BOROUGH OF CHATHAM
MORRIS COUNTY
ORDINANCE #26-03

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF CHATHAM BY AMENDING THE RESTATED POST OFFICE PLAZA REDEVELOPMENT ORDINANCE AND PLAN, AMENDING THE REQUIREMENTS FOR ACCESSORY USES

WHEREAS, upon the recommendation of the Borough's planning, land use and legal professionals, the Borough Council has determined to update regulations and standards governing the development on Block 121, Part of Lot 10 and Block 121, Lot 17 on the tax map of the Borough of Chatham, commonly known as "Post Office Plaza," in order to promote the Borough's compliance with its ongoing affordable housing regulations.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Chatham, in the County of Morris, that it does hereby supplement and amend the Restated Post Office Plaza Redevelopment Plan of the Borough of Chatham as follows:

Section 1:
Section 5.2.2 of the Restated Post Office Plaza Redevelopment Plan of the Borough of Chatham shall be amended to add the following permitted accessory use as follows (addition by underline):

Permitted accessory uses, as follows:

6. Loading for uses permitted in the B-4 AH zoning district located on the adjacent Block 121, Lots 12 and 13.

Section 2:
All other provisions of the Restated Post Office Plaza Redevelopment Plan of the Borough of Chatham shall remain unchanged.

Section 3:
If required by the New Jersey Municipal Land Use Law, N.J.S.A. 40A:55-1 et seq., after introduction of this Ordinance, it shall be referred to the Chatham Borough Planning Board for the review required by law prior to the hearing on adoption of this Ordinance.

Section 4:
Repeal of Inconsistent Provisions. All ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

Section 5:
Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall

remain in effect; it being the legislative intent this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6:
Codification. This Ordinance shall be a part of the Code of the Borough of Chatham as though codified and fully set forth therein. The Borough Clerk shall have this ordinance codified and incorporated in the official copies of the Code. The Borough Clerk and the Borough Attorney are authorized and directed to change any Chapter, Article and/or Section number of the Code of the Borough of Chatham in the event that the codification of this Ordinance reveals that there is a conflict between the numbers and the existing Code, and in order to avoid confusion and possible accidental repealers of existing provisions not intended to be repealed.

Section 7:
This Ordinance shall take effect upon passage, adoption, and publication in the manner prescribed by law. It shall further be filed with the Morris County Planning Board.

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

Introduced: February 23, 2026
Passed and Approved: March 9, 2026
Attest:

BOROUGH OF CHATHAM

Vanessa L. Nienhouse, RMC, CMC
Borough Clerk

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 an Ordinance that was read on second reading by the Borough Council at its Regular Meeting held on March 9, 2026.

Vanessa L. Nienhouse, Borough Clerk