

BOROUGH OF CHATHAM

RIVER ROAD GATEWAY I & II REDEVELOPMENT PLAN

OVERVIEW PRESENTATION & PUBLIC MEETING
APRIL 14TH, 2026



REDEVELOPMENT PLAN OBJECTIVES

1. **Implement Zoning for realistic opportunity to create affordable units**
2. **State Legislators (DCA) mandated these affordable housing req.**
 - a. Municipalities are trying to limit the impact of these requirements
 - b. Doing nothing has significant negative implications
 - a. Builders Remedy Lawsuits
 - b. High Density Development
 - c. No Public Improvements / Amenities
3. **DCA does not care about.....**
 - a. Traffic;
 - b. School capacity; or
 - c. Community / Negative impacts
4. **Limit the total number of units within the area**
 - a. Redevelopment creates zoning that will lower the number of units based on financial feasibility



REDEVELOPMENT PLAN OBJECTIVES

5. Area is designated without condemnation

- a. No one is required to sell property
- b. Development of the entire area is highly unlikely
- c. More likely redevelopment happens in limited properties with other properties either remaining or making improvements to existing structures.
- d. Redevelopment takes years (if not decades)

6. The concept plan in the document is just a concept

- a. The open space is not a requirement
- b. The location, size and inclusion is not a requirement



EXISTING ZONING

Gateway Overlay I - Existing Zoning:

- a. +/- 23.6 acres
- b. 35 units per acre (as of right)
- c. 4 story buildings (as of right)
- d. Allows 100% residential
- e. Does not require public improvements

+/- 11.0 developable acres

Gateway Overlay II - Existing Zoning:

- a. +/- 10.7 acres
- b. 18 units per acre (as of right)
- c. 4 story buildings (as of right)
- d. Allows 100% residential
- e. Does not require public improvements

+/-3.4 developable acres



PUBLIC INPUT PROCESS

March 2024: Mayor and Council Presentation

- a. Affordable Housing Overview
- b. Settlement Agreement Overview
- c. Red. / Rehab. Designation Overview

Public Survey (May-July 2024)

- a. 17 questions
- b. +660 responses
 - a. Background Information
 - b. Open Space / Amenities
 - c. Redevelopment
 - d. Open ended / visual preference

Public Workshop (June 2024)

- a. 22 individuals / 3 breakout groups
- b. Questions related to
 - a. Traffic & Safety / Open Space / Quality of Life / Priorities

PRIORITIES
LIST YOUR PRIORITIES FOR THE GATEWAY 1 AREA? FOR EXAMPLE:
- FINEST NUMBER OF UNITS PERMITTED UNDER THE SETTLEMENT AGREEMENT
- REGIONAL PUBLIC PARK / TOWN SQUARE OPEN SPACE - PLAZA
- TRAFFIC IMPROVEMENTS TO THE LARGER AREA
- STREETSCAPE IMPROVEMENTS ON RIVER ROAD AND WATCHUNG AVENUE
- MIXED USE WITH RETAIL ON THE GROUND FLOOR
- SUSTAINABILITY / FLOODING / TAX IMPLICATIONS ETC....

TRAFFIC & SAFETY
WHERE ARE THE TRAFFIC / PEDESTRIAN ISSUES AND HOW CAN THEY BE MITIGATED?
FOR EXAMPLE:
- WOULD ACCESS FROM BONNELL, JAMES OR FERRIN STREET TO WATCHUNG AVENUE HELP
- MITIGATE TRAFFIC IN THE AREA?
- SHOULD ADDITIONAL TURN LANES BE ADDED TO EXISTING INTERSECTIONS? (WHERE)
- WHAT OTHER IMPROVEMENTS SHOULD BE CONSIDERED?

OPEN SPACE
SHOULD THE BOROUGH CONSIDER ACQUISITION OF OPEN SPACE AND/OR A REQUIREMENT TO CONSTRUCT OPEN SPACE IF THERE IS A REDEVELOPMENT PLAN?
IF SO, WHERE AND WHAT TYPE? (FOR EXAMPLE):
- REGIONAL PARK ALONG THE RIVER (ACTIVE OR PASSIVE)
- SMALL PUBLIC PARK ON RIVER ROAD (TOWN SQUARE TYPE)
- PLAZA ON RIVER ROAD (OUTDOOR DINING)
- OTHERS

QUALITY OF LIFE
WHAT OTHER ITEMS / ISSUES SHOULD BE CONSIDERED AS PART OF THIS PROCESS?
FOR EXAMPLE:
- COST OF ACQUISITION VERSUS TAX IMPLICATIONS
- SCHOOL AGE CHILDREN
- TRAFFIC ETC....

WATCHUNG AVENUE & RIVER ROAD

As part of the Borough's Settlement Agreement with Fair Share Housing the Borough was required to zone the Gateway 1 Area in order to meet its affordable housing obligation. According to the Settlement Agreement, this zoning includes approximately 20.2 acres and permits 35 residential units per acre within a 4 story building.

Because this zoning was part of our affordable housing settlement agreement, the Borough does not have the ability to prevent development from occurring. However, the Borough may be able to shape what is developed and require mitigation for impacts through a redevelopment plan.

BOROUGH OF CHATHAM PUBLIC VISIONING WORKSHOP
JUNE 2024

OVERLAY / REDEVELOPMENT PLAN COMPARISON

| <u>Standard</u> | <u>Overlay</u> | <u>Redevelopment Plan</u> |
|---|---|--|
| 1. Affordable Housing - <i>Incentives</i> | 15% - 20% - | 20% (up to 25% with M&C approval) +2 units per acre for +1% set aside |
| 2. Density (Gateway I) - <i>Incentives</i> | 35 du/ac - | 35 du/ac 54 units maximum (with M&C approval) |
| 3. Height - <i>Incentives</i> | 3 st / 35 ft 4 st / 48 ft | 4 st / 54 ft 5 st / 67 ft (with M&C approval) |
| 4. Max. Impervious Coverage | 85% | 85% |
| 5. Max. Building Coverage | - | 75% |
| 6. Setbacks - Front Yard (min. / max) - Side Yard - Rear Yard | 10 ft / 20 ft 10 ft (25 ft Res) 15 ft | 20 ft 10 ft 15 ft |
| 7. Design Standards | - | Yes |
| 8. Open Space Incentives - <i>Incentive</i> | - | Yes Up to + 18 units per ac for \$25K per unit |
| 9. Traffic Study / Impact Analysis | - | Yes |

DENSITY BONUS STANDARDS

Requires Mayor and Council Approval

Not guaranteed and likely not provided for smaller projects

1. Increased Affordable Set-aside over 20%

- 2 additional units per acre for every additional percent of affordable housing over 20%

2. Open Space

- Dedication of 0.75 acres for public open space; and/or
- \$25,000 per additional market rate units over the permitted base density



DESIGN STANDARDS

- 1. Mixed Uses are permitted**
- 2. Multi-family is a conditional use**
 - Requires ground floor commercial / retail uses
- 3. Design Standards**
 - Signage Standards
 - Streetscape Standards
 - Sidewalks, street lighting, street furniture
- 4. Screening Standards**
- 5. Environmental Standards**
 - NJDEP requirements for stormwater management
 - Green / Sustainable standards
- 6. Architectural Standards**
 - Design / materials / character / elements
 - Approval by M&C prior to a Planning Board application
- 7. Traffic & Circulation**
 - Required traffic study



NEXT STEPS – TENTATIVE SCHEDULE - MOVING FORWARD

1. Initial Draft (for Public Review)

March 31st

2. Public Meeting / Comments

April 14th

3. Revisions to the Redevelopment Plan

April / May

4. Final Draft (for Public Review)

May

5. Adoption Process

- Mayor & Council First Reading

May

- Planning Board Presentation

June

- Mayor & Council Second Reading

June





PUBLIC COMMENTS

Public comments:

Shandra Thomas: support inclusion of public paths along the waterfront. Want pathway as a requirement of the redevelopment plan.

Heidi Hanson: What is the height of the fire department current. Can the existing equipment reach that height. Are there requirements for number of bedrooms.

Bob Weber: concerns of over development, impact of school district, go for what is required by the settlement agreement. Do not go beyond the incentives. Not interested in a PILOT. Summit side looking across river are littered with debris. Nothing about environmental clean up in the redevelopment plan. (need to reference maintenance

Joanne: PILOT question

Ainsley: Two strictly affordable housing units..... aviary located at the end of St James Street. Want to maintain that area.

Kate: Opposed to rolling the dice. Current zoning is inadequate. Proposed zoning provides assurances. Convinced current zoning would not provide design standards / details. How did you determine the incentives (affordable

Karen: want more details on the historic nature . In favor of requiring public open space. Concerned about the space for street trees.

Joe Barret: why did the third round 15 units not be sufficient for the fourth round. Kendra answered.

April Kabash: concerns about the traffic. Concerns about pollinators and bees.

Sharon Gil: Concerns about four versus five stories. Traffic concerns....

REDEVELOPMENT PLAN OVERVIEW

- 1. Redevelopment Plan represents new zoning**
 - Supersedes the underlying zoning (existing overlay zoning)
- 2. Intended to assist in meeting affordable housing obligations**
 - Requires 75 affordable units
- 3. Provides greater control to the Borough with Public Improvements**
 - Heightened Design Standards
 - Mixture of Uses
 - Public Improvements
 - Open space / Streetscape / Traffic / Financial
- 4. Includes separate Bulk Standards for Gateway Overlay I & II**
- 5. Required to be consistent with the Borough's Master Plan**
- 6. Includes legal requirements within the plan**
 - Sections 1, 2, 7 & 8

