Borough of Chatham
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RESOLUTION #26-141

RESOLUTION OF THE COUNCIL OF THE BOROUGH OF CHATHAM ADOPTING AN "AFFIRMATIVE MARKETING PLAN" FOR THE BOROUGH OF CHATHAM

WHEREAS, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26.1 *et seq.*), the Borough of Chatham is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 2, the Housing Region encompassing the *Borough of Chatham*.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the Borough of Chatham, County of Morris, State of New Jersey, does hereby adopt the attached Affirmative Marketing Plan:

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

Name	Motion	Second	Yes	No	Abstain	Absent
Hargrove			X			
Gilmore			X			
Hay			X			
Koronkiewicz		X	X			
Mathiasen	X		X			
Strickland					X	

Adopted: March 9, 2026
Attest:

Vanessa L. Nienhouse, RMC, CMC
Borough Clerk

BOROUGH OF CHATHAM

Carolyn Dempsey
Mayor

CERTIFICATION

I, Vanessa L. Nienhouse, Borough Clerk for the Borough of Chatham, County of Morris, State of New Jersey, do hereby certify this is a true and correct copy of the resolution adopted by the Borough Council at its Regular Meeting held on March 9, 2026.

Vanessa L. Nienhouse, Borough Clerk

AFFIRMATIVE FAIR HOUSING MARKETING PLAN
For Affordable Housing in the BOROUGH OF CHATHAM
(REGION 2)

I. APPLICANT AND PROJECT INFORMATION
(Complete Section I individually for all developments or programs within the municipality.)

Administrative Agent Name, Address, Phone Number Frank Piazza Piazza & Associates, Inc. 201 Rockingham Row Princeton, NJ 08540 609-786-1100, EXT. 301	Development or Program Name, Address	
Number of: Affordable Units Total	Affordable Rental Units	Affordable For-Sale Units
Affordable Age Restricted Units		
Affordable Non-Age Restricted Units		
Affordable Supportive Housing Units		
Price or Rental Range From: To:	Approximate Starting Dates Advertising:	Occupancy:
Counties Essex, **Morris**, Union, Warren	Preferences, if any: **VETERANS' PREFERENCE: Where the municipality has entered into an agreement with a developer, a preference may be given to veterans who served, pursuant to N.J.S.A. 52:27D-311.j, for up to 50% of the restricted units.** **REGIONAL PREFERENCE: There will be a preference for applicants who live and/or work in Housing Region 2 (Essex, Morris, Union, Warren Counties).** **STATE PREFERENCE: Subordinate to regional preference, there shall be a preference for households that live and/or work in New Jersey.**	
Accessibility Features, if any:		
Managing/Sales Agent's Name, Address, Phone Number		
Application Fees (if any): No fees will be charged for the affordable housing application.		

Attach a copy of the pricing calculator and a spreadsheet with information about all units, including number of bedrooms, income level, accessibility features, and square footage to this plan.

Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.

II. RANDOM SELECTION

Describe the random selection process that will be used once applications are received.

RENTAL PROCESS

A. An initial deadline date, no less than 45 days after the start of the marketing process, will be