Appendix A

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DEMOGRAPHIC ANALYSIS

The largest population increases in the history of Chatham Borough occurred in the middle of the twentieth century. In the 1940s, the number of residents jumped by 2,503 persons, increasing by 51.2%. New residents continued arrive in the 1950s, when the population of the community rose to 9,517 persons, a 28.8% increase. The years of torrid growth came to an abrupt end in the 1960s, when the population inched up by only 0.5%, reaching 9,566 persons in 1970. The community's 1970 population remains its peak historical population. The number of residents actually declined in each of the next two decades, with population dropping by 10.8% during the 1970s and 6.2% in the 1980s. Population levels recovered somewhat in the 1990s, when it rebounded by 5.7%, followed by a similar 5.9% increase in the 2000s. Having climbed by 2.8% in the 2010s, the number of residents stood at 9,212 persons by 2020.

It should be noted here that, although the total population data in Table 1 is drawn from the Decennial U.S. Census survey, all subsequent Census Bureau data contained herein comes from the 2019-2023 American Community Survey (ACS), which is calculated as a 5-year estimate.

Table 1: Population Trends (1920-2020)

Year	Chatham Borough		Morris County		New Jersey	
1940	4,888	--	125,732	--	4,160,165	--
1950	7,391	51.2%	164,371	30.7%	4,835,329	16.2%
1960	9,517	28.8%	261,620	59.2%	6,066,782	25.5%
1970	9,566	0.5%	383,454	46.6%	7,171,112	18.2%
1980	8,537	-10.8%	407,630	6.3%	7,365,011	2.7%
1990	8,007	-6.2%	421,353	3.4%	7,730,188	5.0%
2000	8,460	5.7%	470,212	11.6%	8,414,350	8.9%
2010	8,962	5.9%	492,276	4.7%	8,791,894	4.5%
2020	9,212	2.8%	509,285	3.5%	9,288,944	5.7%

Source: Census Bureau, Decennial Census; NJ Dept. of Labor and Workforce Development

Table 2 shows the population cohorts for Chatham Borough as of 2023. The population is evenly balanced between the sexes, with men slightly outnumbering women. In all, men comprise 50.1% of the population while women total 49.9% of all residents. Persons between the ages of 35 and 54 are the largest age group, representing 29.6% of residents in all. This cohort typically includes many parents and, unsurprisingly, those 5 to 19 years of age make up the second largest cohort, with 27.2% of residents. Children under the age of 5 constitute 7.2% of the population. For their part, young adults, those between the ages of 20 and 34 comprise 12.7% of community members. Relatively few seniors live in Chatham Borough, as persons 65 years of age and older make up just 11.1% of the population. Lastly, persons 55 to 64 years of age accounted for 12.1% of resident. Overall, the municipality has a median age of 37.4 years of age.

Table 2: Population by Age and Sex

Age Group	Total Population		Male		Female	
	Number	% of Population	Number	% of Population	Number	% of Population
Under 5 years old	679	7.4%	318	6.9%	361	7.9%
5 to 19 years of age	2,504	27.2%	1,388	30.0%	1,116	24.3%
20 to 34 years of age	1,169	12.7%	578	12.5%	591	12.9%
35 to 54 years of age	2,728	29.6%	1,334	28.9%	1,394	30.3%
55 to 64 years of age	1,116	12.1%	544	11.8%	572	12.4%
65 years of age and older	1,023	11.1%	460	10.0%	563	12.2%
Total	**9,219**	**100.0%**	**4,622**	**100.0%**	**4,597**	**100.0%**
Median age	**37.4**		**35.9**		**39.2**	

Source: Census Bureau, 2019-2023 5-Year American Community Survey

Though they number less than a quarter of residents, persons 55 and older are the fastest growing part of the population. The number of persons 55 to 64 years of age soared by 36.8% while the population of seniors, those age 65 and older, climbed by 19.0% (Table 3). The only other age group to expand were persons between 5 and 19 years of age, which rose by 4.9%. The number of residents between 20 and 34 years of age stayed level at 1,169 persons. Meanwhile, the number of children under the age of 5 fell by 8.6% while the population of persons 35 to 54 years of age slipped by 8.6%. All told, the median age in the borough increased marginally from 36.6 to 37.4 years of age.

Table 3: Population Change by Age, 2013 to 2023

Age Group	2013		2023		Change, 2013 to 2023	
	2013	%, Total Population	2023	%, Total Population	Total Change	% Change
Under 5 years old	769	8.6%	679	7.4%	-90	-11.7%
5 to 19 years of age	2,388	26.6%	2,504	27.2%	116	4.9%
20 to 34 years of age	1,169	13.0%	1,169	12.7%	0	0.0%
35 to 54 years of age	2,984	33.2%	2,728	29.6%	-256	-8.6%
55 to 64 years of age	816	9.1%	1,116	12.1%	300	36.8%
65 years of age and older	860	9.6%	1,023	11.1%	163	19.0%
Total	**8,986**	**--**	**9,219**	**--**	**233**	**2.6%**
Median Age	**36.6**		**37.4**		**0.8**	**2.2%**

Source: 2009-2013, 2019-2023 5-Year American Community Survey

The municipality is home to 2,946 households in all. Households in Chatham Borough are relatively large compared to the rest of the state. The average household size for the community is 3.10 persons, eclipsing

the respective averages for Morris County and New Jersey, 2.61 persons respectfully (Table 4). Larger households, consisting of 5 persons or more, are unusually numerous, totaling 16.1% of households, compared to 8.9% of households in Morris County and 10.2% in the Garden State. Three- and four-person households also make up a relatively large portion of the community, 40.2% of households, significantly higher than the respective shares for the county and state, 34.3% and 32.4%. Two-person households make up 28.6% of households. Relatively few residents live alone, with one-person households constituting just 15.0% of households.

Table 4: Household Size

Household Size	Chatham Borough		Morris County		New Jersey	
	Total	%	Total	%	Total	%
1-person household	**443**	15.0%	47,475	24.7%	918,897	26.4%
2-person household	**842**	28.6%	61,785	32.2%	1,081,842	31.1%
3-person household	**422**	14.3%	33,893	17.7%	594,946	17.1%
4-person household	**762**	25.9%	31,830	16.6%	530,520	15.3%
5-person household	**363**	12.3%	11,634	6.1%	218,492	6.3%
6-person household	**114**	3.9%	3,937	2.1%	79,678	2.3%
7+-person household	**0**	0.0%	1,286	0.7%	53,980	1.6%
Total households	**2,946**	100.0%	191,840	100.0%	3,478,355	100.0%
Average Household Size	***3.1***		***2.61***		***2.61***	

Source: 2019-2023 5-Year American Community Survey

Chatham Borough is a place rich in family, with family households accounting for 81.5% of all households in the borough (Table 5). Statewide, family households constitute only 67.8% of households. These households consist of 3.53 persons on average, well in excess of the respective state and county averages, 3.19 and 3.17 persons. The average household size for nonfamily households in Chatham Borough consists of 1.19 persons, roughly on par with the average in Morris County, 1.20 persons.

Table 5: Family and Nonfamily Households

Household Type	Chatham Borough	Morris County	New Jersey
Total family households	81.5%	70.1%	67.8%
Total nonfamily households	18.5%	29.9%	32.2%
Average household size, family households	3.53	3.17	3.19
Average household size, nonfamily households	1.19	1.20	1.22

Source: 2019-2023 5-Year ACS

The community is exceedingly well-educated. Of all residents at least 25 years of age, a stunning 84.7% have at least a bachelor's degree while 42.6% have a graduate or professional degree (Table 6). Hence, slightly more residents have a graduate or professional degree than a bachelor's degree alone. Altogether, 99.2% have earned a high school diploma.

Table 6: Educational Attainment

Highest level of education	Chatham Borough	Morris County	New Jersey
Less than 9th grade	0.1%	2.3%	4.6%
9th to 12th grade, no diploma	0.8%	2.6%	4.7%
High school graduate (includes equivalency)	5.6%	19.0%	25.7%
Some college, no degree	6.7%	12.8%	15.3%
Associate's degree	2.1%	6.1%	6.7%
Bachelor's degree	42.1%	33.6%	25.8%
Graduate or professional degree	42.6%	23.7%	17.1%
High school graduate or higher	**99.2%**	**95.1%**	**90.7%**
Bachelor's degree or higher	**84.7%**	**57.2%**	**42.9%**

Source: 2019-2023 5-Year ACS

Four in five residents, 80.0%, is white but not Hispanic (Table 7). Given that 2.3% of the population is Hispanic and white, white residents total 82.3% of the population in all. Overall, Hispanic residents constitute 5.4% of the community, well below the share in Morris County and New Jersey, where 15.5% and 21.9% of persons are Hispanic. Asian residents make up 10.6% of the population, somewhat above the share statewide. A small percentage, 0.5%, of the population is Black, a fraction of the percentage for New Jersey as a whole, 13.0%. Multiracial persons in Chatham comprise 4.9% of the population.

Table 7: Race and Ethnicity

Race and Ethnicity	Chatham Borough	Morris County	New Jersey
Non-Hispanic	*94.6%*	*84.5%*	*78.1%*
White	80.0%	66.9%	51.9%
Black	0.5%	3.0%	12.3%
Asian	10.6%	10.6%	9.8%
Other Race Alone	0.4%	0.7%	0.8%
Two or more Races	3.1%	3.3%	3.2%
Hispanic (All Races)	*5.4%*	*15.5%*	*21.9%*
Hispanic, White	2.3%	4.0%	5.0%
Hispanic, Black	0.0%	0.3%	0.7%

Race and Ethnicity	Chatham Borough	Morris County	New Jersey
Hispanic, Other	1.2%	4.4%	8.9%
Hispanic, Two or More Races	1.8%	6.7%	7.4%
			Source: 2019-2023 5-Year ACS

SOCIOECONOMIC ANALYSIS

Household incomes are relatively high compared to other communities. According to the most recent American Community Survey, 60.8% of households have an income of at least $200,000 (Table 8). The median household income in the borough is so high that the Census Bureau's data application generated a default value, '$250,000+' In comparison, the median income in Morris County is $134,929. The borough's mean household income is $311,921. Households with an income between $100,000 and $199,999 compose 17.4% of households. All told, 78.2% of households have an income of $100,000 or greater. As for those with fewer means, 8.8% of households have an income less than $50,000, just over a third of the comparable share at the state level, 25.2%.

Table 8: Household Income

Household Income	Chatham Borough	Morris County	New Jersey
Less than $25,000	4.6%	7.0%	11.9%
$25,000-$49,999	4.2%	9.3%	13.3%
$50,000-$99,999	13.1%	20.2%	24.3%
$100,000-$199,999	17.4%	32.3%	29.7%
More than $200,000	60.8%	31.2%	20.7%
Median Household Income	***$250,000+***	***$134,929***	***$101,050***
Mean Household Income	***$311,921***	***$181,402***	***$140,299***
			Source: 2019-2023 5-Year ACS

Even so, it's necessary to note the presence of persons who have limited resources. To that end, the poverty rate in the community is 2.5% (Figure 9). That is just under half the Morris County rate, 5.1%. The poverty rate for seniors, however, is much higher, 10.5%, significantly above the countywide rate, 7.0%. The child poverty rate is 1.7%, a fraction of the child poverty rate in New Jersey, 13.3%.

Table 9: Poverty Rate

Indicator	Chatham Borough	Morris County	New Jersey
Poverty Rate, Overall	2.5%	5.1%	9.8%
Poverty Rate, Under 18 years old	1.7%	5.6%	13.3%
Poverty Rate, Seniors	10.4%	6.5%	9.5%
Source: 2019-2023 5-Year ACS			

Over the past decade, workers have had an easier time finding jobs than workers who reside in other communities, with the unemployment rate remaining consistently below the rates for the county and state. The unemployment rate trended downward throughout the 2010s, reaching a low of 2.0% in 2019. The unemployment rate subsequently spiked in 2020, rising to 4.8%, with the advent of the pandemic, before falling to 3.7% in 2021 and 2.3% in 2022. Even then, Chatham Borough withstood the economic disruption from the pandemic far better than the rest of the county and state, where the unemployment rate spiked respectively to 7.5% and 9.4% in 2020. The data indicate that employment and, by extension, household finances are on firm footing.

Table 10: Unemployment Rate

Year	Chatham Borough	Morris County	New Jersey
2013	4.9%	6.3%	8.4%
2014	3.7%	5.0%	6.7%
2015	3.3%	4.3%	5.7%
2016	2.8%	3.9%	4.9%
2017	2.6%	3.5%	4.5%
2018	2.4%	3.1%	4.0%
2019	2.0%	2.7%	3.5%
2020	4.8%	7.5%	9.4%
2021	3.7%	5.3%	6.7%
2022	2.3%	3.2%	3.9%
2023	3.1%	3.7%	4.4%
Source: NJ Dept. of Labor and Workforce Development			

For-profit companies employ 75.8% of the borough's working population, higher than the share at the state- or county-level (Table 11). An estimated 8.8% of workers are self-employed, slightly below the percentage statewide, 9.0%. The public sector employs 8.4% of working residents, a relatively low share, considering that government workers account for 14.2% of the employed population in New Jersey. Not-for-profit employees make comprise 7.0% of workers residing in Chatham.

Table 51: Class of Worker

Class of Worker	Chatham Borough	Morris County	New Jersey
For-profit company employee	75.8%	70.2%	69.2%
Not-for-profit employee	7.0%	6.9%	7.6%
Government Worker	8.4%	13.1%	14.2%
Self-employed, business owner	3.6%	4.8%	3.9%
Self-employed, contractor	5.2%	5.1%	5.1%
Source: 2019-2023 5-Year ACS			

Occupational data further illustrates that residents tend to work in jobs that demand advanced skills. Irrespective of the industry, 74.3% of the employed population in the borough works in a management, business, science, or arts position (Table 12). These are individuals who possess the specialized level of skills and knowledge required for these roles. Just 3.0% of Chatham Borough workers work in production, transportation, and moving, compared to 7.7% in Morris County and 11.3% in New Jersey. Similarly, a mere 1.5% of residents work in natural resources, construction, and maintenance, far less than the share in the county and state, 5.4% and 6.9%, respectively. In the same vein, workers in service jobs make up only 6.3% of the employed population, significantly below the comparable figures in the county and state. The remainder of the employed population, 14.9% of workers, have sales and office occupations.

Table 62: Occupation

Occupation	Chatham Borough	Morris County	New Jersey
Management, business, science, and arts	74.3%	55.8%	46.9%
Service occupations	6.3%	11.6%	14.8%
Sales and office occupations	14.9%	19.5%	20.0%
Natural resources, construction, and maintenance occupations	1.5%	5.4%	6.9%
Production, transportation, and material moving	3.0%	7.7%	11.3%
Source: 2019-2023 5-Year ACS			

The finance, insurance, and real estate sector is integral to the community's economy. All told, almost a quarter of working residents, 23.7%, work for financial, insurance, or real estate firms, roughly twice the share for Morris County overall (Table 13). The professional, scientific, and management sector is also key to Chatham's prosperity, given that about a fifth of workers, 19.8%, work in the sector. This percentage is significantly higher than the respective county- and statewide shares, 18.4% and 15.4%. The community also has a higher-than-average share of residents who work in the educational services and information sectors, 9.4% and 4.6%, respectively.

Table 73: Industry

Industry	Chatham Borough	Morris County	New Jersey
Agriculture, forestry, fishing and hunting, and mining	0.3%	0.3%	0.3%
Construction	0.9%	5.6%	6.4%
Manufacturing	9.7%	14.1%	9.8%
Wholesale trade	1.3%	3.2%	3.4%
Retail trade	5.4%	7.7%	8.7%
Transportation and warehousing, and utilities	3.7%	4.4%	6.9%
Information	4.6%	3.3%	2.9%
Finance and insurance, and real estate and rental and leasing	23.7%	11.8%	10.3%
Professional, scientific, and management, and administrative and waste management services	19.9%	18.4%	15.4%
Educational services	9.4%	9.0%	8.9%
Health care and social assistance	10.8%	10.9%	13.3%
Arts, entertainment, and recreation, and accommodation and food services	6.2%	4.0%	4.8%
Other services except public administration	2.6%	3.2%	3.5%
Public administration	1.5%	4.1%	5.3%
			Source: 2019-2023 5-Year ACS

Incredibly, almost a third of working residents telecommute, 32.6% (Table 14). This exceeds the percentage for Morris County, 19.6%, which, in turn, is higher than the share of New Jersey residents who telecommute, 15.0%. Less than half of workers travel to work by car, with 45.4% driving alone and 3.1% carpooling. By comparison, 63.7% of New Jersey who work commute by car while another 7.7% are in a carpool. A significant percentage of workers take public transportation, 17.3%, more than twice the statewide share, 8.5%, and outdistancing the share for Morris County by a factor of five.

Table 14: Means of Transport to Work

Means of Transport	Chatham Borough	Morris County	New Jersey
Drove alone	45.4%	68.1%	63.7%
Carpooled	3.1%	5.8%	7.7%
Public transportation	17.3%	3.5%	8.5%
Walked	1.0%	1.7%	2.6%
Bicycle	0.0%	0.1%	0.3%
Taxicab, motorcycle, or other means	0.7%	1.2%	2.1%
Worked from home	32.6%	19.6%	15.0%

Source: 2019-2023 5-Year ACS

Many workers who do commute have slightly longer trips than persons commuting from other New Jersey communities. Namely, 30.2% of commuters typically require an hour or more to get to their workplace (Table 15). By contrast, only 12.3% of commuters in Morris County and 14.2% in New Jersey have commutes of an hour or more. The mean travel time for commuters living in the borough is 38.6 minutes, higher than the New Jersey mean, 30.9 minutes. All told, over half of commuters, 53.3%, have a commute of at least a half hour. A quarter of commuters, 25.0%, have a trip to work that's under 15 minutes, easily eclipsing the comparable share for New Jersey, 21.4%. Another 21.7% of commuters have a commute of between 15 and 30 minutes while 16.4% have a commute lasting between 30 and 45 minutes. The remaining 6.7% of workers typically have a commute that lasts between 45 and 59 minutes.

Table 15: Travel Time to Work

Travel Time	Chatham Borough	Morris County	New Jersey
Less than 10 minutes	11.7%	10.2%	9.9%
10 to 14 minutes	13.3%	11.9%	11.5%
15 to 19 minutes	11.2%	14.0%	13.1%
20 to 29 minutes	10.5%	18.4%	19.6%
30 to 44 minutes	16.4%	23.0%	21.9%
45 to 59 minutes	6.7%	10.2%	9.9%
60 or more minutes	30.2%	12.3%	14.2%
Mean travel time to work (minutes)	**38.6**	**30.1**	**30.9**

Source: 2019-2023 5-Year ACS

More than a third of households in Chatham Borough, 35.1% have at least three motor vehicles (Table 16). This is just above the comparable figures for New Jersey, 30.3%, but below the comparable share for

Morris County, 40.6%. An additional 48.0% of households have two automobiles. In other words, 83.1% of households possess a minimum of two cars. This exceeds the percentage of Morris County households with two or more cars, 81.0%. In New Jersey as a whole, 70.2% of households have two cars or more. In the borough, 15.2% of households have a single motor vehicle while 1.7% do not have a car at all.

Table 16: Total Vehicles Available

Total Vehicles	Chatham Borough	Morris County	New Jersey
No vehicle	1.7%	2.8%	6.4%
1 vehicle	15.2%	16.2%	23.3%
2 vehicles	48.0%	40.4%	39.9%
3 or more vehicles	35.1%	40.6%	30.3%
Source: 2019-2023 5-Year ACS			

HOUSING ANALYSIS

The vast majority of residents live in owner-occupied homes. Altogether, 94.7% of residents live in owner-occupied housing units (Table 17). Approximately one in twenty residents live in a rental, or 5.3% of the population. The municipality's owner-occupied share far exceeds the percentage at the state level, 63.7%. It also surpasses the percentage in Morris County, 79.0%.

Table 17: Tenure

Tenure	Chatham Borough	Morris County	New Jersey
Owner-Occupied	94.7%	79.0%	63.7%
Renter-Occupied	5.3%	21.0%	36.3%
Source: 2019-2023 5-Year ACS			

There are few vacant housing units in Chatham Borough or, indeed, Morris County, more generally. To be precise, 1.9% of housing units in the municipality are vacant whereas only 3.4% are vacant countywide (Figure 18). The municipal and county percentages are significantly outstripped by the percentage statewide, 7.9%. While the low vacancy rate surely boosts home values, it shows that housing in Morris County is very hard to come by. Housing experts generally consider a vacancy rate of approximately 7% to be optimal in the sense that vacant housing units find buyers and renters in a timely manner while the cost of housing remains relatively stable.

Table 18: Occupancy Status

Occupancy Status	Chatham Borough	Morris County	New Jersey
Occupied	98.1%	96.6%	92.1%
Vacant	1.9%	3.4%	7.9%
Source: 2019-2023 5-Year ACS			

The housing stock in Chatham Borough is composed predominantly of single-family homes, 82.8% (Table 19). This is higher than the share reported for Morris County and New Jersey, 73.4% and 62.7%, respectively. Most single-family homes are detached residences, which account for almost four-fifths of housing in the borough, while 3.1% of units one-family attached residences. Two-family homes account for 1.2% of units while three- and four-family dwellings comprise 7.9%, a relatively high share. The remainder of the housing stock, 8.1%, is located in multifamily buildings, typically defined in New Jersey as a building with five or more housing units. Of this, 1.4% of housing units are found in buildings with 5 to 9 units, 1.0% are in buildings of 10 to 19 units, and 5.7% in buildings of 20 units or more. The share comprised by apartment buildings with 20 or more units is relatively low. In Morris County, for instance, apartment buildings with 20 or more units provide 10.2% of total housing units. In the Garden State as a whole, apartment buildings of at least 20 units provide 12.1% of units.

Table 19: Units in Structure

Housing Type	Chatham Borough	Morris County	New Jersey
1, detached	79.7%	65.1%	52.7%
1, attached	3.1%	8.3%	10.0%
2	1.2%	3.5%	8.6%
3 or 4	7.9%	3.5%	6.1%
5 to 9	1.4%	4.0%	4.7%
10 to 19	1.0%	5.1%	4.9%
20 to 49	3.9%	4.6%	4.2%
50 or more	1.8%	5.6%	7.9%
Mobile home	0.0%	0.3%	0.9%
Boat, RV, van, etc.	0.0%	0.0%	0.0%
Source: 2019-2023 5-Year ACS			

Single-family detached houses compose the bulk of the owner-occupied housing stock, as is the case in the rest of New Jersey. Specifically, 96.5% of owner-occupied units in the Chatham Borough are one-family detached dwellings along with 83.8% of owner-occupied units in Morris County and 77.1% of units statewide (Table 20). One-family attached residences compose an additional 2.2% of owner-occupied housing while 1.3% of owner-occupied homes are in multifamily buildings. In contrast, single-family

structures compose only 15.8% of rental homes in the community. Two-unit structures comprise 6.4% of rentals while three- and four-unit structures account for 43.8% of rentals. About one-third of renter-occupied housing in the borough is located in multifamily buildings, 33.0%.

Table 80: Units in Structure by Tenure

Housing Type	Chatham Borough		Morris County		New Jersey	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
1, detached	96.5%	14.0%	83.8%	13.5%	77.1%	11.7%
1, attached	2.2%	1.8%	8.7%	7.2%	10.2%	8.4%
2	0.0%	6.4%	0.8%	11.2%	4.6%	15.5%
3 or 4	0.0%	43.8%	0.7%	11.7%	1.7%	13.8%
5 to 9	0.3%	6.3%	1.6%	10.8%	1.4%	10.6%
10 to 19	0.0%	5.5%	1.8%	14.6%	1.2%	11.4%
20 to 49	0.6%	19.1%	1.5%	12.8%	1.0%	9.7%
50 or more	0.4%	3.1%	1.1%	17.9%	1.8%	18.4%
Mobile home	0.0%	0.0%	0.2%	0.3%	1.1%	0.4%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2019-2023 5-Year ACS

A considerable portion of the housing stock was constructed before 1940 (Table 21). To be more precise, 32.3% of units are in buildings built prior to 1940, almost three times the percentage in Morris County, 12.0%. The financial outlay needed to maintain buildings of this age can dissuade investment in residential properties. Older housing units are also more likely to lack essential facilities and meet the needs of its residents. An additional 45.2% of housing units are in buildings constructed between 1940 and 1970. In other words, 77.4% of homes in Chatham were built more than 50 years ago. Another 8.3% of homes were constructed between 1970 and 1990, a time when the borough's total population declined. Housing construction bounced back in the 1990s, when 5.8% of housing units were developed. As for the twenty-first century, 11.4% of homes in the borough were built in 2000 or later, with an especially large percentage in the 2010s, 7.3%.

Table 91: Year Structure Built

Year Structure Built	Chatham Borough	Morris County	New Jersey
Built 2020 or later	0.8%	0.6%	0.6%
Built 2010 to 2019	7.3%	4.8%	5.8%
Built 2000 to 2009	3.3%	7.6%	9.1%
Built 1990 to 1999	5.8%	11.5%	9.1%

Year Structure Built	Chatham Borough	Morris County	New Jersey
Built 1980 to 1989	5.4%	13.0%	11.9%
Built 1970 to 1979	2.9%	13.9%	12.4%
Built 1960 to 1969	8.6%	15.7%	13.0%
Built 1950 to 1959	17.9%	14.9%	14.1%
Built 1940 to 1949	15.8%	6.1%	6.7%
Built 1939 or earlier	32.3%	12.0%	17.5%
Source: 2019-2023 5-Year ACS			

Homes in Chatham Borough are large relative to the housing stock in the rest of the county and state. Overall, 46.8% of homes in the municipality have four bedrooms or more (Table 22). This surpasses the respective figures for New Jersey and Morris County, 25.6% and 36.6%. Approximately 1 in 3 homes, 32.7%, are three-bedroom homes. Only 20.5% of residences have two bedrooms or less, a smaller percentage than prevails in either the county or state, where 35.3% and 42.7% of housing units have two bedrooms or less, respectively.

Table 22: Number of Bedrooms, Housing Stock

Total Bedrooms	Chatham Borough	Morris County	New Jersey
No bedroom	0.6%	1.8%	3.0%
1 bedroom	8.7%	13.6%	14.2%
2 bedrooms	11.2%	19.9%	25.5%
3 bedrooms	32.7%	28.2%	31.8%
4 bedrooms	34.0%	28.2%	19.7%
5 or more bedrooms	12.8%	8.4%	5.9%
Source: 2009-2013 5-Year ACS			

The relative spaciousness of housing in Chatham also shows up in the rooms data from the American Community Survey. Altogether, 31.4% of residences in Chatham Borough have nine rooms or more (Table 23). Overall, the median home in Chatham Borough has 7.7 rooms. Countywide, almost a quarter of homes have 9 or more rooms, while the median number of rooms is 6.6. At the state level, the median number of rooms is 5.7 while only 15.2% of housing units have 9 rooms or more. Homes of moderate sizes are less common than in the rest of New Jersey. In total, 24.4% of homes in the borough and 35.9% of homes in the county are comprised of 5 rooms or less.

Table 23: Rooms Per Housing Unit

Total Rooms	Chatham Borough	Morris County	New Jersey
1 room	0.3%	1.6%	2.7%
2 rooms	1.7%	2.5%	3.0%
3 rooms	3.6%	8.8%	10.5%
4 rooms	7.6%	11.6%	15.2%
5 rooms	11.2%	11.4%	15.8%
6 rooms	8.2%	12.6%	15.4%
7 rooms	12.3%	13.1%	12.0%
8 rooms	23.8%	14.0%	10.4%
9 rooms or more	31.4%	24.5%	15.2%
Median rooms	**7.7**	**6.6**	**5.7**

Source: 2019-2023 5-Year ACS

A small percentage of homes are in substandard condition. For example, 0.3% of homes lack complete kitchen facilities (Table 24). Likewise, 0.3% of homes lack complete plumbing facilities. According to the American Community Survey, however, no homes in the borough lack telephone service. A higher percentage of households, 1.7% in all, experience overcrowding, where the number of occupants exceeds the number of rooms. This figure is eclipsed by the share in New Jersey as a whole, 3.4%. Natural gas supplied by a utility is the most widely used heating fuel, warming 85.2% of homes. Electricity is used by 7.0% of households while oil heats 2.9% of homes. An estimated 1.1% of households lack any fuel to heat their home.

Table 24: Housing Quality Indicators

Home Heating Fuel	Chatham Borough	Morris County	New Jersey
Utility gas	85.2%	69.4%	73.3%
Bottled, tank, or LP gas	3.2%	3.0%	2.5%
Electricity	7.0%	11.8%	15.6%
Fuel oil, kerosene, etc.	2.9%	14.5%	6.8%
Coal or coke	0.0%	0.0%	0.0%
Wood	0.0%	0.3%	0.3%
Solar energy	0.0%	0.1%	0.2%
Other fuel	0.5%	0.5%	0.5%
No fuel used	1.1%	0.4%	0.8%

Lacking facilities			
Lacking complete plumbing facilities	0.3%	0.4%	0.3%
Lacking complete kitchen facilities	0.3%	0.8%	0.8%
No telephone service available	0.0%	0.5%	0.9%
Occupants Per Room			
1.00 or less	98.3%	98.3%	96.3%
1.01 to 1.50	1.7%	1.1%	2.4%
1.51 or more	0.0%	0.6%	1.3%
Source: 2019-2023 5-Year ACS			

Most householders moved into their home during the twenty-first century. In total, 74.7% of householders moved into their home since the beginning of 2000 (Table 25). More than a quarter of householders, 27.6%, have moved into their dwelling since 2017. An additional 26.0% moved in between 2010 and 2017 while 21.2% moved in between 2000 and 2009. Roughly a quarter of householders moved into their present home before the turn of the century. In all, 25.3% of householders moved into their home more than a quarter century ago. Almost half of these householders, 12.3% of householders overall, moved into their residence in the 1990s while 13.0% have been in their house since before then.

Table 25: Year Moved In

Year Moved In	Chatham Borough	Morris County	New Jersey
Moved in 2021 or later	9.5%	8.0%	8.3%
Moved in 2018 to 2020	18.1%	19.0%	20.6%
Moved in 2010 to 2017	26.0%	26.7%	28.6%
Moved in 2000 to 2009	21.2%	19.0%	19.2%
Moved in 1990 to 1999	12.3%	12.8%	11.4%
Moved in 1989 and earlier	13.0%	14.4%	11.9%
Source: 2009-2013 5-Year ACS			

HOUSING MARKET ANALYSIS

A relatively high percentage of Chatham homeowners have a mortgage, 71.5% (Table 28). This eclipses the share for Morris County, 65.5%. Only 28.5% of homeowners in the borough do not have a mortgage.

Table 26: Mortgage Status

Mortgage Status	Chatham Borough	Morris County	New Jersey
With a mortgage	71.5%	65.5%	64.4%
Without a mortgage	28.5%	34.5%	35.6%
			Source: 2019-2023 5-Year ACS

Homes in Chatham Borough have very high values relative to the wider county and state. More than two in five homes in the borough have a value greater than $1,000,000, about four times the percentage for Morris County (Table 27). Moreover, the median home value in the borough is $944,300, almost twice the median countywide, $557,000. A further 38.8% are valued at $750,000 or above and while 17.4% have values greater than $500,000. In other words, 97.5% of owner-occupied residences are valued at $500,000 or above. Statewide, 38.2% of homes have a value of at least $500,000, while in Morris County, where homes are generally expensive, 57.7% of homes are valued at $500,000 or more.

Table 27: Home Values

Home Value	Chatham Borough	Morris County	New Jersey
Less than $100,000	0.7%	2.0%	4.4%
$100,000 to $299,999	0.2%	8.7%	23.6%
$300,000 to $499,999	1.4%	31.6%	33.8%
$500,000 to $749,999	17.4%	33.6%	23.0%
$750,000 to $999,999	38.8%	14.0%	8.6%
$1,000,000 or more	41.3%	10.1%	6.6%
Median home value	***$944,300***	***$557,000***	***$427,600***
			Source: 2019-2023 5-Year ACS

In the five years preceding the pandemic, the price of homes remained steady, hovering between a low of $776,879 in 2015 and a high of $858,050 in 2018 (Table 28). That changed with the onset of Covid and the mass adoption of telecommuting, as demand for homes in Morris County surged. In the borough, home sales skyrocketed in 2021 and 2022, when 166 and 138 homes were sold, respectively. Sales tailed off in 2023 and 2024 as fewer homeowners put their properties on the market. Demand remained strong, though, as prices continued to soar, shooting through the $1,000,000 mark. By 2024, the average price of a home in Chatham Borough hit $1,236,533, a 59.2% increase since 2015. A similar trend occurred in the

rest of Morris County, where the average sales price in 2024 stood at $790,381, a rise of 45.5% in the last decade.

Table 28: Home Sales

Year	Chatham Borough		Morris County	
	Total Sales	Avg Sales Price	Total Sales	Avg Sales Price
2015	98	$776,879	4,561	$506,946
2016	114	$812,974	4,522	$500,190
2017	156	$777,860	4,776	$497,392
2018	111	$858,050	4,773	$521,696
2019	95	$830,281	4,187	$528,337
2020	81	$816,300	4,325	$515,201
2021	166	$928,356	5,938	$572,383
2022	138	$999,632	5,068	$615,450
2023	27	$1,129,459	3,899	$658,678
2024	94	$1,236,533	3,072	$735,701

Source: NJ Division of Taxation, NJ Treasury

The jump in home values has affected home assessments. Between 2016 and 2024, the average assessment has increased from $667,372 to $994,995 (Table 29). The increase keeps assessments in line with the escalation of home prices. Home assessments in the rest of the county have not kept pace with the overall housing market. Countywide, the average residential assessment has increase from $419,042 in 2016 to $483,765 in 2024, a figure still below the average sales price in the county of a decade ago.

Table 29: Residential Tax Assessments

Year	Total Lots, Chatham Borough	Average Assessment	Total Lots, Morris County	Average Assessment
2016	2,693	$667,372	151,703	$419,042
2020	2,698	$681,853	153,028	$444,783
2024	2,701	$994,995	153,938	$483,765

Source: NJ Division of Taxation, NJ Treasury

The share of households that are deemed cost-burdened, those spending 30% or more of household income on housing costs, is below the share in the wider county, with 23.0% of Chatham Borough households cost-burdened compared to 30.2% in Morris County (Table 30). Another 15.1% of households spend between 20% and 29% of their income on housing. More than three in five households in the

borough, 60.6%, spend less than 20% of their income on housing costs, a higher share than in Morris County, where 44.0% of households spend less than 20% of their income on housing.

Table 30: Burden of Housing Costs, All Households

Housing Costs as % of Household Income	Chatham Borough	Morris County	New Jersey
Less than 20% of household income	60.6%	44.0%	39.3%
20 to 29% of household income	15.1%	24.2%	22.9%
30% or more of household income	23.0%	30.2%	35.7%
Zero or negative income	1.0%	0.7%	1.1%
No cash rent	0.3%	0.8%	1.1%
Source: 2019-2023 5-Year ACS			

Homeowners are under less financial strain than renters. Of all homeowners, 19.0% spend at least 30% of their income on housing (Table 31). Of the remaining households, 63.7% spend less than 20% of their income on housing, well above the share for Morris County, while an additional 16.1% of homeowners allocate between 20% and 29% of their income towards the cost of housing.

Table 101: Burden of Housing Costs, Owner-Occupied Housing

Housing Costs as % of Household Income	Chatham Borough	Morris County	New Jersey
Less than 20% of household income	63.7%	50.5%	48.1%
20 to 29% of household income	16.1%	23.0%	22.7%
30% or more of household income	19.0%	25.9%	28.5%
Zero or negative income	1.2%	0.6%	0.6%
Source: 2019-2023 5-Year ACS			

In terms of monthly costs, 82.0% of households with a mortgage pay $3,000 or more on housing (Table 32). This exceeds the rate for Morris County, or 57.8%. Housing costs are so steep that the Census simply lists a median monthly cost of '$4,000+' by default. In Morris County, the median cost for homes with a mortgage is $3,256 per month. The high cost of housing is a concerning issue for all of New Jersey, given that the median monthly cost for homeowners with a mortgage is $2,767.

Table 32: Monthly Costs, Homeowners with a Mortgage

Monthly housing costs	Chatham Borough	Morris County	New Jersey
Less than $500	0.0%	0.3%	0.4%
$500 to $999	1.0%	0.8%	1.8%

Monthly housing costs	Chatham Borough	Morris County	New Jersey
$1,000 to $1,499	0.3%	2.8%	6.6%
$1,500 to $1,999	1.8%	7.1%	13.7%
$2,000 to $2,499	6.2%	13.8%	17.7%
$2,500 to $2,999	8.6%	17.4%	17.0%
$3,000 or more	82.0%	57.8%	42.7%
Median monthly housing cost	***$4,000+***	***$3,256***	***$2,787***

Source: 2019-2023 5-Year ACS

Monthly housing costs are necessarily lower for those households without a mortgage. Still, housing costs are relatively high for these households as well. These expenditures go towards taxes, insurance payments, utilities, and other fees. Altogether, 97.5% of Chatham Borough households without a mortgage pay $1,000 per month or more in housing costs (Table 33). This easily surpasses the countywide share of 79.8%, not to mention the statewide share of 67.1%. Here, too, the median cost per month for Chatham Borough is the Census assigned default, '$1,500+'. Of remaining households, 1.6% spend between $600 and $800 a month, while 0.9% spend less than $600 a month on housing.

Table 33: Monthly Costs, Homeowners without a Mortgage

Monthly housing costs	Chatham Borough	Morris County	New Jersey
Less than $250	0.0%	0.9%	1.9%
$250 to $399	0.9%	1.1%	2.6%
$400 to $599	0.0%	2.5%	5.0%
$600 to $799	1.6%	5.4%	8.8%
$800 to $999	0.0%	10.4%	14.6%
$1,000 or more	97.5%	79.8%	67.1%
Median monthly housing costs	***$1,500+***	***$1,360***	***$1,205***

Source: 2019-2023 5-Year ACS

Housing costs put a greater financial strain on renters as 40.8% of households in renter-occupied housing spending at least 30% of their income on housing (Table 34). Even so, renters in the borough are in better shape than their peers in the rest of the county and state. Specifically, 42.3% of households that rent in Morris County and 48.3% in New Jersey are cost-burdened. Just over a tenth of households in renter-occupied housing, 10.8%, spend between 20% and 29% of their income on housing while almost half, 46.7%, expend less than 20% of their income on housing costs.

Table 34: Burden of Housing Costs, Renter-Occupied Housing

Housing Costs as % of Household Income	Chatham Borough	Morris County	New Jersey
Less than 20% of household income	46.7%	25.7%	23.8%
20 to 29% of household income	10.8%	27.7%	23.1%
30% or more of household income	40.8%	42.3%	48.3%
Zero or negative income	0.0%	1.0%	1.9%
No cash rent	1.7%	3.3%	2.9%

Source: 2019-2023 5-Year ACS

Approximately one in eight households in renter-occupied housing, 12.5%, have a rent of at least $3,000 (Table 35). What's more, 48.1% of households pay between $2,000 and $3,000 in rent per month. In other words, 71.6% of households have a gross rent of at least $2,000 per month. This is a stark contrast to Morris County, where 41.6% of households in the county have a rent of at least $2,000. Another of 21.1% of households have a rent between $1,500 and $1,999 while the remainder, 7.3%, have a rent of between $1,000 and $1,499. The median rent in the borough is $2,251, which easily exceeds the median rent for Morris County and New Jersey, $1,860 and $1,653, respectively.

Table 35: Gross Rent

Gross Rent	Chatham Borough	Morris County	New Jersey
Less than $500	0.0%	4.6%	6.3%
$500 to $999	0.0%	4.0%	8.7%
$1,000 to $1,499	7.3%	20.0%	26.3%
$1,500 to $1,999	21.1%	29.9%	28.5%
$2,000 to $2,499	43.0%	17.6%	15.9%
$2,500 to $2,999	16.1%	11.7%	6.7%
$3,000 or more	12.5%	12.3%	7.6%
Median rent	**$2,251**	**$1,860**	**$1,653**

Source: 2019-2023 5-Year ACS

DEVELOPMENT TRENDS

In the last 20 years, the borough has approved building permits on average for the construction of 23 housing units annually (Table 36). Housing construction has accelerated somewhat in the most recent decade, when 34 housing units were permitted on average every year.

Table 36: Total Housing Permits Issued Per Year, 2004-2023

Year	Chatham Borough	Morris County	New Jersey
2004	16	1,487	39,238
2005	9	1,701	39,688
2006	8	1,364	32,048
2007	7	921	25,948
2008	13	391	16,338
2009	4	465	11,145
2010	3	400	11,885
2011	7	421	11,882
2012	5	605	15,270
2013	8	899	18,795
2014	6	691	22,896
2015	13	948	19,503
2016	12	1,168	24,170
2017	20	1,301	25,961
2018	16	1,673	26,048
2019	17	789	30,770
2020	16	1,055	26,680
2021	6	2,544	30,044
2022	253	1,578	31,792
2023	11	1,161	21,682
10-Year Average	**34**	**1,255**	**25,304**
20-Year Average	**23**	**1,078**	**24,089**

Source: NJ Dept. of Community Affairs

Altogether, 450 housing units have been permitted in the municipality since 2004 (Table 37). If broken down by type, 197 one- and two-family homes and 253 multifamily units have been permitted by Borough staffers. On average, 9.9 one- and two-family units and 12.7 multifamily units were permitted annually in the last two decades. Since 2014, roughly twice as multifamily homes have been permitted as one- and two-family homes, with an average of 24.5 per year for the former and 12.5 per year for the latter. That said, the multifamily total is comprised entirely of units permitted in 2022. Aside from these units, no multifamily units have been permitted since 2004.

Table 37: Total Housing Permits Issued by Type, 2004-2023

Year	*Chatham Borough*			*Morris County*			*New Jersey*		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2004	8	8	0	973	492	22	27,103	11,383	752
2005	9	0	0	988	703	10	26,715	12,687	286
2006	8	0	0	725	624	15	20,090	11,760	198
2007	7	0	0	518	396	7	14,235	11,553	160
2008	13	0	0	254	136	1	8,960	7,102	276
2009	4	0	0	216	248	1	6,776	4,309	60
2010	3	0	0	260	140	0	6,934	4,733	218
2011	7	0	0	283	137	1	6,236	5,184	462
2012	5	0	0	391	208	6	6,700	8,527	43
2013	8	0	0	420	478	1	9,666	8,998	131
2014	6	0	0	459	161	71	10,678	11,909	309
2015	13	0	0	528	413	7	9,470	9,989	44
2016	12	0	0	355	811	2	8,885	15,217	68
2017	20	0	0	493	808	0	9,201	16,146	614
2018	16	0	0	563	1,109	1	9,026	16,811	211
2019	17	0	0	561	228	0	8,954	21,762	54
2020	16	0	0	478	577	0	8,673	17,950	57
2021	6	0	0	621	1,923	0	10,479	19,471	94
2022	8	245	0	575	1,002	1	9,163	21,913	716
2023	11	0	0	443	432	286	9,552	11,538	592
10-Year Average	**12.5**	**24.5**	**0.0**	**508**	**746**	**37**	**9,408**	**16,271**	**276**
20-Year Average	**9.9**	**12.7**	**0.0**	**505**	**551**	**22**	**11,375**	**12,447**	**267**

Source: NJ Dept. of Community Affairs

A similar pattern can be seen in the certificate of occupancy data (Table 38). As with building permits, certificates of occupancy were given more frequently for multifamily housing than they were for 1- and 2-bedroom units. On average, 25 multifamily homes and 12 one- and two-family homes were annually certified in the last decade. The multifamily tally, however, consists entirely of units certified in 2023.

Table 38: Certificates of Occupancy, 2014-2023

Year	*Chatham Borough*			*Morris County*			*New Jersey*		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2014	4	0	0	362	129	1	8,158	5,042	55
2015	8	0	0	398	500	2	8,308	7,010	72
2016	13	0	0	523	636	1	7,912	7,073	38
2017	12	0	0	432	275	1	7,511	8,955	259
2018	13	0	0	495	1,593	9	7,164	9,861	293
2019	19	0	0	347	383	1	5,309	11,097	389
2020	21	0	0	468	482	1	5,716	9,755	54
2021	12	0	0	344	419	0	4,818	12,801	24
2022	6	0	0	466	404	0	5,167	10,545	66
2023	8	245	0	267	1,441	0	6,983	11,568	17
10-Year Average	**12**	**25**	**0**	**410**	**626**	**2**	**6,705**	**9,371**	**127**

Source: NJ Dept. of Community Affairs

Since 2004, Chatham Borough has approved an average of 10.15 demolition permits for homes a year, a total comprised entirely of one- and two-family homes (Table 39). Demolition permits have increased in in the last decade, with demolition permits approved for 12.6 homes annually. All told, demolition permits have been approved for 203 homes since data has been tracked at the state level.

Table 39: Demolition Permits, 2004-2023

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	17	0	0	17
2005	21	0	0	21
2006	7	0	0	7
2007	7	0	0	7
2008	6	0	0	6
2009	2	0	0	2
2010	2	0	0	2
2011	5	0	0	5
2012	3	0	0	3
2013	7	0	0	7
2014	5	0	0	5
2015	19	0	0	19

Year	1-2 Family	Multifamily	Mixed-Use	Total
2016	9	0	0	9
2017	29	0	0	29
2018	19	0	0	19
2019	14	0	0	14
2020	15	0	0	15
2021	5	0	0	5
2022	6	0	0	6
2023	5	0	0	5
Total	**203**	**0**	**0**	**203**
10-Year Average	**12.6**	**0**	**0**	**12.6**
20-Year Average	**10.15**	**0**	**0**	**10.15**

Source: NJ Dept of Community Affairs

The change in the housing supply is, therefore, less sweeping than it seems at first glance. Adjusting for demolition, the municipality has permitted, on net, 24.4 housing units per year on average in the last decade (Table 40). Multifamily housing accounted the whole of the net increase, with an average 24.5 multifamily units permitted annually. The data indicate that the number of one- and two-family homes in Chatham Borough has actually fallen since 2004, with a net decrease of 6 units during the intervening period. Overall, an average of 12.35 homes have been permitted on net every year. On average, 12.65 multifamily homes were permitted while -0.3 one- and two-family homes were permitted on net for the last twenty years.

Table 110: Net Housing Permits, 2004-2023

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	-9	8	0	-1
2005	-12	0	0	-12
2006	1	0	0	1
2007	0	0	0	0
2008	7	0	0	7
2009	2	0	0	2
2010	1	0	0	1
2011	2	0	0	2
2012	2	0	0	2

Year	1-2 Family	Multifamily	Mixed-Use	Total
2013	1	0	0	1
2014	1	0	0	1
2015	-6	0	0	-6
2016	3	0	0	3
2017	-9	0	0	-9
2018	-3	0	0	-3
2019	3	0	0	3
2020	1	0	0	1
2021	1	0	0	1
2022	2	245	0	247
2023	6	0	0	6
Total	**-6**	**253**	**0**	**247**
10-Year Average	**-0.1**	**24.5**	**0**	**24.4**
20-Year Average	**-0.3**	**12.65**	**0**	**12.35**

Source: NJ Dept of Community Affairs

Office construction has occurred intermittently in the borough over the last two decades. Since 2004, Chatham Borough has permitted the construction of 853 square feet of office space on average every year (Table 41). No office space has been permitted in 14 of the last 20 years. Meanwhile, the only retail construction occurred after the permitting of 30,800 square feet in 2007. Aside from this, no new retail construction has taken place in the last two decades. On an average annual basis, the borough has permitted 1,540 square feet of retail space per year. The municipality, though, has permitted a steady stream of other types of nonresidential development. These are grouped by NJ DCA into an 'Other' classification. For these uses, officials have issued building permits on average for 10,132 square feet of nonresidential space per year.

Table 121: Building Permits, Nonresidential Construction, 2004-2023

Year	Chatham Borough			Morris County		
	Office	Retail	Other*	Office	Retail	Other*
2004	2,946	0	0	739,815	587,662	1,221,954
2005	0	0	86,436	1,661,848	667,890	2,249,911
2006	0	0	44,137	1,538,458	215,553	1,775,376
2007	0	30,800	0	788,205	86,041	2,010,217

Year	Chatham Borough			Morris County		
	Office	Retail	Other*	Office	Retail	Other*
2008	5,759	0	0	385,096	94,955	728,777
2009	3,914	0	0	458,397	5,321	534,005
2010	0	0	0	434,437	18,657	161,174
2011	0	0	0	814,551	53,334	923,376
2012	0	0	2,007	632,414	14,528	2,748,616
2013	2,818	0	12,318	220,985	122,473	485,426
2014	0	0	8,530	345,141	11,032	926,313
2015	0	0	4,071	283,025	30,368	839,918
2016	0	0	2,224	651,812	182,828	840,895
2017	730	0	21,081	129,608	23,088	1,592,549
2018	0	0	1,915	291,222	426,297	1,402,282
2019	900	0	2,307	111,964	191,723	980,444
2020	0	0	6,082	207,913	21,450	526,623
2021	0	0	5,303	263,730	46,553	2,549,913
2022	0	0	2,532	278,075	62,632	911,974
2023	0	0	3,689	719,403	4,951	923,708
20-Year Average	**853**	**1,540**	**10,132**	**547,805**	**143,367**	**1,216,673**

**Excludes multifamily and dormitories*
Source: NJ Dept. of Community Affairs

PLANNING PROJECTIONS

Morris County is served by the North Jersey Transportation Planning Authority (NJTPA), one of New Jersey's three metropolitan planning organizations. NJTPA calculates population and employment projections to anticipate the long-range planning needs of the North Jersey portion of the New York metropolitan area.

The agency expects population growth in the municipality to be more restrained than in either Morris County or the state. That is, the agency presently forecasts the borough's population to grow at a 0.18% annual rate between 2015 and 2050, just above the 0.17% annual rate projected for Morris County, but well below the 0.42% annual growth forecast for NJTPA's overall jurisdiction (Table 42). Should this transpire, 9,574 persons will live in Chatham Borough by 2050. NJTPA anticipates that households will grow at a similarly modest pace, 0.20%, with 3,335 households living in the municipality by 2050. The

MPO expects household growth in Chatham Borough to occur at a slower pace compared to the county and greater NJTPA region, 0.22% and 0.46%, respectively. Interestingly, the agency anticipates that employment growth will be more robust, with a growth rate of 0.34%, outpacing employment growth in Morris County. Again, though, the borough's rate of growth lags the NJTPA region, which is expected to grow by 0.42%.

Table 42 : Long-term Population, Household and Employment Forecasts

Metric	Chatham Borough	Morris County	NJTPA
2015 Population	8,986	498,192	6,688,013
2050 Population	9,574	528,760	7,743,120
Annualized % Population Change 2015-2050	***0.18%***	***0.17%***	***0.42%***
2015 Household	3,105	184,295	2,444,799
2050 Household	3,335	198,929	2,868,943
Annualized % Household Change 2015-2050	***0.20%***	***0.22%***	***0.46%***
2015 Employment	4,650	291,622	2,910,458
2050 Employment	5,232	323,287	3,375,651
Annualized % Employment Change 2015-2050	***0.34%***	***0.29%***	***0.42%***

Source: NJTPA

Appendix B

Chatham Borough
Vacant Land Analysis (VLA) and Realistic Development Potential (RDP)

April 2025

Prepared by:
Kendra Lelie, PP, AICP, LLA
Kyle + McManus Associates

Introduction

The Borough examined all vacant sites and sites that involve low-density development which would create an opportunity for affordable housing if inclusionary development were in place within the fourth round timeframe (2025-2035).

Identification of Vacant Land

This inventory reviewed 2023 MOD IV Tax Data records for Vacant (Property Class: 1) and Public (Property Class 15C) lands in the Borough. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential. The Borough then examined each parcel to evaluate its suitability as an affordable housing site.

Permitted Exclusions

COAH regulations (N.J.A.C. 5:93-4.2(c)) establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's Realistic Development Potential (RDP). Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or a portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP. Agricultural land may be excluded when the development rights to the land has been restricted by covenant. Historic and architecturally important sites may also be excluded if sites are listed on the State Register of Historic Places. Furthermore, properties identified on the Recreation and Open Space Inventory (ROSI) as part of the NJDEP Green Acres Program are also excluded.

RDP Calculation and Conclusion

Additionally, our office made every attempt to consolidate acreage of parcels that were contiguous and/or under similar ownership. Ultimately, densities were assigned to be cognizant of the Borough's obligation, as well as keeping the context/character of their surroundings and sound planning principles in mind.

The following chart identifies each parcel by block and lot number, location, total parcel size, developable acreage, RDP density, total units and RDP units.

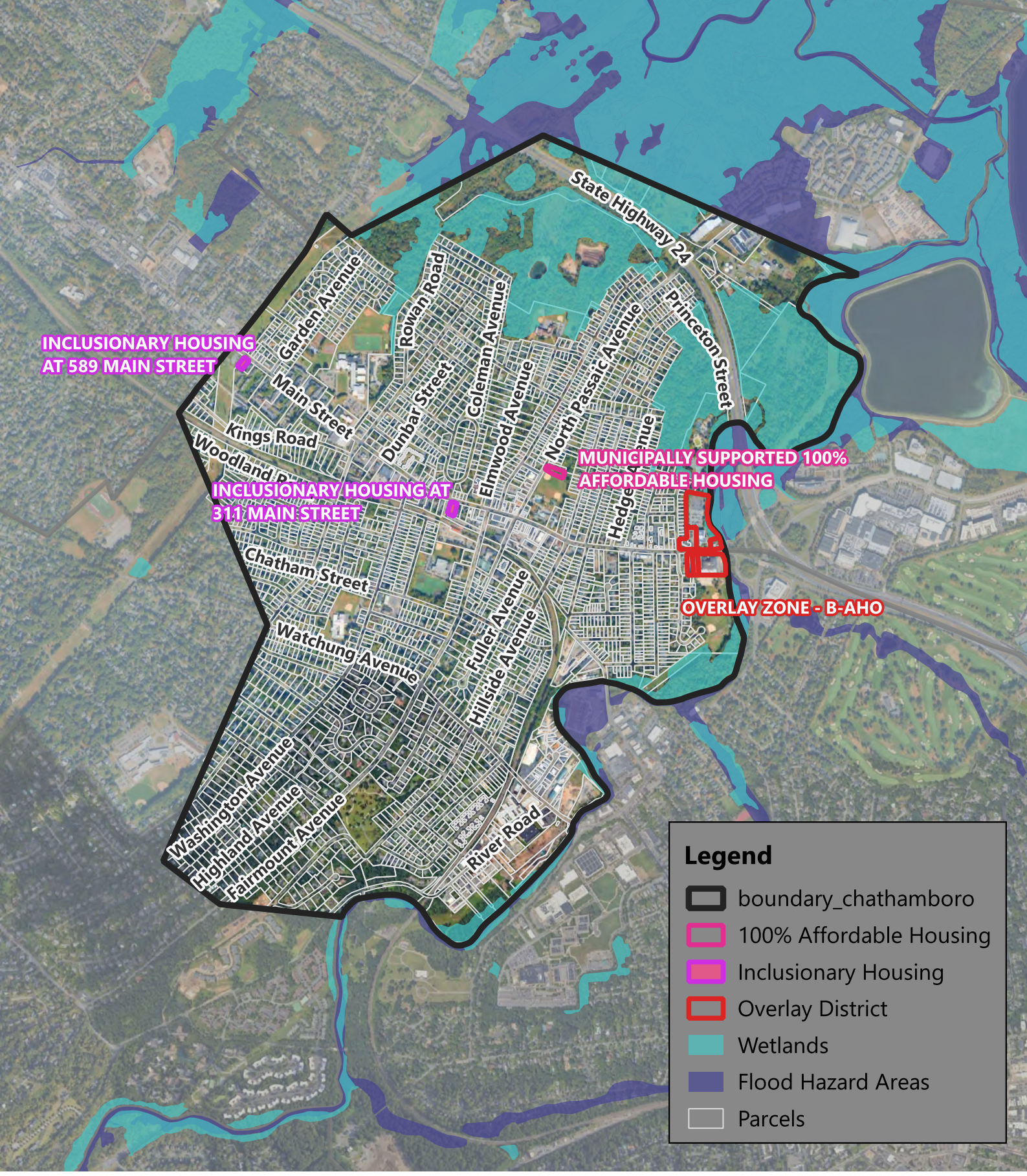
Parcel ID	Address	Block/Lot	Gross Lot Area	Net Lot Area	RDP Density Du/acre	Total Units	20% AH Setaside RDP	Notes
1	58 N Passaic	56/14	0.284	0.284	20	6	**1**	Borough owned lot
2	16 Walnut	86/35	0.62	0.62	12	7	**1**	Borough owned lot
3	589 Main Street	29/2	0.3	0.3	-	-	**2**	Proposed inclusionary development
4	311 Main Street	85/9	0.4	0.4	-	-	**1**	Proposed inclusionary development
						Total RDP	**5**	

Sites not generation a RDP are provided in the attached exhibit.

Block	Lot	Property Location	Property Class	Owners Name	Area (Acres)	Notes	Notes
1	1	270 WASHINGTON AVE	1	N/A	0.022	Prior VLA	Too Small
1	14	57 DELLWOOD AVE	1	N/A	0.050	Prior VLA	Too Small
1	13	53 DELLWOOD AVE	1	N/A	0.212	Prior VLA	Too Small
3	1	40 DELLWOOD AVE	1	N/A	0.061	Prior VLA	Too Small
4	1	76 FAIRVIEW AVE	1	N/A	0.045	Prior VLA	Too Small
4	19	81 CHANDLER RD	1	N/A	0.080	Prior VLA	Too Small
8	17	8 LONGWOOD AVE	15C	N/A	0.241	Prior VLA	Water tower
11	24	171 LAFAYETTE AVE	1	N/A	0.080	Prior VLA	Too Small
11	23	43 OAK DR	1	N/A	0.065	Prior VLA	Too Small
14	1	REAR OF TWP LOT	1	N/A	0.004	Prior VLA	Too Small
14	5	9 FAIRFAX TER	1	N/A	0.035	Prior VLA	Too Small
15	17	11 EDGEWOOD RD	15C	N/A	0.042	Prior VLA	Drainage ROW
15	1	18 FAIRFAX TER	1	N/A	0.006	Prior VLA	Too Small
15	16	25 EDGEWOOD RD	1	N/A	0.000	Prior VLA	Too Small
16	1	32 EDGEWOOD RD	1	N/A	0.009	Prior VLA	Too Small
19	38	INLAND CHATHAM ST	1	N/A	0.027	Prior VLA	Too Small
19	1	51 MEADOWBROOK RD	1	N/A	0.008	Prior VLA	Too Small
26	1	26 ROSE TER	1	N/A	0.076	Prior VLA	Too Small
26	19	OLD WOODLAND RD	15C	N/A	0.125	Prior VLA	Woodland Park on 2004 declaration
26	21	73 WOODLAND RD	1	N/A	0.182	Prior VLA	PSEG
26	16	65 WOODLAND RD	1	N/A	2.318	Prior VLA	PSEG
27	21	72 WOODLAND RD	1	N/A	0.689	Prior VLA	PSEG
28	33	LAFAYETTE REAR	1	N/A	0.018	Prior VLA	NJ Transit
28	27	REAR 9-17 KINGS RD	15C	N/A	0.336	Prior VLA	Irregular lot shape and adjacent to NJ Transit
28	21.02	27 KINGS RD	15C	N/A	0.044	Prior VLA	Too Small
28	7	73 KINGS RD	1	N/A	0.524	Prior VLA	PSEG
29	2	589 MAIN ST	1	N/A	0.309		
29	1	603 MAIN ST	1	N/A	5.144	Prior VLA	PSEG
30	1	600 MAIN ST	1	N/A	3.200	Prior VLA	PSEG
31	2	30-64 BROOKLAKE RD	1	N/A	7.569	Prior VLA	PSEG
31	1	78 BROOKLAKE RD	1	N/A	0.987	Prior VLA	JCPL
33	16	28 GARDEN AVE	15C	N/A	4.107	Prior VLA	Garden Park on 2004 declaration
33	1	446 MAIN ST	15C	N/A	7.013	Prior VLA	DPW
34	38	100 COLEMAN AVE	15C	N/A	0.144	Prior VLA	Stormsewer easement
34	54	62 YALE ST	15C	N/A	0.358	Prior VLA	Too small - wetlands account for 0.3 acres
34	61	19 WELLESLEY ST	1	N/A	0.440	Prior VLA	Wetlands
34	72	60 PRINCETON ST	15C	N/A	0.249	Prior VLA	Wetlands
34	71	62 PRINCETON ST	15C	N/A	0.132	Prior VLA	Wetlands
34	1	1 DUCHAMP PL (REAR WESTON	15C	N/A	92.360	Prior VLA	Milton Ave Woods - on 2004 declaration
37	4	184 CENTER AVE	15C	N/A	0.270	Prior VLA	Wetlands
38	3	REAR OF 223 N PASSAIC AVE	15C	N/A	0.650	Prior VLA	landlocked
38	4	NORTH OF STATE HWY 24	15C	N/A	2.190	Prior VLA	landlocked
38	5	NORTH OF STATE HWY 24	1	N/A	2.211	Prior VLA	landlocked
38	6	NORTH OF STATE HWY 24	1	N/A	0.865	Prior VLA	landlocked
40	5	NORTH OF PRINCETON ST	15C	N/A	1.511	Prior VLA	Wuhala Woods on 2004 declaration
42	9	WEST OF PASSAIC RIVER	15C	N/A	49.730	Prior VLA	Landlocked/floodplain
42	3	SOUTH OF RUTGERS ST	15C	N/A	11.257	Prior VLA	Wuhala Woods on 2004 declaration
42	8	ALONG PASSAIC RIVER	1	N/A	1.069	Prior VLA	Landlocked/irregular shaped
42	7	NEAR PASSAIC RIVER	1	N/A	0.200	Prior VLA	Too Small
42	4	214 N PASSAIC AVE	15C	N/A	20.785	Prior VLA	Madison Chatham Joint Meeting
43	5	N OF WILSON ST	15C	N/A	23.366	Prior VLA	Wuhala Woods on 2004 declaration
53	31	8 HEDGES AVE	1	N/A	0.193	Prior VLA	Too small and irregular
53	50	REAR 43 ROOSEVELT AV	15C	N/A	0.006	Prior VLA	Too small
53	1	82 HEDGES AVE	15C	N/A	0.166	Prior VLA	Too small and trail
55	1	72 N HILLSIDE AVE	15C	N/A	0.137	Prior VLA	Too small
56	15	216 MAIN ST	15C	N/A	7.279	Prior VLA	Memorial Park on 2004 declaration
56	14	58 N PASSAIC AVE	15C	N/A	0.284		
56	10.03	216 MAIN ST	15C	N/A	0.946	Prior VLA	landlocked
56	45	REAR 86-90 N PASSAIC AVE	15C	N/A	0.236	Prior VLA	landlocked
57	4	28 CENTER ST	15C	N/A	0.538	Prior VLA	Borough parking lot
59	19.02	123 N PASSAIC AVE	1	N/A	0.127		Too small
63	5	15 CENTER ST	15C	N/A	0.173	Prior VLA	Borough parking lot
63	1	272 MAIN ST	15C	N/A	0.398	Prior VLA	Borough parking lot
66	1	COLEMAN AVE TRIANGLE	15C	N/A	0.166	Prior VLA	Too small and used as park
75	8	45 VAN DOREN AVE	1	N/A	0.047	Prior VLA	Too small
77	14	25 JOHN ST	1	N/A	0.214	Prior VLA	Too small
83	5	15 VAN DOREN AVE	15C	N/A	0.154	Prior VLA	Too small and access to DPW
85	8	R R PLAZA NORTH	15C	N/A	1.153	Prior VLA	Borough parking lot
86	35	REAR OF 16 WALNUT ST	15C	N/A	0.620		
91	2.02	54 FAIRMOUNT AVE	15C	N/A	1.351	Prior VLA	Municipal Building
91	1	RR PLAZA SOUTH	15C	N/A	2.466	Prior VLA	Borough parking lot
93	13.03	100 FAIRMOUNT AVE	15C	N/A	0.508	Prior VLA	Stanley Church/developed
95	42	PRIVATE RD WATCHUNG REAR	1	N/A	0.138		Too small
98	9	241 FAIRMOUNT AVE	1	N/A	0.781	Prior VLA	Steep slopes

98	10	233 FAIRMOUNT AVE	1	N/A	0.287	Prior VLA	Steep slopes
98	11	227 FAIRMOUNT AVE	1	N/A	0.482	Prior VLA	Steep slopes
98	13	213 FAIRMOUNT AVE	1	N/A	0.288	Prior VLA	Steep slopes
98	14	209 FAIRMOUNT AVE	1	N/A	0.209	Prior VLA	Steep slopes
98	2	312 HILLSIDE AVE	1	N/A	2.240	Prior VLA	Steep slopes
99	1.18	130 RIVER RD	15C	N/A	2.196	Prior VLA	Hillside Ave Conservation Area
100	1	123-143 RIVER RD	15C	N/A	0.828	Prior VLA	River Road Conservation Area
101	1	85-119 RIVER RD	15C	N/A	2.282	Prior VLA	Stanley Park - on 2004 conservation area
102	1	END OF LACKAWANNA AVE	1	N/A	0.237	Prior VLA	Condos/developed
115	57	REAR 120-132 HILLSIDE AVE	15C	N/A	0.080	Prior VLA	Too small
117	8	FULLER AVE	15C	N/A	0.123	Prior VLA	Too small
118	36	PATH PASSAIC AV TO FULLER	15C	N/A	0.046	Prior VLA	Too small
120	1	20 S PASSAIC AVE	15C	N/A	1.295	Prior VLA	Firehouse Plaza/Reasoner Park/Parking Lot
121	10	17 S PASSAIC AVE	15C	N/A	1.580	Prior VLA	Borough parking lot/BCUW 100% project
122	10	40 HILLSIDE AVE	15C	N/A	0.017	Prior VLA	NJ Transit
122	18	FULLER AVE	15C	N/A	0.131	Prior VLA	Too small
127	37	RIVER RD STORM SEWER	15C	N/A	0.071	Prior VLA	Pump Station
129	42	TRIANGLE W PW LINE	15C	N/A	0.585	Prior VLA	Landlocked/irregular shaped
129	40	ALONG PASSAIC RIVER	15C	N/A	11.299	Prior VLA	Shepard Kollock Park - on 2004 declaration
129	41	INLAND	1	N/A	2.150	Prior VLA	JCPL
129	7	5 HENDERSON RD	15C	N/A	0.087	Prior VLA	Pump Station
129	1.01	REAR OF 1 MAIN ST	15C	N/A	13.991	Prior VLA	Shepard Kollock Park - on 2004 declaration
130	15	HILLSIDE AVE	15C	N/A	0.511	Prior VLA	Irregular lot shape and adjacent to NJ Transit
132	1.01	90 SUMMIT AVE	15C	N/A	1.242	Prior VLA	NJ Transit/Borough recycling yard
134	2	8 WATCHUNG AVE	1	N/A	3.432		In use as commercial business
134	29.01	RIVER	15C	N/A	1.140	Prior VLA	long thin lot along River
136	1	78 RIVER RD	15C	N/A	0.072	Prior VLA	Too small
137	5	14 BONNELL ST	15C	N/A	0.205	Prior VLA	St James conservation area
137	1	79 RIVER RD	15C	N/A	6.564	Prior VLA	St James conservation area
138	1	21 BONNELL ST	15C	N/A	1.713	Prior VLA	St James conservation area
139	1	21 ST JAMES ST	15C	N/A	2.265	Prior VLA	St James conservation area
140	1	21 PERRIN ST	15C	N/A	2.318	Prior VLA	St James conservation area
140	15	1 WATCHUNG AVE	15C	N/A	0.132	Prior VLA	Too small
140	13	7 WATCHUNG AVE	1	N/A	3.915	Prior VLA	Developed with recycling use
154	3.01	RAILROAD	15C	N/A	1.244		Irregular lot shape with building encroachments

Appendix C



KMA
KYLE+MCMANUS ASSOCIATES

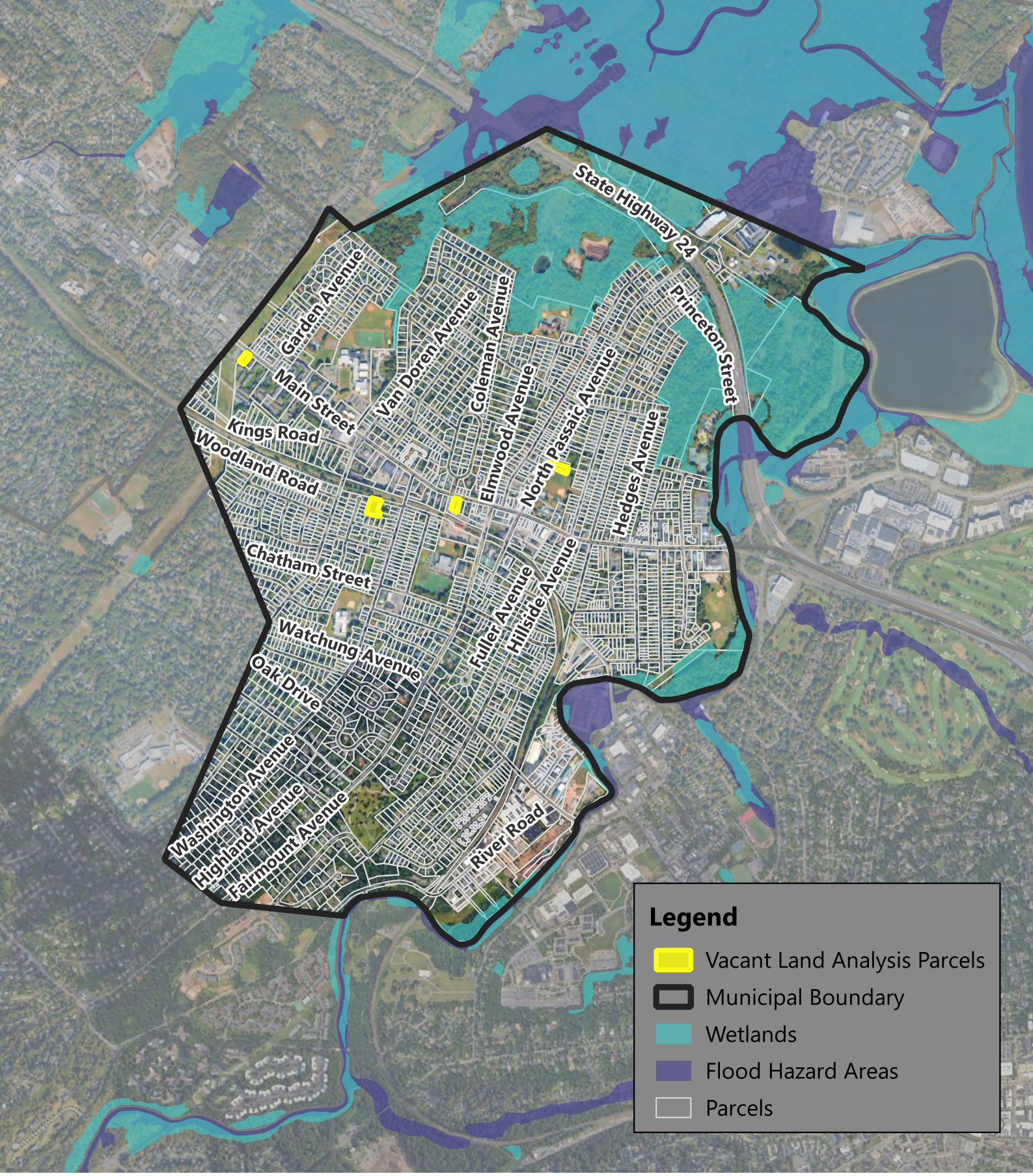
AFFORDABLE HOUSING SITES

FOURTH ROUND

BOROUGH OF CHATHAM | MORRIS COUNTY

0 0.25 0.5 mi

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP



KMA
KYLE+MCMANUS ASSOCIATES

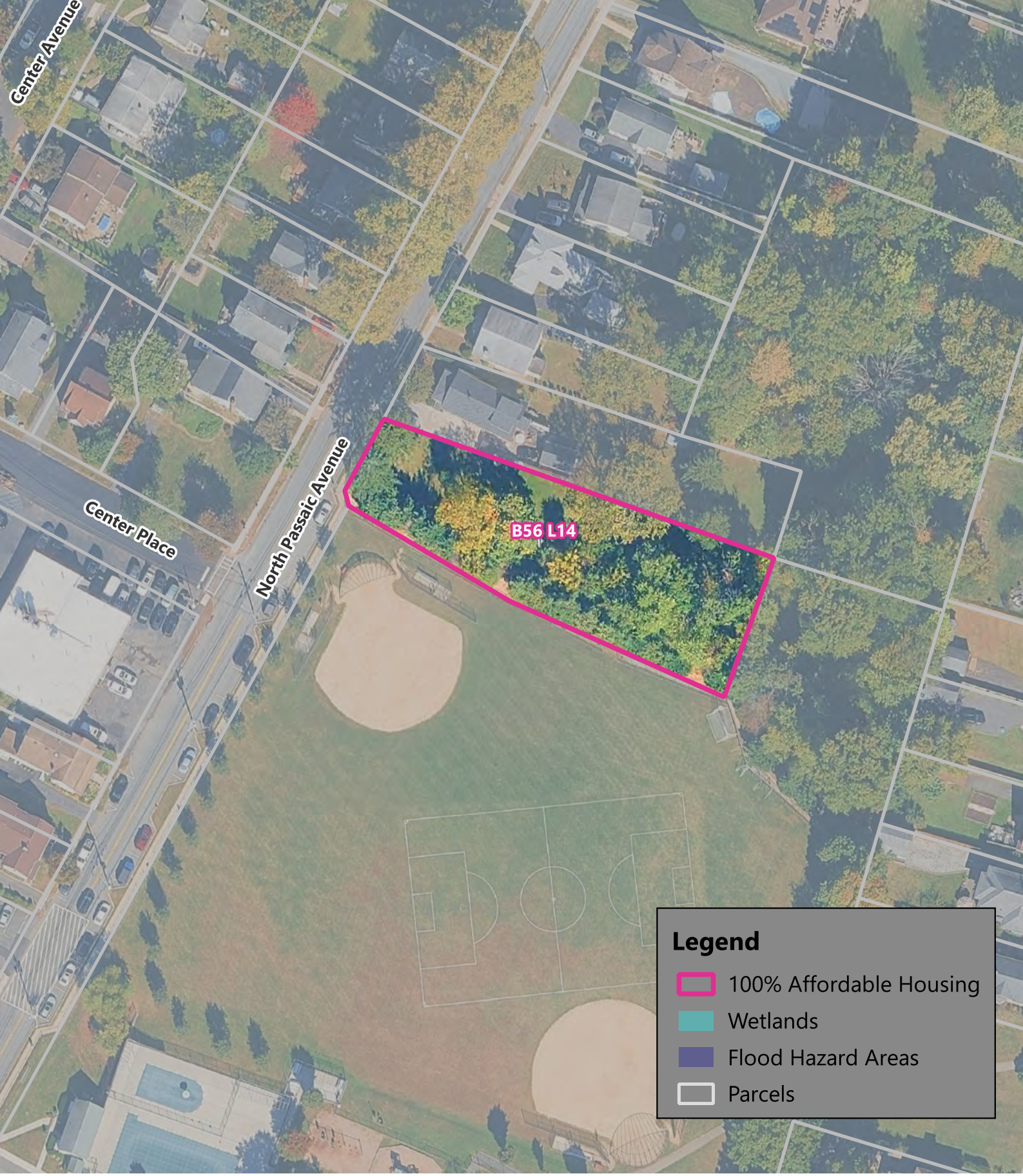
VACANT LAND ANALYSIS

AFFORDABLE HOUSING

BOROUGH OF CHATHAM | MORRIS COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

0 0.25 0.5 mi



KMA
KYLE+MCMANUS ASSOCIATES

MUNICIPALLY SUPPORTED 100% AFFORDABLE HOUSING

BLOCK 56, LOT 14

BOROUGH OF CHATHAM | MORRIS COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

0 75 150 ft

KMA
KYLE+MCMANUS ASSOCIATES

311 MAIN STREET

BLOCK 85 LOT 9

BOROUGH OF CHATHAM | MORRIS COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

0 50 100 ft

KMA
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589 MAIN STREET

BLOCK 29 LOT 2

BOROUGH OF CHATHAM | MORRIS COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

0 75 150 ft

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OVERLAY ZONE - B-AHO

BLOCK 49, LOTS 1, 2, 3;
BLOCK 129, LOTS 1, 3, 4

BOROUGH OF CHATHAM | MORRIS COUNTY

DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP

0 150 300 ft

Appendix D

AN ORDINANCE OF THE BOROUGH OF CHATHAM TO AMEND CHAPTER 165 "LAND DEVELOPMENT", TO ADD THE AH-1 AFFORDABLE HOUSING 1 ZONE.

BE IT ORDAINED by the Mayor and Council of the Borough of Chatham, in the County of Morris and State of New Jersey that Chapter 165 (Land Development) of the Code of the Borough of Chatham is hereby amended or supplemented as follows:

PURPOSE

The purpose of this Ordinance is to Amend *Chapter 165* of the *Land Development* to add a Section 165-? Affordable Housing-1 (AH-1).

Unless otherwise indicated these regulations and standards are the only standards that apply to this zoning district.:

SECTION 1

That Chapter 165, Land Development Regulations, Section 165-? (Affordable Housing-1 (AH-1) shall be added as follows:

165-? Affordable Housing-1 (AH-1)

a. Purpose: The AH-1 Zone is intended to provide for development of 100% affordable dwelling units. The AH-1 Zone shall provide for 4 non age-restricted rental units..

b. Location. The AH-1 Zone is applicable to a portion of Block 56, Lot 14 as generally depicted on the attached map.

c. Permitted uses. The following principal uses shall be permitted:

1. Multi-family rental housing.
2. Supportive and Special Needs housing.

d. Accessory Uses Permitted. The following accessory uses and structures shall be permitted provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear or side yard:

1. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.

2. Surface parking area and garages.

3. Active and passive recreational amenities.

e. Development Standards

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1. Minimum lot size: 0.29 acres

3. Maximum height: 2 ½ stories or 35 feet

4. Maximum building coverage: 40%

5. Maximum Lot Coverage: 80%

6. Minimum front yard setback: 25 feet

7. Minimum side yard setback: 6 feet

8. Minimum rear yard setback: 30feet

9. Lighting for parking areas and driveways shall not exceed twelve (12) feet in height.

10. All refuse and recycling storage shall be fully enclosed and screened within a masonry refuse enclosure that is a minimum of 6 feet in height on all sides and shall contain façade materials that are consistent with the materials used for the principal structure.

11. Compliance with Residential Site Improvement Standards (N.J.A.C. 5:21) is required.

12. Building Design.

    a. Buildings shall be required to incorporate high-quality architectural features that are characteristic of and complimentary to significant buildings reflecting the traditional architecture in the residential zoning districts. The applicant for any development shall demonstrate such design by providing examples of and comparisons with existing high-quality architecturally significant buildings.

    b. All HVAC and mechanical equipment shall be adequately screened from view from the public right-of-way or residential dwellings.

14. Affordable Housing.

    a. The AH-1 Zone shall provide four (4) rental units.. Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Borough's Affordable Housing Ordinance, the Borough's Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and applicable New Jersey Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.

    b. The rental affordable housing shall include standards for the split between very low, low and moderate income housing providing a minimum of thirteen percent (13%) of the affordable units within each bedroom distribution as very low-income units at

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thirty percent (30%) of the median income, thirty-seven percent (37%) of the affordable units within each bedroom distribution as low-income units, with the fifty percent (50%) balance of units within each bedroom distribution allowed to be moderate-income units. Said affordable housing will also comply, pricing and rent of units, affirmative marketing, at least 30-year minimum affordability controls set by deed restriction in accordance with UHAC and the Borough's Affordable Housing Ordinance, and the affordability controls shall remain unless and until the Borough, in its sole discretion, takes action to extend or release the unit from such controls. Construction phasing with any market rate units developed on the tract is required by N.J.A.C. 5:93-5.6(d).

c. The Borough designated Affordable Housing Administrative Agent, or a qualified Administrative Agent selected by the Developer, shall be responsible to affirmatively market, administer and certify the occupant of each on-site affordable unit, in accordance with the Borough's affirmative marketing plan and applicable law, including the posting of all affordable units on the online New Jersey Housing Resource Center website, with all administrative costs to be paid by the Developer.

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Proposed Zoning Standards
AFD-5 Affordable Housing District
589 Main Street

A. Principal uses.

1. Multifamily residential inclusionary units.
2. Supportive and Special Needs Housing.

B. Density: Not to exceed nine (9) family rental units provided two (2) units are set aside for low and moderate-income households in accordance with the Borough's Affordable Housing ordinance.

C. Building Coverage: Not to exceed 35 percent.

D. Impervious Coverage: Not to exceed 90 percent.

E. Gross Floor Area Ratio: 85 percent.

F. Minimum Setbacks

Any building face to front property line	10 feet
Any building face to street curb face or edge of pavement	20 feet
Any building face to any property side line	3 feet
Parking area or internal roadway to building face	2 feet
Any building face to any rear property line	8 feet

G. Building Height

No building shall be more than 3 stories, excluding basements used solely for parking, storage, utilities, landlord offices, common areas and related uses, or 42 feet.

H. Parking.

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AFD-6 INCLUSIONARY HOUSING DISTRICT

The AFD-6 Zone is to encourage the redevelopment of Block 85, Lot 9 also known as 311 Main Street for an inclusionary housing development. Any other sections of the Borough's Land Development Regulations which are in conflict with the standards set forth below shall not apply and are superseded by the requirements set forth herein.

§ 165-XX Permitted uses.

A. Principal uses.

(1) Multi-family housing
(2) Townhouses
(3) Stacked townhouses

B. Accessory uses and structures.

(1) Garages and off-street parking facilities.
(2) Common parking areas below a building
(3) Home offices
(4) Storage and maintenance buildings.
(5) Private recreation/amenity areas, including rooftop decks
(6) Electric vehicle charging stations
(7) Customary accessory structures approved as part of the site plan, including fences, walls, lampposts, trellises and the like.

§ 165-XX Density, bulk and building requirements.

A. Density shall not exceed nine (9) residential units provided fifteen percent (15%) of the units within any development shall be affordable. Where the number of affordable housing units required to be constructed yields a fraction, the number required shall be rounded down to the nearest whole number.

B. Bulk requirements.

(1) Building Coverage – 50%
(2) Impervious Coverage – 90%
(3) Principal Building Setbacks
(a) Front Yard (Main Street) – 8 feet
(b) Side Yard – 5 feet (one)
– 15 feet (both)
(c) Rear Yard – 7 feet

(4) Accessory Building Setbacks are to be the same as those for principal buildings.
(5) Parking Setbacks
(a) Front Yard (Main Street) – 8 feet
(b) Side Yard – 3 feet
(c) Rear Yard – 10 feet

(6) Building height - Three (3) stories or 42 feet maximum. This excludes basement areas which are more than 50 percent below the surface grade adjacent to them

C. Building design.

(1) Rooftop appurtenances including architectural features such as spires, cupolas, domes, and belfries, are permitted to exceed the listed maximum height, as long as they are uninhabited, their highest points are no more than 15 feet above the maximum overall height of the building, and as long as the total area enclosed by the outer edges of the appurtenances, measured at the maximum overall height of the building, does not exceed 15% of the total horizontal roof area of the building.

(2) Stairs and elevator penthouses that project above the maximum overall height of the building shall count toward the 15% allowance. Equipment screens which project above the maximum overall height of the building shall also count toward the above 15% allowance.

(3) Mechanical equipment shall be set back from all building facades by at least 5 feet and screened.

(4) Parapet walls are permitted up to five feet in height, as measured from the maximum height limit, or finished level of roof. A guardrail with a surface of at least 70% open or with opacity of not more than 30% (as viewed in elevation) shall be permitted above a parapet wall or within two feet of a parapet wall, provided that such guardrail is not more than four feet in height. Such restriction on guardrail height shall not apply when located beyond two feet from a parapet wall, in which case the guardrail shall be exempt from parapet height requirements.

D. Parking. Parking shall be as provided in the Residential Site Improvement Standards.

E. Electric Vehicle Supply Equipment is to be provided in accordance with C.40:55D-1 et seq.

F. Signs

One (1) monument sign shall be permitted in the AFD-X Zone.

(1) Size – 15 square feet (per side)

(2) Setback – One (1) foot from front property line; five (5) feet from a side property line.

(3) Height – The height of the sign shall not exceed six (6) feet as measured from the ground surface at the sign.

(4) Lighting – shall either be downward or halo lighting

Parking shall be provided in strict conformance with the Residential Site Improvement Standards, except that only one (1) parking space shall be required for each low- and moderate-income housing unit and visitor parking may take place on Borough parking lots located within 200 (two hundred) feet of the site.

I. Basements and attics.

No rooms intended for human habitation shall be located in a basement or attic, except for storage, utilities, landlord offices, common areas and related uses. However, all buildings should, where feasible, have basements and attics.

J. Common recreational areas may be located in the basement of a building.

AN ORDINANCE OF THE BOROUGH OF CHATHAM TO AMEND CHAPTER 165 "LAND DEVELOPMENT REGULATIONS", TO CREATE THE BUSINESS AFFORDABLE HOUSING OVERLAY DISTRICT – (B-AHO)

PURPOSE

The purpose of this Ordinance is to Amend *Chapter 165* of the *Land Development Regulations* to add Section 165- Business Affordable Housing Overlay District (B-AHO) as an additional overlay district.

In any instance in which these regulations and standards do not address a particular land development control, or when specific reference to the Land Development Ordinance is made, the standards of the Land Development Regulations shall apply:

SECTION 1

That Chapter 165, Development Regulations, Section 165- Business Affordable Housing Overlay District (B-AHO) shall be added as follows:

165-35 Business Affordable Housing Overlay District (B-AHO)

a. Purpose: The Borough adopts this ordinance to advance the following objectives:

1. To find ways for a developed community to balance "legitimate zoning and planning objectives" with the need and constitutional obligation to provide affordable housing.

2. To attempt to channel affordable housing in the areas of the Borough that are best suited to accommodate affordable housing.

3. To address its affordable housing unmet need obligation, the Borough shall implement a Business Affordable Housing Overlay Ordinance that creates an opportunity for housing in the Borough that is affordable to very low, low- and moderate-income households. This Ordinance establishes the Business Affordable Housing Overlay (B-AHO) Zone, and permits the creation of multi-family housing within the B-AHO provided that such housing complies with a required inclusionary set-aside requirement and with the requirements of this ordinance.

b. Location. The Business Affordable Housing Overlay District (B-AHO) is applicable to Blocks/Lots in the B-3 and B-5 Zoning District as follows:

Block	Lot(s)
49	1, 2, 3
129	1, 3, 4

c. Permitted uses. The following uses shall be permitted in the Business Affordable Housing Overlay District (B-AHO):

1. Inclusionary multi-family dwellings provided:
    i. The minimum affordable housing set-aside is met;
    ii. All affordable housing units produced comply with the Borough's Affordable Housing Ordinance.

d. Accessory Uses Permitted. The following accessory uses and structures shall be permitted in the B-AHO District provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear yard:

1. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.

2. Surface parking area and garages.

e. Development Standards

1. Maximum density: 23 du/acre

2. Minimum front yard setback: 30 feet

3. Maximum front yard setback: 50 feet

4. Minimum side yard setback: 10 feet

5. Minimum rear yard setback: 15 feet

6. Maximum height: 40 feet

7. Maximum stories: 3 stories

8. Maximum impervious coverage: 65%

9. Maximum building coverage: 30%

10. Minimum building setback from residential zone or use: 75 feet

11. Minimum buffer in accordance with Section 165-163D to residential zone or use: 50 feet

12. Minimum parking setback to residential zone or use: 50 feet

13. Building Design.

    i. The third story is setback a minimum of 10 feet from any façade facing a public right-of-way or is adjacent to a single-family residence of the building.

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ii. Rooftop appurtenances including architectural features such as spires, cupolas, domes, and belfries, are permitted to exceed the listed maximum height, as long as they are uninhabited, their highest points are no more than 15 feet above the maximum overall height of the building, and as long as the total area enclosed by the outer edges of the appurtenances, measured at the maximum overall height of the building, does not exceed 15 percent of the total horizontal roof area of the building.

iii. Stairs and elevator penthouses that project above the maximum overall height of the building shall count toward the 15 percent allowance. Equipment screens which project above the maximum overall height of the building shall also count toward the above 15 percent allowance.

iv. Mechanical equipment shall be set back from all building facades by at least 10 feet and screened.

v. Parapet walls are permitted up to five feet in height, as measured from the maximum height limit, or finished level of roof. A guardrail with a surface of at least 70 percent open or with opacity of not more than 30 percent (as viewed in elevation) shall be permitted above a parapet wall or within two feet of a parapet wall, provided that such guardrail is not more than four feet in height. Such restriction on guardrail height shall not apply when located beyond two feet from a parapet wall, in which case the guardrail shall be exempt from parapet height requirements.

13. Affordable Housing.

a. All developments with a residential component will deliver an on-site affordable housing set-aside of twenty percent (20%).

b. All affordable units created shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. ("UHAC"), including but not limited to the required bedroom and income distribution, with the sole exception that thirteen percent (13%) of the affordable units within each bedroom distribution shall be required to be restricted for very-low-income households earning thirty percent (30%) or less of the median income pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. ("FHA").

c. In the event the number of affordable housing units to be provided incudes a fraction, the number shall be rounded up if the fractional amount is 0.5 or greater and rounded down if the fractional amount is less than 0.5. The developer shall either provide the affordable unit or provide a payment in lieu of constructing affordable units for the fraction of a unit less than 0.5. The payment in lieu shall be based on the amounts established in Chapter 69-4(D) of the Borough's Code.

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d. At least fifty percent (50%) of the affordable units within each bedroom distribution shall be affordable to low-income households, inclusive of the at least thirteen percent (13%) of units affordable to very-low-income households.

e. The very-low-income affordable units shall be proportionately distributed within each bedroom distribution. In a family non-age-restricted development, at no time shall the number of one-bedroom very-low-income units exceed the number of three-bedroom very-low-income units.

f. Affordable units shall be integrated with the market-rate units, and the affordable units shall not be concentrated in separate building(s) or in separate area(s) or floor(s) from the market-rate units. In buildings with multiple dwelling units, this shall mean that the affordable units shall be generally distributed within each building with market-rate units. The affordable units shall also be of the same type as the market-rate units (e.g., if the market-rate units are non-age-restricted family units, the affordable units shall be non-age-restricted family units as well). The residents of the affordable units shall have full and equal access to all of the entryways, amenities, common areas, and recreation areas and facilities as the residents of the market-rate units.

g. Affordable units shall be subject to affordability controls as provided for by UHAC, with the sole exception that very low income shall be defined as at or below thirty percent (30%) of median income pursuant to the Fair Housing Act, and the affordability controls shall remain unless and until the municipality, in its sole discretion, takes action to extend or release the unit from such controls.

h. Construction of the affordable and market units shall be phased in compliance with N.J.A.C. 5:93-5.6(d).

i. Affordable units shall be affirmatively marketed in accordance with UHAC, the Borough's affirmative marketing plan, and applicable law. The affirmative marketing shall include posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.

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Appendix E

Appendix F

BOROUGH OF CHATHAM

AFFORDABLE HOUSING SPENDING PLAN: FOURTH ROUND

INTRODUCTION

On June 3, 1998, the Borough adopted a mandatory development fee ordinance. The development fee ordinance included the establishment of residential development fees in the amount of 1.5% of the equalized assessed value of residential development and nonresidential development fees in the amount of 2.5% of the equalized assessed value of nonresidential development. As of May 31, 2025, the balance of the Affordable Housing Trust Fund was $867,672.

All development fees, payments in lieu of constructing affordable units on site, "other" income, and interest generated by the fees are deposited in one (1) separate interest-bearing account dedicated toward the creation of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16, as described in the sections that follow.

This spending plan is submitted to the Superior Court of New Jersey for approval to expend Affordable Housing Trust Fund monies that will contribute to the rehabilitation program and 100% affordable housing projects. In addition, the Borough will expend funds on affordability assistance (including infrastructure grants), including expenditures to create very-low income units or to render existing units more affordable, and toward administrative expenses.

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REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of Fourth Round Judgment of Repose, Chatham considered the following:

(a) Development fees: $400,000

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL): $63,000

Actual and committed payments in lieu of construction from developers. The Borough does not anticipate receiving payment-in-lieu of construction through the Third Round.

(c) Other funding sources: $0

The Borough does not anticipate future funds from this category at this time. Funds from other sources, include, but are not limited to the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units. All monies in the Affordable Housing Trust fund are anticipated to come from development fees and interest.

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(d) Projected interest: $ 40,000

The development fees are deposited into a mixed Trust account and therefore no interest is allocated to the Affordable Housing Trust Fund.

Table SP-1 indicates the anticipated revenue to be generated from development impact fees and interest. Chatham Borough projects a Total of $503,000 to be collected between June 2025 and June 30, 2035, including interest, to be used for affordable housing purposes. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

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ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Chatham Borough:

a) Collection of development fee revenues:

All collection of development fee revenues will be consistent with local regulations which follow COAH administrative models for both residential and non-residential developments and in accordance with N.J.S.A. 40:55D-8.1 through 8.7.

(b) Distribution of development fee revenues:

The governing body may hear and decide upon a request for development fee revenues for the purpose of creating affordable housing. The governing body reviews the request for consistency with the Spending Plan and adopts the recommendation by resolution.

The release of funds requires the adoption of the governing body resolution. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(c) Rehabilitation: $80,000

Chatham Borough has an 8-unit rehabilitation obligation and intends to satisfy that obligation through participation in the Morris County Rehabilitation Program. The Borough will devote the funds for rehabilitation assistance to the upgrade of a substandard unit for income-eligible homeowners qualified through the county program in accordance with N.J.A.C. 5:93-5.2. The expenditure of funds on the

Borough's rehabilitation program will be a priority over the remaining expenditures set forth in this Spending Plan.

(d) Affordability Assistance (N.J.A.C. 5:93-8.16(c))

Chatham Borough is required to spend a minimum of 30 percent of development fee revenue to render affordable units more affordable and at least one-third of that amount must be dedicated to very low-income households or to create very low-income units (i.e. households with incomes less than 30 percent of the regional median income). The actual affordability assistance minimums should be calculated based on actual revenues.

Projected Minimum Affordability Assistance Requirement		
Actual Development Fees Collected through 5/31/25		$1,187,501
Actual Interest earned through 5/31/25	+	$150,472
Development Fees Projected 2025-2035	+	$400,000
Interest Projected 2025-2035	+	$40,000
Less Housing Activity Expenditures per N.J.A.C. 5:93-8.16(c) including new construction and rehabilitation	-	$350,000
Total	=	$1,427,973
30 Percent Requirement	x 0.30 =	$428,391
Less Affordability Assistance Expenditures through 5/31/25	-	0
Projected Minimum Affordability Assistance Requirement	=	$428,391
Projected Minimum Very Low-Income Requirement	÷ 3 =	$142,797

Based on fees and interest for projected revenues, Chatham Borough will dedicate at least $428,391 from the affordable housing trust fund to render units more affordable, including $142,797 to render units more affordable to households with income at 30 percent or less of median income by region. This program will be

subordinate to the Borough's Rehabilitation Program until such time as affordable units are created within the Borough, thus necessitating the affordability assistance program. Please refer to the affordability assistance program manual provided as an appendix to the Spending Plan for details of how the affordability assistance funds are anticipated to be used. It may use a variety of vehicles to do this including, but not limited to the following:

- Emergency Repair Program;
- Down-payment assistance;
- Rental assistance;
- Security deposit assistance;
- Moving expenses;
- Low interest loans;
- Assistance with homeowners' association or condominium fees and special assessments; and/or
- Converting low-income units to very-low-income units or creating new very-low income units, etc.

The Borough will work with its affordable housing providers and administrator to expand outreach to ensure the existing and new households of very-low-, low- and moderate-income programs can take advantage of affordability assistance programs. Additionally, the Borough will work with affordable housing providers to convert low income units to very low-income units.

(e) Administrative Expenses (N.J.A.C. 5:93-8.16(e))

Chatham Borough may use Affordable Housing Trust Fund revenue for related administrative costs up to a 20 percent limitation pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis based on actual revenues.

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Projected Administrative Expenses		
Actual Development Fees Collected through 5/31/25		$1,187,501
Actual Interest Earned through 5/31/25		$150,472
Payments-in-lieu of construction or other deposits through 5/31/25		0
Development Fees Projected 2025-2035	+	$400,000
Interest Projected 2021-2025	+	$40,000
Payments-in-lieu of construction or other deposits Projected 2025-2035	+	$63,000
Total	=	$1,840,973
20 Percent Maximum Permitted Administrative Expenses	x 0.20 =	$368,194
Less Administrative Expenditures through 5/31/25	-	$120,301
Projected Allowed Administrative Expenditures	=	$247,893

Chatham Borough projects that $247,893 may be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- Borough Attorney, Engineer, and Planner fees related to plan preparation and implementation, and to obtaining Judgment of Compliance and Repose;
- Administration fees related to rehabilitation, extension of expiring controls, affordability assistance programs, and municipally-sponsored construction programs;
- Affirmative Marketing;
- Income qualification of households; and
- Administration of Borough's Affordable Housing Units.

EXPENDITURE SCHEDULE

Chatham Borough intends to use Affordable Housing Trust Fund revenues for its rehabilitation program, affordability assistance including the creation of very-low income units and making existing units more affordable, and administrations expenses. Additionally, this expenditure schedule meets the requirement that trust fund revenues are expended within four years of their collection.

Projected Expenditure Schedule 2025 Through 2035

Program	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation	-	$10k	$10k	$10k	$10k	$10k	$10k	$10k	$10k	-	-	$80k
Affordability Assistance	$21.4k	$42.8k	$42.8k	$42.8k	$42.8k	$42.8k	$42.8k	$42.8k	$42.8k	$42.8k	$21.4k	$428k
Administration	$30k	$30k	$5.7k	$5.7k	$5.7k	$5.7k	$5.7k	$5.7k	$5.7k	$30k	$20k	$150k
100% Infill Projects	$237.3	$237.3	$237.3	-	-	-	-	-	-	-	-	$712k
TOTAL	$288.7k	$320.1k	$295.8k	$58.5k	$58.5k	$58.5k	$58.5k	$58.5k	$58.5k	$72.8k	$41.4k	$1.3M

EXCESS OR SHORTFALL OF FUNDS

In the event that a shortfall of anticipated revenues occurs, Chatham will fund the shortfall through bonding or other funding mechanisms to satisfy the gap in funding. In the event that funds exceed projected expenditures, the Borough will devote any excess funds on additional affordability assistance above the 30 percent minimum requirement. Alternatively, the Borough reserves the opportunity to amend its Housing Element and Fair Share Plan, as well as this Spending Plan, to create additional affordable housing opportunities.

SUMMARY

The Borough of Chatham intends to spend Affordable Housing Trust Fund revenues pursuant to the extant regulations governing such funds and consistent with the housing programs outlined in the 2025 Fourth Round Housing Plan Element and Fair Share Plan. Chatham anticipates $503,000 in revenues before the expiration of a Fourth Round Judgment of Repose. The Borough estimates that approximately $428,391 of Trust Funds will be spent to create very low-income units, and to make units more affordable. In addition, the Borough will dedicate $712,281 funds towards 100% affordable projects.

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Spending Plan Summary		
Revenues		
Balance as of May 31, 2025		$867,672
Projected Revenue from 2025 through 2035		$503,000
1. Development Fees	+	$400,000
2. Payments-In-Lieu of Construction	+	$63,000
3. Other Funds	+	$0.00
Interest	+	$40,000
Total Projected Balance	=	$1,370,672
Expenditures		
Funds Used for Rehabilitation	-	$80,000
Affordability Assistance	-	$428,391
New Construction	-	$712,281
Administration	-	$150,000
Total Projected Expenditures	=	$1,370,672
Remaining Balance	=	$0.00

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