

Restated Post Office Plaza Redevelopment Plan Block 121, Part of Lot 10 and Block 121, Lot 17

**Chatham Borough
Morris County, New Jersey**

Prepared:
September 8, 2022

Prepared for:
Chatham Borough

Prepared by:



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Adopted by the Chatham Borough Council on _____, 2022.

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

Restated Post Office Plaza Redevelopment Plan
Block 121, Part of Lot 10 and Block 121, Lot 17
Chatham Borough, Morris County, New Jersey
September 8, 2022

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1.0 — Introduction

On September 25, 2017, the Chatham Borough Council adopted Resolution No. 17-288, which authorized the Chatham Borough Planning Board to undertake a preliminary investigation to determine whether certain properties in the Borough may be designated as an area in need of redevelopment in accordance with applicable New Jersey Law. Among the properties authorized for investigation were Block 121, Lots 10 and 17.

As authorized by Resolution No. 17-288, The Chatham Borough Planning Board subsequently undertook a preliminary investigation and, on January 17, 2018, held a duly noticed public hearing on the matter. At said public hearing, the Chatham Borough Planning Board recommended to the Mayor and Borough Council that several of the investigated properties be designated as an area in need of redevelopment. Block 121, Lots 10 and 17 were among the properties recommended for designation as an area in need of redevelopment.

Thereafter, on February 12, 2018, the Chatham Borough Council adopted Resolution No. 18-102, which formally designated an area in need of redevelopment in accordance with the recommendations of the Chatham Borough Planning Board. Block 121, Lots 10 and 17 were among the properties designated as an area in need of redevelopment with the adoption of Resolution No. 18-102.

The Borough has prepared this Redevelopment Plan in accordance with the requirements of the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.) to codify the goals, objectives, and specific land use and development standards for the redevelopment of: the portion of Block 121, Lot 10 that exists to the south of adjacent Block 121, Lot 11; and the entirety of Block 121, Lot 17.

As related to the above-described portion of Block 121, Lot 10 and Block 121, Lot 17, this Redevelopment Plan supersedes the Redevelopment Plan that was previously adopted for Block 121, Lots 10 and 17, as well as adjacent and nearby properties on Block 121 and 122, via Ordinance No. 19-10.

1.1 — General Purpose

The general purpose of this redevelopment plan is to facilitate the development of a 100-percent income-restricted housing development on the above-described portion of Block 121, Lot 10 and Block 121, Lot 17.

2.0 — Statutory Requirements

This Redevelopment Plan is written pursuant to Section 7 of the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7a, which provides that “no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinances of the municipal governing body.”

Pursuant to the requirements of the Local Redevelopment and Housing Law, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Plan Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements;
2. Proposed land uses and building requirements in the Redevelopment Plan Area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Redevelopment Plan Area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the Redevelopment Plan Area that the municipality envisions acquiring, in accordance with the Redevelopment Plan; and,
5. Any significant relationship of the Redevelopment Plan to: (a) the Master Plans of contiguous municipalities; (b) the Master Plan of the county in which the municipality is located; and (c) the State Development and Redevelopment Plan (SDRP), adopted pursuant to the “State Planning Act,” P.L. 1985, c. 398 (C.52:18A-196 et al.).

As evidenced by the following sections of the plan, this Redevelopment Plan meets these statutory requirements.

3.0 — Redevelopment Plan Area Description

This Redevelopment Plan has been prepared for: the portion of Block 121, Lot 10 that exists to the south of adjacent Block 121, Lot 11; and the entirety of Block 121, Lot 17. The area in question fronts on Bowers Lane in the central portion of the Borough and is located within close proximity of the Chatham Train Station. The area in question has a total area of approximately 0.75 acres and is hereinafter referred to as the “Redevelopment Plan Area.”

Map 1 shows the location of the Redevelopment Plan Area within the Borough. Map 2 provides aerial mapping of the Redevelopment Plan Area.

3.1 — Existing Land Use

The Redevelopment Plan Area is currently comprised of: a municipal parking lot on Block 121, Lot 10; and vacant land on Block 121, Lot 17.

3.1.1 — Assessed Land Use

The New Jersey Property Tax System, known as MOD-IV, provides for the uniform preparation, maintenance, presentation, and storage of statewide property tax information. MOD-IV is the mechanism to maintain and update all property tax assessment records and produce all statutorily required tax lists.

The current MOD-IV land use classification of both properties in the Redevelopment Plan Area is Class 15C (Public Property).

3.1.2 — Land Use/Land Cover Data

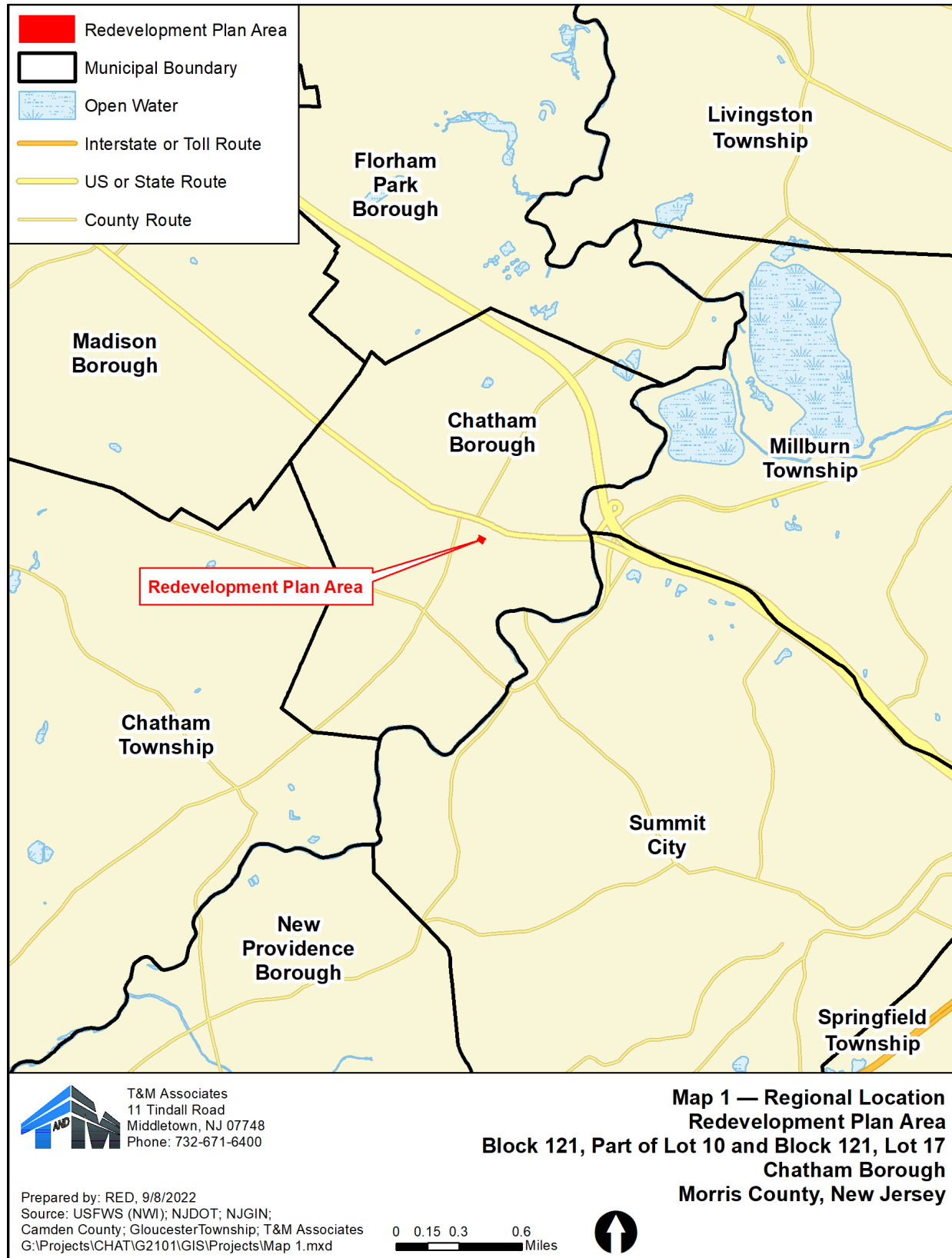
According to the New Jersey Department of Environmental Protection’s land use/land cover (LULC) data, which was last updated in 2015, the land use of the Redevelopment Plan Area is categorized as “commercial/services.”

Land in the immediate vicinity of the Redevelopment Plan Area is classified as: “commercial/services” to the north and west; “residential, single unit, medium density” to the east; and “railroads” to the south.

Map 3 depicts existing land use of the Redevelopment Plan Area and vicinity thereof.

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Map 1: Regional Location



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Map 2: Aerial View



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 11 Tindall Road
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 Phone: 732-671-6400

Prepared by: RED, 9/8/2022
 Source: ESRI; NJDEP; Morris County GIS
 Camden County; Gloucester Township; T&M Associates
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 Feet



Map 2 — Aerial Location
Redevelopment Plan Area
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Map 3: 2015 Land Use/Land Cover (New Jersey Department of Environmental Protection)



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 11 Tindall Road
 Middletown, NJ 07748
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Prepared by: RED, 9/8/2022
 Source: ESRI; NJDEP; Morris County GIS
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 Feet



Map 3 — 2015 Land Use/Land Cover
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3.2 — Environmental Constraints

The latest digital geographic data of the New Jersey Department of Environmental Protection indicates that there are no mapped wetlands, flood hazard areas or known contaminated sites within the Redevelopment Plan Area.

3.3 — Existing Zoning

Existing zoning is discussed in the following subsections.

3.3.1 — Post Office Plaza Redevelopment Plan

As of the preparation of this Redevelopment Plan, the Redevelopment Plan Area was subject to the “Post Office Plaza Redevelopment Plan,” which was adopted on April 22, 2019 via Ordinance No. 19-10. However, this Redevelopment Plan (i.e., the “Restated Post Office Plaza Redevelopment Plan”) shall supersede the Post Office Plaza Redevelopment Plan as related to the Redevelopment Plan Area defined herein (i.e., the approximately 0.75-acre area consisting of a portion of Block 121, Lot 10 and the entirety of Block 121, Lot 17).

3.3.2 — Prior B-4 (Community Business) Zone District

Prior to the adoption of the Post Office Plaza Redevelopment Plan in 2019, the Redevelopment Plan Area was located in the B-4 (Community Business) Zone District. Said zone district is intended to promote pedestrian-oriented shopping in a downtown environment by providing for: retail trade and personal services on the ground floor; and related professional offices and business service uses on upper floors.

The maximum permitted lot coverage of the B-4 (Community Business) Zone District is 90 percent, and the maximum permitted building height is 40 feet and three stories. In addition, a minimum yard buffer of 15 feet is required. There are no minimum requirements for lot area, side yard, or front yards. There are no limitations on floor area ratio, building coverage, or building square footage.

Complete details of the B-4 (Community Business) Zone District are provided in Section 165-19 of the Code of Chatham Borough. Please note, however, that Section 5.1 of this Redevelopment Plan stipulates that the provisions of this Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area.

4.0 — Goals and Objectives

The goals and objectives of Redevelopment Plan Area are as follows:

1. Promote the upgrading of the Redevelopment Plan Area;
2. Expand the regional supply of high-quality, income-restricted housing;
3. Increase the supply of housing within walking distance of the Chatham Train Station;
4. Promote reduced auto dependency, and the improved traffic conditions and environmental benefits associated therewith;
5. Promote energy conservation and sustainable design; and,
6. Support the implementation of the Borough's Housing Element and Fair Share Plan.

5.0 — Redevelopment Standards

5.1 — Relationship to Municipal Land Development Regulations

The standards contained in this chapter of the Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area.

In addition to the above, a new zone, entitled “Restated Post Office Plaza Redevelopment Plan Area,” shall be established on the Official Zoning Map of Chatham Borough and the provisions of this Redevelopment Plan shall apply.

5.2 — Permitted Uses

Principal permitted uses as well as accessory and prohibited uses are described in the following subsections.

5.2.1 — Principal Permitted Uses

The following use is permitted as a principal use:

1. Multifamily Housing Development.

5.2.2 — Permitted Accessory Uses

The following uses are permitted as accessory uses:

1. Private community spaces for the use and enjoyment of residents and their guests;
2. Refuse and recycling areas;
3. Onsite surface parking;
4. Outdoor recreation areas (e.g., tot lots and playground, gazebos, picnic areas); and,
5. Other uses normally subordinate and incidental to a principal permitted use.

5.2.3 — Prohibited Uses

Uses not specifically identified in this Redevelopment Plan as a permitted principal or accessory use shall be prohibited.

5.2.4 — Required Affordable Housing

All multifamily housing units shall be rental units and restricted to occupancy by very low-, low- or moderate-income households. Age-restricted units shall be prohibited.

At least half of all units shall be affordable to low-income households.

At least 13 percent of all units shall be affordable to very low-income households (n.b., very low-income households shall be considered to apply toward the general low-income requirement expressed above).

5.2.5 — Required Minimum Floor Area

The multi-family building shall have a minimum gross floor area as provided below:

1. One-bedroom: 600 square feet;
2. Two-bedroom: 750 square feet; and,
3. Three-bedroom: 900 square feet.
4. One (1) private community space with a minimum gross floor area of 1,350 square feet.

5.3 — Bulk Standards

The following bulk standards shall apply:

1. Minimum Tract Area: 0.70 acre (i.e., seven-tenths of an acre)
2. Minimum Lot Size: 0.70 acre (i.e., seven-tenths of an acre)
3. Minimum Lot Width: 150 feet
4. Minimum Lot Depth: 170 feet
5. Minimum Front Yard: 20 feet
6. Minimum Rear Yard: 15 feet
7. Minimum Side Yard: 15 feet
8. Maximum Building Coverage: 45 percent
9. Maximum Impervious Coverage: 90 percent
10. Maximum Building Height (Feet; Principal): 42 feet
11. Maximum Building Height (Stories; Principal): 3 stories
12. Maximum Building Height (Feet; Accessory): 16 feet
13. Maximum Building Height (Stories; Accessory): 1 story
14. Minimum Number of Multifamily Housing Units: 15 units
15. Maximum Number of Multifamily Housing Units: 15 units

5.4 — Design Standards

This section sets forth design standards with respect to site planning, landscape design and architectural design of the Redevelopment Plan Area.

The intent of these standards is to:

- Create an area with high-quality architectural and site design that enhances and complements the surrounding neighborhood;
- Ensure well-designed, high-quality development that is compatible with the surrounding context; and,
- Encourage high-performance building design and construction that minimizes energy consumption.

5.4.1 — Architectural Design

The following standards shall apply:

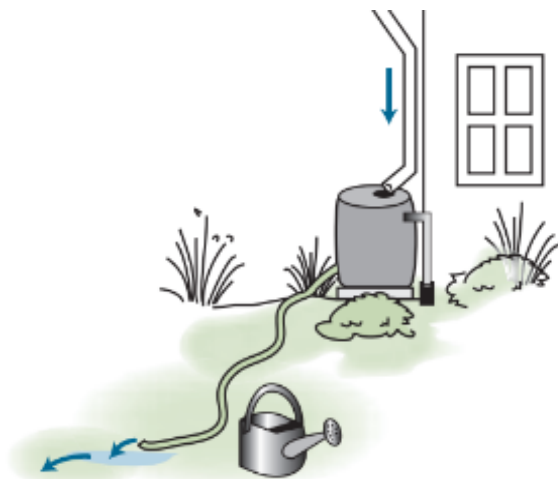
1. Coordinated Design: Specific building design elements and materials shall be coordinated throughout the Redevelopment Plan Area. The objective is to achieve visual harmony within the Redevelopment Plan Area and distinguish it as a specific entity.
2. Building Entrances: Primary and secondary building entrances shall be easily identifiable with prominent architectural features and shall not occur simply as voids or undistinguished openings in the building façade.
3. Design Vernacular: The building design vernacular shall be generally consistent with the illustrative example provided in Appendix A.
4. Sustainable Design: Projects in the Redevelopment Plan Area are encouraged to incorporate sustainable design features in accordance with current best practices.

5.4.2 — Green Infrastructure

Green infrastructure refers to a decentralized network of site-specific stormwater management techniques, which are implemented to reduce the volume of stormwater runoff entering the local sewer system while also restoring the natural hydrologic cycle. Implementation of green infrastructure techniques can help to promote sustainability and resiliency. This Redevelopment Plan strongly encourages the implementation of green infrastructure techniques where possible and appropriate.

A sample of green infrastructure techniques is provided below:

1. Rainwater Harvesting: Rainwater harvesting systems collect and store rainwater in specialized containment devices (e.g., rain barrels and cisterns, which may be located above or below ground) to be used for later use (e.g., for watering lawns and gardens). When designed appropriately, rainwater harvesting systems can offer the following benefits to users and to the surrounding environment: they reduce the potential for localized flooding; they reduce soil erosion and contamination of surface water; and they reduce demand on groundwater resources and the public water system, thereby decreasing water bills.



Examples of rainwater harvesting (Source: United States Environmental Protection)

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2. **Rain Gardens:** Rain gardens are shallow, vegetated basins that collect and absorb stormwater runoff from impervious surfaces (e.g., rooftops, sidewalks, and streets). Runoff is channeled into rain gardens and is then used by plants, infiltrated into the ground, or evaporated. Rain gardens may be installed in a variety of locations and can be an attractive element of site design. Indeed, they may be installed in any properly graded unpaved space, and in parking lots and paved areas through the construction of specialized planter boxes that collect and absorb runoff.



Example of rain garden (Source: United States Environmental Protection Agency)

3. **Bioswales:** Bioswales are open, linear channels with vegetation, mulching, or xeriscaping that slow stormwater runoff and attenuate flooding potential while conveying stormwater runoff away from critical infrastructure. Like rain gardens, their permeable surface also permits the natural infiltration of stormwater. As linear features, bioswales are particularly well suited to being placed along streets and parking lots. They are often used as an alternative to, or enhancement of, traditional stormwater drainage systems.



Examples of bioswales (Source: United States Environmental Protection Agency)

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4. Permeable Pavements: Permeable pavements help to reduce stormwater runoff, which, in turn, helps to improve the quality of terrestrial waters and mitigate flooding. With traditional (i.e., impervious) pavement, stormwater runs into drains and inlets, which places a burden on such infrastructure, and may result in the discharge of pollutants (e.g., sediment, oil residue, etc.) into terrestrial waters. Permeable pavements, however, infiltrate, treat, or store rainwater where it falls. Key examples of permeable pavements include pervious concrete, porous asphalt, and permeable interlocking pavers.



Example of permeable pavement (Source: Potomac Conservancy)

5.4.3 — Landscaping Standards

Landscaping shall be required in all areas of the Redevelopment Plan Area that are not occupied by buildings, structures, or similar improvements.

Landscaping shall be subject to site plan review and approval by the Chatham Borough Planning Board. The following provisions shall apply:

1. A complete planting plan that has been prepared by a licensed landscape architect shall be required.
2. Only plant materials with proven resistance to local soil and weather conditions shall be utilized. Suitable plant lists are available through the New Jersey Division of Parks and Forestry, Community Forestry Council, and the New Jersey Nursery and Landscape Association.
3. Only nursery-grown plant materials shall be acceptable within the Redevelopment Plan Area.
4. All trees, shrubs, and ground covers shall be planted according to accepted horticultural standards.
5. All trees and perennial landscaping shall have a two-year maintenance guarantee.
6. Street trees are required and shall conform to the following minimum standards:

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- a. There shall be street trees spaced at intervals not exceeding 50 feet.
- b. Street trees shall be a minimum of three (3) inches in caliper and ten (10) feet high at the time of planting.
- c. Street trees shall be planted in appropriately sized tree wells, with appropriate watering and feeding techniques. The area around the tree can be planted with groundcover, covered with a decorative metal grate, or paved with granite blocks.

5.4.4 — Lighting Standards

All lighting shall be subject to site plan review and approval by the Chatham Borough Planning Board.

All lighting shall conform to the requirements of Section 165-78 of the Code of Chatham Borough, as well as and the following additional requirements:

1. All outdoor lighting, including streetlamps and accent lighting, shall comply with “dark sky” standards intended to reduce light pollution. Dark sky standards require that lighting is downcast, illuminates only intended areas, and does not cause disabling glare that affects driver safety and reduces the visibility of starry night skies.
2. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of site, as well as the light quality produced, shall be the same or of a compatible design.
3. Exterior lighting shall be L.E.D. (i.e., light emitting diodes) or equivalent energy saving technology available at the time of construction.
4. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building. Light fixtures shall also comply with all applicable Borough building codes.
5. Exterior lights may be concealed through shielding or recessed behind architectural features.

In addition to the above, the following performance standards shall apply:

1. Principal building entrances shall have an illumination of at least 2.0 footcandles.
2. Secondary building entrances shall have an illumination of at least 1.0 footcandles.
3. Pedestrian sidewalks located along a public right-of-way shall have an illumination of at least 1.0 footcandles.
4. Internal pedestrian walkways shall have an illumination of at least 2.0 footcandles.
5. Outdoor recreation area shall have an illumination of at least 1.0 footcandles.

Where there is a conflict between the standards of Section 165-78 of the Code of Chatham Borough and the lighting standards provided in this Redevelopment Plan, the most restrictive standard shall apply.

5.4.5 — Signage Provisions

All signage shall be subject to site plan review and approval by the Chatham Borough Planning Board.

One (1) monument sign identifying the name of a multifamily housing development located within the Redevelopment Plan Area shall be permitted. Said sign shall conform to the following requirements:

1. The height of shall be a maximum of five (5) feet.
2. The area shall be a maximum of 20 square feet.
3. The base of the freestanding sign shall be landscaped with a combination of shrubs, ground cover, flowers, or other plant materials.
4. The sign shall be setback a minimum of ten (10) feet from any property line.
5. The sign shall not obstruct any sight easement or sight distance.
6. The sign shall state the name of the development and shall not contain advertising.
7. The sign shall not be internally illuminated.

5.5 — Parking Standards

Applicable parking standards are provided in the following subsections.

5.5.1 — Multifamily Housing Development

Off-street parking area per multifamily housing development shall be provided in conformance with the requirements of the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21). The Planning Board may grant a de minimis exception in accordance with N.J.A.C. 5:21-3.1(a).

5.5.2 — Vehicular Parking

The following minimum vehicular parking standards shall apply:

1. Multifamily Housing Development: Parking for townhouse residential development shall be provided in conformance with the requirements of the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21).

The following design standards shall apply to vehicular parking:

1. Parking shall be provided off-street.
2. All parking areas shall be paved and curbed.
3. The minimum dimensions of a parking space shall be nine (9) feet wide by 18 feet deep.
4. Parking areas shall:
 - a. Be screened from the view of off-tract residential uses by means of: walls that are no less than 30 inches in height; or, planted buffers that are no less than five (5) feet in height;
 - b. Comply with all applicable requirements of the Americans with Disabilities Act; and,
 - c. Be located a minimum of seven (7) feet from the tract boundary.

5.5.3 — Bicycle Parking

The provision of a secure bicycle parking area is encouraged. The goal of any bicycle parking area should be to avoid a situation where ad-hoc bicycle parking is attached to street trees, light poles, utility poles and similar features.

While the Redevelopment Plan provides flexibility in the design and location of bicycle parking areas, it should be noted that bicycle parking areas shall be subject to site plan review and approval by the Chatham Borough Planning Board.

5.6 — Additional Standards

The following additional standards shall apply:

1. Sidewalks conformant with the requirements of Section 221-21 of the Code of Chatham Borough shall be provided along the entire frontage of the Redevelopment Plan Area on Bowers Lane.
2. Sidewalks shall be provided between outdoor recreation areas and principal buildings.
3. The requirements of Chapter 69 of the Code of Chatham Borough, entitled “Affordable Housing,” shall apply. Where there is a conflict between the requirements of Chapter 69 and this Redevelopment Plan, the more restrictive requirement shall apply.
4. Any access, utility or other easements existing at the time of the adoption of this Redevelopment Plan shall be maintained.

5.7 — General Consistency with Concept Plan

General consistency with the concept plan that is depicted in Map 4 shall be required. Consistency shall be to the satisfaction of the Chatham Borough Planning Board and the Redevelopment Entity as defined in this Redevelopment Plan.

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Map 4: Generalized Concept Plan



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 11 Tindall Road
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 Phone: 732-671-6400

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 Camden County; Gloucester Township; T&M Associates
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Map 4 — Generalized Concept Plan
Redevelopment Plan Area
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6.0 — Plan Relationships

The following subsections outline the relationships of the Redevelopment Plan to municipal zoning and the objectives that are outlined in the municipal master plan, as well as to master plans of contiguous municipalities, Morris County, and the State Development and Redevelopment Plan. A discussion of these relationships is required pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-7a.

6.1 — Municipal Zoning

As previously stated in Chapter 5, the provisions of this Redevelopment Plan shall supersede the existing zoning for the Redevelopment Plan Area. A new zone, entitled “Restated Post Office Plaza Redevelopment Plan Area,” shall be established on the Official Zoning Map of Chatham Borough and the provisions of this Redevelopment Plan shall apply.

6.2 — Chatham Borough Master Plan

The Chatham Borough Master Plan was last reexamined and updated in 2016. The 2016 Master Plan Reexamination Report and Update outlines a series of eight goals, of which two would be directly supported through the implementation of this Redevelopment Plan. These two goals, along with relevant accompanying objectives as outlined in the 2016 Master Plan Reexamination Report and Update, are listed below (*commentary, where relevant, is provided in italicized font*):

Goal 1: Improve the condition and vitality of Chatham’s downtown. The downtown’s potential as the economic, cultural and social center of the community will be realized through coordinated public and private action and investment.

Selected Objective:

- Identify opportunities and standards to address where additional parking and mixed-use transit-oriented housing options can best be incorporated into the downtown, including evaluation of publicly owned land in the vicinity of the Chatham train station and within the block bound by South Passaic Avenue, Bowers Lane, the rail line and Main Street.

The Redevelopment Plan Area is situated in the area described in the foregoing objective.

Goal 2: Preserve the character of the Borough’s single- and two-family residential neighborhoods. Composed primarily of small-lot, single-family homes, these traditional neighborhoods are a significant component of the Borough’s appeal.

Selected Objective:

- Ensure that new infill development in these neighborhoods considers and respects the context (established scale and character) of surrounding homes as much as possible given available land use tools.

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The redevelopment standards that are provided in this ordinance have been designed to be compatible with development in the AFD-4 (Affordable Housing) Zone District, which is located across Bowers Lane.

Goal 3: Continue to encourage housing diversity to accommodate the needs of people of various ages and income levels in the community, in accordance with State requirements and local/regional needs.

Selected Objectives:

- Review the mixed-use and residential development standards in the B-4 and G-1 districts to remove barriers to investment and provision of a variety of housing types to better serve the needs of empty nesters and millennials.

The implementation of this Redevelopment Plan will promote increased availability of income-restricted housing and help to remove barriers to investment.

6.3 — Chatham Borough Housing Element and Fair Share Plan.

The Borough's Third Round Housing Element and Fair Share Plan, which was amended in May 2022, identifies Block 121, Lot 10 as a site to address a portion of the Borough's Third Round Unmet Need Obligation. Specifically, the Amended Third Round Housing Element and Fair Share Plan calls for the development of a 100-percent income-restricted family rental housing development with a total of 15 units. This Redevelopment Plan has been prepared to facilitate the development described in the Amended Third Round Housing Element and Fair Share Plan on a portion of Block 121, Lot 10.

6.4 — Plans of Contiguous Municipalities

The Redevelopment Plan Area is situated slightly approximately 2,000 feet from the City of Summit, which is the nearest contiguous municipality. It is, therefore, anticipated that there will be no impact of the Redevelopment Plan on contiguous municipalities.

6.5 — 2020 Morris County Master Plan — Land Use Element

The Land Use Element of the Morris County Master Plan, which was adopted in 2020, is organized around the following guiding principle:

Promote, enhance and preserve the natural resources, community assets, and the rich culture and history of the County, while actively promoting a thriving, robust economy, diverse housing opportunities and a strong infrastructure to protect and enrich Morris County's overall quality of life.

To develop in a manner consistent with the foregoing guiding principle, the 2020 Morris County Land Use Element identifies the following policy goals:

- The creation of balanced and diverse economic and housing opportunities;
- The efficient use of land and resources;
- The protection of natural, historic, agricultural and scenic resources;

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- Development that proceeds only after careful analysis of environmental conditions, and,
 - Greater Integration of land use and transportation planning.

Implementation of this Redevelopment Plan would be consistent with the foregoing policy goals. Indeed, the Redevelopment Plan envisions the construction of a 100-percent income-restricted housing development within the downtown portion of Chatham Borough, on a previously developed site that is free of mapped environmental constraints.

In addition to the above, the 2020 Morris County Land Use Element identifies several policy objectives to promote best use practices. The following policy objectives would be supported by the implementation of this Redevelopment Plan:

Policy Objective 1: Promote the continued revitalization and redevelopment of the County's downtown centers and commercial corridors.

Policy Objective 2: Encourage compact development patterns, cluster development and infill development consistent with local goals to reduce sprawl, mitigate environmental impacts, and to make improved utility and transportation infrastructure feasible and economical.

Policy Objective 3: Minimize greenfield development where possible; prioritize development of brownfield sites, greyfield sites, obsolete land uses and other previously developed sites.

Policy Objective 4: Promote the revitalization of suburban town centers as multi-modal, mixed-use centers of diverse commercial and housing opportunities.

Policy Objective 6: Support the creation of diverse housing types that meet the needs of all age groups, income levels and lifestyles.

Policy Objective 7: Encourage higher density and mixed-use developments in downtown areas, near public transit, consistent with infrastructure availability and community goals.

Policy Objective 8: Promote careful environmental analysis and the avoidance of environmental resources in all development proposals. Advance development in a manner that avoids these resources and mitigates potential environmental impacts.

Policy Objective 11: Support local planning efforts that focus growth near existing and planned transit facilities that expands the use of public transit, increases service along existing lines, and that provides multi-modal transportation opportunities between various land uses and communities.

Policy Objective 13: Encourage municipalities to invest in robust comprehensive planning, review of zoning and land development ordinances to ensure timely consideration of changing land use conditions, emerging land use/market trends, evolving zoning techniques and development standards.

6.6 — New Jersey State Development and Redevelopment Plan

The State Planning Commission recognizes the importance of the idea of sustainable development. The State Development and Redevelopment Plan, which was adopted in 2001, is intended to serve as a guide for public and private sector investment in New Jersey's future. To facilitate this, the plan allocates New Jersey among a variety of planning areas. The Redevelopment Plan Area is located in within the Metropolitan Planning Area (Planning Area 1). The Redevelopment Plan is compatible with the State Development and Redevelopment Plan's intention for the Planning Area 1, which is to: provide for much of the state's future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities.

6.7 — State Strategic Plan (Draft)

The State Strategic Plan is the revision to the 2001 State Development and Redevelopment Plan. The document sets forth a vision for the future of New Jersey along with strategies to achieve said vision. The State Strategic Plan was intended to be adopted by the State Planning Commission in November 2012; however, adoption was postponed indefinitely following Hurricane Sandy.

The State Strategic Plan has ten (10) "Garden State Values." The Redevelopment Plan advances three (3) of same:

1. Prioritize Redevelopment, Infill, and Existing Infrastructure: Strengthen cities, towns and neighborhoods by prioritizing redevelopment, the reuse and remediation of existing sites and structures, and construction on infill sites that are compatible with surrounding uses. Upgrade existing infrastructure where needed, before adding new capacity. Encourage development that incorporates green design and construction principles and opportunities for clean and renewable energy and efficiency measures.
2. Create High-Quality, Livable Places: Ensure each community offers an environmentally healthy place to live, work and play. Enhance community character and design, especially in historic areas, by reusing significant buildings, reinforcing architectural styles and providing pedestrian-friendly streetscapes. Improve community plazas and parks and connections to waterfront areas.
3. Diversify Housing Opportunities: Support construction and rehabilitation of homes that meet the needs of households of all sizes and income levels, located near jobs and transit and where services are available.

7.0 — Administrative and Procedural Requirements

Administrative and procedural requirements are discussed in the following subsections.

7.1 — Acquisition

The Redevelopment Plan Area was designated by the Chatham Borough Council as an area in need of non-condemnation redevelopment. Thus, the use of eminent domain is not permitted. Consequently, acquisition of property is not anticipated.

7.2 — Relocation

N.J.S.A. 40A-12A-7.a(3) requires that redevelopment plans provide for “... the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.”

As previously noted, the Redevelopment Plan Area is currently the location of a municipal parking lot. It does not contain dwelling units. Therefore, no need for relocation is anticipated. If, however, relocation should become necessary to implement this Redevelopment Plan, a Workable Relocation Plan shall be prepared and the Borough shall fully conform to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and all other applicable statutes, regulations, and legal requirements governing relocation. In addition, and to the extent necessary and required, the redeveloper shall be required to provide for relocation assistance pursuant to a redevelopment agreement between the redeveloper and the Redevelopment Entity and all applicable statutes, regulations, and legal requirements governing relocation assistance.

7.3 — Redeveloper Selection

The Borough shall designate a redeveloper or redevelopers to undertake a redevelopment project in accordance with this Redevelopment Plan and enter into a redevelopment agreement with the designated redeveloper or redevelopers in connection with the construction of such project or any other aspect of, or undertaking in accordance with, this Redevelopment Plan, including off-site improvements. Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the Borough and a designated redeveloper or redevelopers, which may be the property owner.

The Borough may undertake a redeveloper selection process that will yield the qualified redeveloper to implement this Redevelopment Plan in a manner that is in the best interest of the Borough.

The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper for any property or properties included in the Redevelopment Plan Area and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force:

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1. The redeveloper, its successors, or assignees, shall develop the specified improvements in accordance with this Redevelopment Plan.
2. The redeveloper, its successors or assigns shall develop the property in accordance with the uses and building requirements specified in the Redevelopment Plan.
3. Until the required improvements are completed, and a certificate of completion is issued, the redeveloper covenants provided for in the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed, or other instruments shall remain in full force and effect.
4. The redevelopment agreement shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability, and financial guarantees of the redeveloper and any other provisions necessary to assure the successful completion of the project.

7.4 — Redevelopment Entity Review

The governing body, acting as the Redevelopment Entity, shall review all proposed projects within the Redevelopment Plan Area to ensure that such projects are consistent with this Redevelopment Plan and any relevant redevelopment agreement. As part of its review, the governing body may require the redeveloper to submit its proposed project to a technical review committee or subcommittee of the governing body. The technical review committee may include members of the governing body and any other members and/or professionals as determined necessary and appropriate by the Borough. The technical review committee shall make its recommendations to the governing body.

In undertaking its review, the governing body shall determine whether the proposal is consistent with this Redevelopment Plan and any relevant redevelopment agreement. In addition, the review may address the site and building design elements of the project to ensure that the project is consistent with the goals and objectives of the Redevelopment Plan.

At its discretion, the Redevelopment Entity may waive its review and refer a proposed redevelopment project directly to Chatham Borough Planning Board.

7.5 — Planning Board Review Process

Pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-13, all applications for development of sites governed by this Redevelopment Plan shall be submitted to the Chatham Borough Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment project within the Redevelopment Plan Area:

1. No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development (incl., but not limited to building height), or change of use for any properties or buildings within the Redevelopment Plan Area, without prior review and approval of the work by the Redevelopment Entity and the Chatham Borough Planning Board.
2. Regular maintenance and minor repair shall not require Chatham Borough Planning Board review and approval.

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3. The Chatham Borough Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Borough's planning and development regulations.
 4. As part of site plan approval, the Chatham Borough Planning Board may require the redeveloper to furnish performance guarantees pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-53, and as required in the Borough's regulations. The performance guarantees shall be in favor of Chatham Borough, and the Borough Engineer shall determine the amount of same.
 5. Any subdivision of lots or parcels of land within the Redevelopment Plan Area shall comply with this Redevelopment Plan and be reviewed by the Chatham Borough Planning Board pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) and the Municipal Land Use Law (N.J.S.A. 40A:55D-1 et seq.).
 6. Once a property has been redeveloped in accordance with this Redevelopment Plan, it may not be converted to any use not expressly permitted herein. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure that does not conform to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Chatham Borough Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
 7. Relief and Exceptions.
 - a. The Chatham Borough Planning Board may grant relief from the requirements of this Redevelopment Plan where there is a hardship, and where the granting of such relief will promote the purpose of this Redevelopment Plan and would be consistent with the standards established in the Municipal Land Use Law at N.J.S.A. 40:55D-70(c).
 - b. The Chatham Borough Planning Board when acting upon applications for preliminary site plan approval in the redevelopment plan area may grant exceptions for site plan approval in a manner consistent with the provisions of N.J.S.A. 40:55D-51(b), if the literal enforcement of one or more provisions of the redevelopment plan is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.
 - c. In no event shall relief or exceptions be granted by the Chatham Borough Planning Board in order to: provide a use or facility that is not permitted by this Redevelopment Plan; or permit an intensity of development (incl., but not limited to building height) that is not specified by this Redevelopment Plan.
 8. The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants or other provisions, and through agreements between the redeveloper and the Borough pursuant to the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-8 and 40A:12A-9.
 9. All definitions contained within this Redevelopment Plan shall prevail. In the absence of definition within said Redevelopment Plan, the definition found within the Borough's land development or other applicable regulations shall prevail. All definitions that are

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determined to be inconsistent with the Local Redevelopment and Housing Law at N.J.S.A. 40A:12A-3 shall be considered invalid.

10. A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Borough's land development regulations and New Jersey Law. Additionally, a redeveloper shall be required to pay their proportional share of the costs of any studies, plans, reports, or analysis prepared by the Borough or its designated Redevelopment Entity as part of this Redevelopment Plan. Any such payments required to reimburse the Borough shall be specified in the redevelopment agreement.

The aforementioned provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

7.6 — Duration of Plan

This Redevelopment Plan shall be in full force and effect upon its adoption by ordinance by the governing body and shall be in effect until the redevelopment of the Redevelopment Plan Area has been completed, which shall be evidenced by the issuance of a certificate of project completion by the Redevelopment Entity.

7.7 — Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan in general, or for specific portions of the Redevelopment Plan Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.). However, any proposed changes in permitted uses, intensity of development (incl., but not limited to building height), or design concepts detailed in this Redevelopment Plan shall require notice and public hearings in the same manner required of the adoption of the original plan.

7.8 — Conflict

If any word, phrase, clause, section or provision of this Redevelopment Plan is found by a court or other jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of this Redevelopment Plan shall remain in full force and effect.

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Appendix A: Illustrative Design Vernacular

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Image Credit: Z+ Architects
