

An aerial photograph of a city street scene. A large, dark-roofed building with a parking lot is the central focus. The surrounding area includes residential houses, other commercial buildings, and a railway line running horizontally across the lower portion of the image. The ground is partially covered in snow, suggesting a winter or early spring setting. The text 'Post Office Plaza Planning Study' is overlaid in large, bold, teal letters on a black background in the upper left corner.

Post Office Plaza Planning Study

Prepared by
Topology
For
Chatham Borough

April 5,
2017

Agenda

- 1 Legal Authority & Process**
- 2 Study Area & Existing Conditions**
- 3 Recommendations**
- 4 Next Steps**

1. Legal


NJ Local Housing and Redevelopment Law

- Empowers local governments to initiate a process to designate area “in need of redevelopment.”
- Allows the municipality to use planning and financial tools to remove deleterious conditions and make redevelopment feasible.
- Qualifies projects for subsidies through the State of New Jersey.

1. Redevelopment Process



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Initial Resolution: Governing body authorization of preliminary investigation

Investigation Map: Delineates the boundaries of the proposed redevelopment area

Preliminary Investigation: Analysis of study area and recommended course of action

Designation: Governing body resolution that accepts, rejects or modifies recommendations

Planning: Policy and regulatory framework for redevelopment.

Plan Adoption: Ordinance adopting the Plan as an amendment to Zoning

1. Redevelopment Process

Preliminary Investigation

- **Document Existing Conditions:** Property inspection for all parcels within study area
- **Analyze Tax Assessment Data:** Records from the Borough and the State detailing value and ownership
- **Review Records and Documents:** Construction and Permitting Records, Easement Agreements, Fire and Police records
- **Evaluate Findings Against Statutory Criteria for Designation as an Area in Need of Redevelopment**

1. Redevelopment Process

Statutory Analysis (N.J.S.A. 40A:12A-5)

- a** Substandard, unsafe, unsanitary, dilapidated, or obsolescent buildings
- b** Abandonment of commercial or industrial buildings or disrepair rendering them un-tenantable
- c** Vacant or publicly owned land unlikely to be developed with private capital due to location, access or topography
- d** Dilapidated, obsolescent, faultily arranged or designed improvement detrimental to the public safety, health, morals, or welfare.
- e** Stagnant and unproductive condition of land because of a condition of title or diversity of ownership.

1. Redevelopment Process

Statutory Analysis (N.J.S.A. 40A:12A-5 (cont.))

- f** Area of 5+ acres with improvements that have been destroyed by fire or natural disaster
- g** Adopted and approved Urban Enterprise Zones (which may be designated for tax abatements only)
- h** Designation is consistent with smart growth planning principles

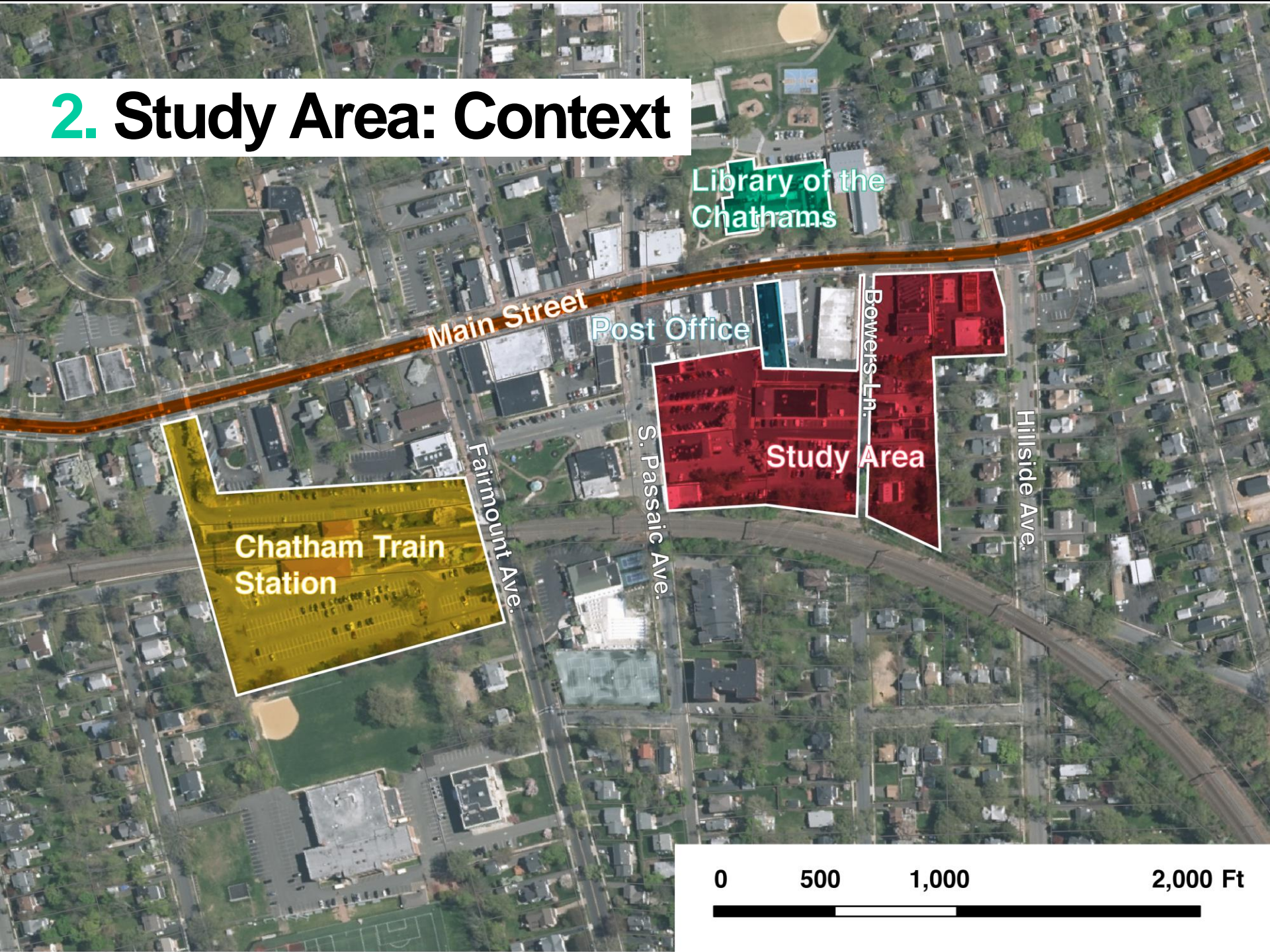
1. Redevelopment Process

Section 3: “necessary...for the effective redevelopment of the area of which they are a part”

Concerned Citizens of Princeton v. Borough of Princeton (NJ Appellate Division 2004):

“represent[s] an ‘obsolete’ land use that was exacerbated by a faulty design,’ essentially proving to be ‘detrimental to the welfare of the community.’”

2. Study Area: Context



Library of the
Chathams

Main Street

Post Office

Bowers Ln.

Hillside Ave.

Study Area

Chatham Train
Station

Fairmount Ave.

S. Passaic Ave.

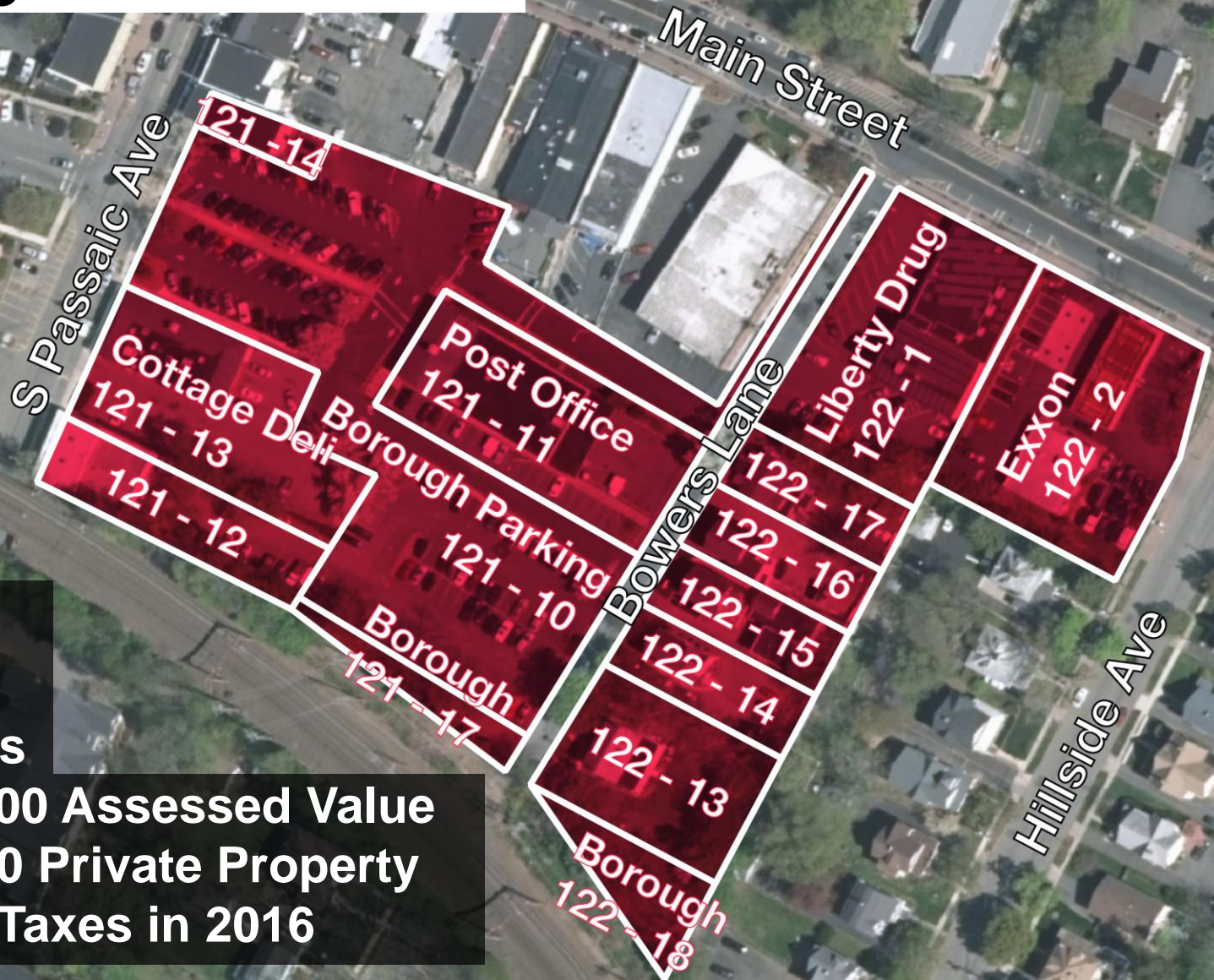
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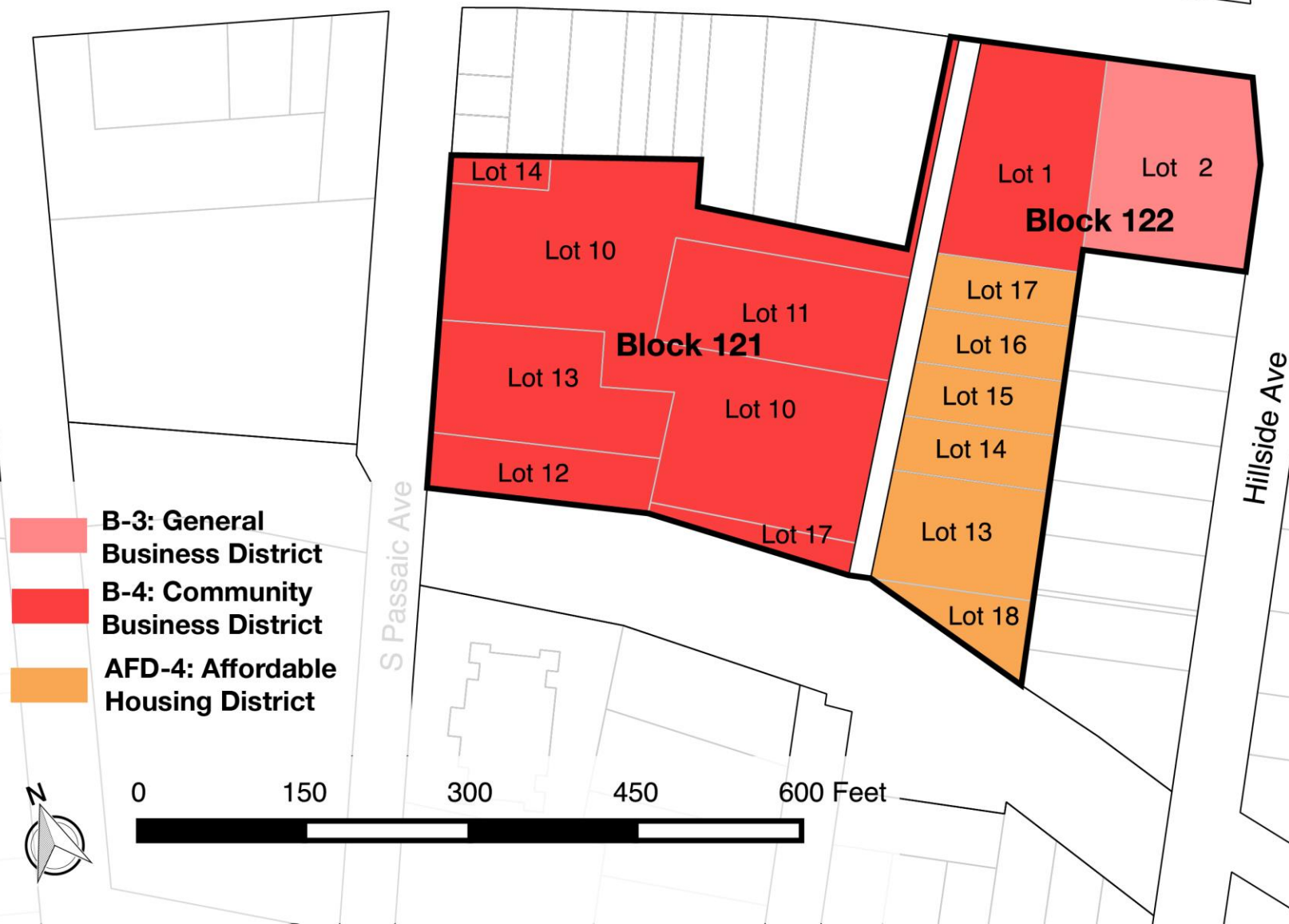
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2. Study Area Parcels



14 Lots
5.5 Acres
10 Owners
\$11,100,400 Assessed Value
\$9,080,700 Private Property
\$175,429 Taxes in 2016

2. Study Area: Existing Zoning



3. Recommendations

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3. Post Office Plaza Lots (Block 121, Lots 10 & 17)



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Criterion D: Areas with buildings or improvements which, by reason of dilapidation, **obsolescence**, overcrowding, **faulty arrangement or design**, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or **obsolete layout**, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.

Criterion E: A growing lack or total lack of proper utilization of areas caused by the **condition of the title, diverse ownership of the real properties therein or similar conditions, which impede land assemblage or discourage the undertaking of improvements**, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general. (Amended 2003)

3. USPS Sorting Facility (Block 121, Lot 11)



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Section 3: A redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to public health, safety or welfare, but the inclusion of which is **found necessary, with or without change in this condition, for the effective redevelopment of the area of which they are a part.**

3. Glenn's Automotive (Block 121, Lot 10)



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3. S. Passaic Storefront (Block 121, Lot 14)



3. Liberty Drug (Block 122 , Lot



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Berman v. Parker: “the area must be planned as a whole...under a balanced integrated plan”

3. Chatham Exxon (Block 122, Lot 2)



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3. 37 Bowers Ln (Block 122, Lot 13)



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3. Driscoll Assemblage (Block 122, Lots 14-17)



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3. Borough Lot (Block 122, Lot



Criterion C: Land that is **owned by the municipality**, the county, a local housing authority, redevelopment agency or redevelopment entity, or **unimproved vacant land that has remained so for a period of ten years** prior to adoption of the resolution, and that by reason of its location, remoteness, **lack of means of access** to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

3. Recommendations

Block	Lot	Acreage	Criteria								Section 3
			A	B	C	D	E	F	G	H	
121	10	1.9841				X	X			X	
121	11	.4738				X				X	X
121	12	.24					X				
121	13	.4098				X				X	
121	14	.0558									
121	17	0.09				X	X			X	
122	1	.5399									X
122	2	.59				X					
122	13	.3329								X	X
122	14	.1618	X			X				X	
122	15	.1584	X			X				X	
122	16	.155	X			X				X	
122	17	.1504				X				X	
122	18	0.13			X					X	

5. Next Steps



Initial Resolution: Authorization of preliminary investigation

Investigation Map: Delineating the boundaries of the proposed redevelopment area

Preliminary Investigation: analysis of study area and recommended course of action

Recommendation: Planning Board resolution with recommendations to Council at April 19 Meeting

Designation: Governing body resolution that accepts, rejects or modifies recommendations

Planning: Policy and regulatory framework for redevelopment.

Plan Adoption: Ordinance adopting the Plan as an amendment to Zoning