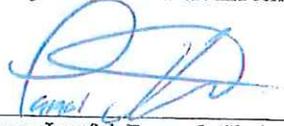
  
Tamar Lawful, Borough Clerk

BOROUGH OF CHATHAM

  
Thaddeus Kobylatz, Mayor

CERTIFICATION

I, Tamar Lawful, Borough Clerk for the Borough of Chatham, County of Morris, State of New Jersey, do hereby certify this is a true and correct copy of the resolution adopted by the Borough Council at its Regular Meeting held on August 17, 2020.

  
Tamar Lawful, Borough Clerk



Incorporated  
1897

# Borough of Chatham

BOROUGH HALL

54 FAIRMOUNT AVENUE • CHATHAM • NEW  
JERSEY 07928

## RESOLUTION #20-215

RESOLUTION OF THE BOROUGH OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING A NON-FAIR AND OPEN CONTRACT WITH DMR ARCHITECTS TO PREPARE A REHABILITATION REPORT IN CONNECTION WITH THE DESIGNATION OF CERTAIN REAL PROPERTIES AS AN AREA IN NEED OF REHABILITATION IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation; and

WHEREAS, in accordance with the Redevelopment Law, the Mayor and Borough Council of the Borough of Chatham (the "Mayor and Borough Council") desire to explore whether certain real properties, specifically

Block 134	Lots 1, 2, 3, 4, 5, 6, 7, 26, 27 and 28
Block 135	Lots 1, 2, 3, 4, 5, 6, 7, 8, 13 and 14
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Block 137	Lots 1, 2, 3, 4 and 5
Block 138	Lots 1, 2, 3, 4, 5, 6 and 7
Block 139	Lots 1, 2, 3, 4, 5, 6 and 7
Block 140	Lots 1, 2, 3, 4, 5, 6, 7.01, 8, 9, 10, 11, 12, 12.01, 13, 14, 15 and 16

on the Official Tax Map of the Borough of Chatham (the "Study Area") should be considered for designation as an area in need of rehabilitation pursuant to N.J.S.A. 40A:12A-14a; and

WHEREAS, the Mayor and Borough Council wish to authorize a non-fair and open professional services contract pursuant to N.J.S.A. 19:44A-20.5 with DMR Architects, Heights Plaza, 777 Terrace Avenue, Suite 607, Hasbrouck Heights, NJ, to prepare a written report (the "Rehabilitation Report") analyzing whether the Study Area meets the criteria set forth in the Redevelopment Law, N.J.S.A. 40A:12A-14(a); and

WHEREAS, the Borough Engineer is hereby authorized and directed to assist and cooperate in the preparation of the Rehabilitation Report; and

WHEREAS, the annual contract amount shall not exceed \$10,000.00; and

WHEREAS, the Borough Chief Financial Officer has further certified that sufficient funds are available for the purpose of awarding the contract; and

WHEREAS, DMR Architects will submit to the Borough a Business Entity Disclosure Certification which certifies that it has not made any reportable contributions to a political or candidate committee in the

Borough in the one (1) year preceding the award of this contract and that the contract will prohibit DMR Architects from making any reportable contributions through the term of the contract.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Chatham that it hereby authorizes a non-fair and open professional services contract with DMR Architects to prepare a Rehabilitation Report analyzing whether the Study Area meets the criteria set forth in the Redevelopment Law, N.J.S.A. 40A:12A-14(a). The annual contact amount shall not exceed \$10,000.00.

**BE IT FURTHER RESOLVED**, that the Mayor and Borough Clerk are hereby authorized and directed to execute said professional services contract in a form acceptable to the Borough Attorney.

**BE IT FURTHER RESOLVED**, the Borough Engineer is hereby authorized and directed to assist and cooperate in the preparation of the Rehabilitation Report.

**BE IT FURTHER RESOLVED**, that all Borough officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

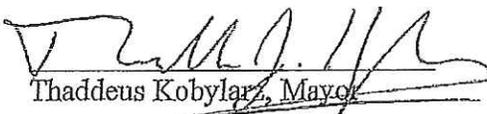
Name	Motion	Second	Yes	No	Abstain	Absent
Weber, Sr.			X			
Dempsey			X			
Mathiasen	X		X			
Koronkiewicz			X			
Treloar			X			
Resto		X	X			

Adopted: August 17, 2020

Attest:

  
 Tamar Lawful, Borough Clerk

BOROUGH OF CHATHAM

  
 Thaddeus Kobylarz, Mayor

CERTIFICATION

I, Tamar Lawful, Borough Clerk for the Borough of Chatham, County of Morris, State of New Jersey, do hereby certify this is a true and correct copy of the resolution adopted by the Borough Council at its Regular Meeting held on August 17, 2020.

  
 Tamar Lawful, Borough Clerk