

TOWNSHIP OF CHATHAM
TOWNSHIP COMMITTEE AGENDA
March 12, 2020
March 10, 2020 Draft

Meeting Called to Order

Adequate Notice of this meeting of the Township Committee was given as required by the Open Public Meetings Act as follows: Notice was given to both The Chatham Courier and the Morris County Daily Record on January 3, 2020; notice was posted on the bulletin board in the main hallway of the Municipal Building on January 3, 2020; and notice was filed with the Township Clerk on January 3, 2020.

Flag Salute

Roll call

Approval of Agenda

Reports:

Public Hearing/Final Adoption of Ordinances

1. Ordinance 2020-03 Salary Ordinance

Introduction of Ordinances

1. Ordinance 2020-04 Amending Redevelopment Plan for Skate Park

Consent Agenda

1. Resolution 2020-075 Payment of Bills
2. Resolution 2020-076 Approving Meeting Minutes
3. Resolution 2020-077 Refunding Overpayment of Taxes
4. Resolution 2020-078 Sewer Lien Redemption
5. Resolution 2020-079 Hiring DPW Employee
6. Resolution 2020-080 Appointing Police Matron
7. Resolution 2020-081 Amending Temporary Budget
8. Resolution 2020-082 Authorizing Auction of Surplus Equipment
9. Resolution 2020-083 Refunding Permit Fee
10. Resolution 2020-084 Designating CFO as Signer on Safe Deposit Box

Presentation – Affordable Housing

Hearing of Citizens/Petitions Note: This is an opportunity for any member of the public to be heard about issues which are not topics scheduled for Public Hearings tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers will be limited to five minutes.

Resolutions

1. Resolution 2020-085 Authorizing Amendment to Settlement Agreement
2. Resolution 2020-086 Authorizing Planning Board to Conduct a Preliminary Site Evaluation
3. Resolution 2020-087 Authorizing Quote for Appraisal of Properties of River Road and Adjoining Sites

Discussion

1. Approving Capital Request for Bridging Space to Place Project at the Library

Hearing of Citizens (Time Permitting)

Adjourn

*In accordance with the Open Public Meetings Act, items to be discussed in Executive Session will be made public as soon as known.

ORDINANCE 2020-03

**AN ORDINANCE TO PROVIDE MINIMUM AND MAXIMUM RANGES FOR
COMPENSATION FOR CERTAIN POSITIONS OF EMPLOYMENT IN THE
TOWNSHIP OF CHATHAM IN THE COUNTY OF MORRIS, NEW JERSEY,
EFFECTIVE JANUARY 1, 2020**

BE IT ORDAINED by the Township Committee of the Township of Chatham in the County of Morris, New Jersey, as follows:

Section 1. The following offices and positions of employment in the Township of Chatham in the County of Morris are hereby established and the persons occupying such offices and positions shall be compensated at the rates, or within the ranges, set forth below. Actual compensation, consistent with the salary ranges established herein, is established by Township Resolution.

<u>Office or Position of Employment</u>	<u>Minimum</u>	<u>Maximum</u>
Member of Township Committee	0.00	2,400
Township Administrator	100,000	190,000
Township Clerk/Registrar	40,000	75,000
Deputy Clerk	30,000	60,000
Secretary Bd. Of Health	4,500	11,000
Chief Financial Officer/Treasurer	45,000	125,000
Qualified Purchasing Agent	3,000	6,000
Assistant Treasurer/HR Assistant/Escrow Account Manager	35,000	60,000
Administrative Assistant(Administration & Police Department incl. Records Clerk)	35,000	60,000
Accounts Payable/Payroll Clerk	35,000	60,000
Chief of Police	125,000	170,000
Emergency Management Coordinator	2,500	10,000
Public Works Manager	100,000	135,000
Public Works Administrative Assistant/Recycling Coordinator	35,000	60,000
Licensed Sewer Plant Operator	100,000	135,000
Tax Collector/Utility Collector	60,000	85,000
Ass't. Tax & Utility Collector	35,000	60,000
Tax Assessor (Part-time)	25,000	40,000
Ass't. Assessor (Part-time)	25,000	40,000

Planning Board Secretary	\$250 per	meeting
Zoning Board Secretary	\$250 per	meeting
Secretary Environmental Commission	\$150 per	meeting
Construction Office Control Person/Board Manager	40,000	64,000
Construction Office Administrative Assistant	35,000	60,000
Construction Official/Building Sub-code Official/Inspector	60,000	120,000
Zoning officer/Deputy Zoning Officer (PT)	2,500	15,000
Fire Sub-code Official/Inspector	10,000	20,500
Fire Prevention Official/Inspector	10,000	20,000
Video Producer Governmental Access Channels	5,000	11,000
Plumbing Sub-code Official/Inspector	20,000	30,000
Electrical Sub-code Official	15,000	20,000
<u>Seasonal and Hourly Positions</u>		
Special Law Enforcement Officer III (SLEO III) – hourly rate	25.00	40.00
Pool Manager	15,000	25,000
Assistant Pool Manager	6,000	22,000
Swim Team Coach	1,500	3,500
Swim Team Ass't. Coach	500	1,500
Lifeguards	10.30 HR	18.00 HR
Gate Attendants	10.30 HR	18.00 HR
Laborer	10.30 HR	18.00 HR
Crossing Guards	11.00 HR	30.00 HR
Clerk Typist PT/Floater	11.00 HR	17.50 HR
Building Inspector	20.00 HR	45.00 HR

Section 2. Overtime for eligible employees shall be at the rate of straight time for hours exceeding 35 per week and one and one-half times employee's regular rate of pay for hours exceeding 40 per week.

Section 3. Employees covered by a collective bargaining agreement shall be entitled to compensation as provided in their respective agreements.

Section 4. Salaries provided herein shall be effective January 1, 2020, for those employed with the Township as of the adoption date of the ordinance.

Section 5. When required by law, the Township shall pay at least the minimum wage established for the State of New Jersey.

Section 6. This ordinance shall take effect upon publication as provided by the law.

Introduced: February 27, 2020

TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY

Adopted:
Attest:

BY: _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

ORDINANCE 2020-04

**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS,
AMENDING ORDINANCE 2018-22 WHICH ADOPTED A REDEVELOPMENT PLAN
FOR A 3.8 ACRE PORTION OF BLOCK 48.16, LOT 117.27 FOR THE
DEVELOPMENT OF LOW AND MODERATE INCOME HOUSING TO AMEND THE
REDEVELOPMENT PLAN TO PROVIDE THAT THE REDEVELOPMENT AREA
CONSISTS OF TWO (2) PARTS, PART A CONSISTING OF 1.04 ACRES TO BE
CONVEYED TO SOUTHERN BOULEVARD URBAN RENEWAL, LLC AND PART B
CONSISTING OF 2.76 ACRES TO BE RETAINED BY THE TOWNSHIP OF
CHATHAM**

WHEREAS, on December 13, 2018, the Township Committee of the Township of Chatham adopted Ordinance 2018-22 adopting a Redevelopment Plan for a 3.8 acre portion of Block 48.16, Lot 117.27 ("Redevelopment Area") for the development of low and moderate income housing; and

WHEREAS, on December 16, 2019, the Planning Board of the Township of Chatham granted Southern Boulevard Urban Renewal, LLC, preliminary and final site plan approval to construct twenty-four (24) low and moderate income units in the Redevelopment Area; and

WHEREAS, on December 16, 2019, the Planning Board also granted preliminary and final subdivision approval to Southern Boulevard Urban Renewal, LLC to subdivide Block 48.16, Lot 117.27 and create a new 3.4 acre parcel to consist of the Redevelopment Area; and

WHEREAS, it was the intent of the Township of Chatham to convey the Redevelopment Area to Southern Boulevard Urban Renewal, LLC; and

WHEREAS, since the adoption of the Redevelopment Plan and the grant of subdivision approval to Southern Boulevard Urban Renewal, LLC circumstances have changed requiring that the Redevelopment Area be divided into two (2) areas, the Part A consisting of 1.04 acres to be conveyed to Southern Boulevard Urban Renewal, LLC and Part B to be retained by the Township for public purposes, including affordable housing; and

WHEREAS, this requires that the Redevelopment Plan be amended to separate the Redevelopment Area into two (2) parts; and

WHEREAS, it is the purpose of this Ordinance to amend the adopted Redevelopment Plan as described in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

Section 1. The Redevelopment Area consists of a 3.8 acre portion of Block 48.16, Lot 117.27 and the designation of the Redevelopment Area, as an area in need of non-condemnation redevelopment, is not changed by this Ordinance.

Section 2. The Redevelopment Area of 3.8 acres is hereby amended to consist of Parts A and B as follows:

- a. Part A is an area of 1.04 acres to be conveyed to Southern Boulevard Urban Renewal, LLC to construct twenty-four (24) affordable housing units as approved by the Township Planning Board, and
- b. Part B is an area of 2.76 acres to be retained by the Township of Chatham for public purposes, including affordable housing.

Section 3. All references in the Redevelopment Plan to the Redevelopment Area are hereby amended to provide that the Redevelopment Area shall consist of two (2) parts:

- a. Part A consisting of 1.04 acres, and
- b. Part B consisting of 2.76 acres.

Parts A and B of the Redevelopment Area are shown on the attached “Site Plan Overall” Sheet No. SUB-1, prepared by Paulus, Sokolowski and Sartor, LLC, dated February 19, 2020 (“Plan of Amended Redevelopment Area”).

Section 4. All aerial photographs, figures, tax maps and conceptual site plans are hereby replaced with the Plan of Amended Redevelopment Area.

Section 5. All references in the Redevelopment Plan to a three (3) story building are hereby changed to a single, two and one-half (2-1/2) story building.

Section 6. Section 3.3 of the Redevelopment Plan titled “Permitted Uses” is hereby amended as follows:

- a. Section 3.3B is amended to delete 3.3B.2, tot lots, and Section 3.3B.3, walking paths, and replaced with a new 3.3B.2, sidewalks.

Section 7. Section 3.4 of the Redevelopment Plan titled “Bulk, Area and Yard Requirements” is hereby amended as follows:

- a. Section 3.4A.1 is amended by changing 3 acres to 1.04 acres.
- b. Section 3.4A.2 is amended by changing lot frontage from 150 feet to 135 feet.
- c. Section 3.4A.4, distance between Two Principal Buildings on the lot is deleted.
- d. Section 3.4A.5, “Setbacks of Tot Lots or Trash Enclosures” is deleted and replaced with “Setbacks of Trash Enclosures”.
- e. Section 3.4A.5a is amended to change the setback for side from 10 feet to 4 feet.
- f. Section 3.4A.6, “Setback of Parking” is amended to change the setback from the side from 4 feet to 0.5 feet.
- g. Section 3.4B.1, Maximum Standards is amended to change “Building Coverage” from 15% to 30%.
- h. Section 3.4B.2 is amended to change “Impervious Coverage” from 30% to 70%.

Section 8. Section 3.6 of the Redevelopment Plan titled “Design Requirements” is hereby amended as follows:

- a. Section 3.6.3 is amended by changing the building façade offsets from every 40 feet to every 45 feet.
- b. Section 3.6.11 is hereby deleted and replaced with:

11. Storage space with a door or other means of separate access containing a minimum of forty (40) square feet of floor area and a minimum volume of three hundred (300) cubic feet shall be provided for each two (2) or three (3) bedroom dwelling unit in the principal building and one hundred sixty (160) cubic feet for each one (1) bedroom unit, within the dwelling unit itself, or in a basement of the building.

Section 9. Section 4.1 of the Redevelopment Plan titled “Outline of Proposed Actions” is hereby amended to delete the second full paragraph as follows:

The existing Skate Park within the Redevelopment Plan Area shall be completely demolished and removed by the designated redeveloper. Since the Skate Park is within a designated wetland buffer area, the land upon which the Skate Park is currently developed will be restored in accordance with the requirements of the

New Jersey Department of Environmental Protection. The cost of such removal and restoration shall be borne by the redeveloper.

Section 10. All building elevations or renderings shall be as approved by the Township Planning Board.

Section 11. A secondary purpose of this Ordinance is to amend the Redevelopment Plan in order for the Redevelopment Plan to be consistent with the preliminary and final site plan approval granted by the Township Planning Board on December 16, 2019.

Section 12. The Township Clerk is directed to give notice at least ten (10) days prior to a hearing on the adoption of this Ordinance to the Morris County Planning Board and to all other persons or entities entitled thereto pursuant to N.J.S.A. 40:55D-15, including to the Clerk of adjoining municipalities. The Township Clerk shall execute Affidavits of Proof of Service of the notices required by this Section 3, and shall keep the Affidavits on file along with the Proof of Publication of the notice of the required public hearing on the proposed change.

Section 13. After introduction, the Township Clerk is hereby directed to submit a copy of the within Ordinance to the Planning Board of the Township of Chatham for its review in accordance with N.J.S.A. 40A:12A-7e. The Planning Board is directed pursuant to N.J.S.A. 40A:12A-7d to transmit to the Township Committee, within forty-five (45) days after referral, a report finding that the Redevelopment Plan shall be substantially consistent with the Township Master Plan or designed to effectuate the Master Plan or that the Redevelopment Plan is substantially inconsistent with the Township Master Plan or not designed to effectuate the Master Plan.

Section 14. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the Ordinance shall be deemed valid and effective.

Section 15. All ordinances or parts of ordinances inconsistent with or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 16. This Ordinance shall take effect immediately upon: (i) adoption; (ii) publication in accordance with the laws of the State of New Jersey; and (iii) filing of the final form of adopted Ordinance by the Clerk with the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16.

Introduced: March 12, 2020

TOWNSHIP OF CHATHAM, COUNTY OF
MORRIS, STATE OF NEW JERSEY

Adopted:

Attest:

BY: _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2020-076

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM APPROVING MINUTES OF MEETINGS**

BE IT RESOLVED that the Township Committee of the Township of Chatham acknowledges receipt of and approves the minutes of the Township Committee meeting held on February 27, 2020.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

DRAFT

RESOLUTION 2020-077

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY,
REFUNDING OVERPAYMENT OF TAXES**

WHEREAS, an overpayment of property taxes has been made for the following
properties; and

WHEREAS, the Tax Collector has recommended the refund of such overpayment,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the
Township of Chatham that the following refunds be made:

<u>BLOCK</u>	<u>LOT</u>	<u>NAME & ADDRESS</u>	<u>AMOUNT</u>
36	16	Spiotti & Esposito, P.C. 271 US Highway 46 ST F105-106 Fairfield, New Jersey 07004 Property Address- 20 Candace Lane Property Owner- Felice, Christopher & Ashley	\$5,390.85 (2018) <u>7,306.61 (2019)</u> <u>\$ 12,697.46</u> State Tax Court Judgment
83	29	Michael A. Vespasiano, Attorney Trust Account 331 Main St. Chatham, NJ 07928 Property Address- 22 Maple St. Property Owner- Greis, Frederick Eynon/Theresa	\$1,854.00 (2019) State Tax Court Judgment

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Michael J. Kelly, Mayor

RESOLUTION 2020-078

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM, IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY,
REFUNDING TAX AND SEWER LIEN**

WHEREAS, due to payment by property owner of the lien amount, a redemption of a tax and sewer lien is appropriate; and

WHEREAS, the Tax Collector has recommended the refund of such tax and sewer lien.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham that the following refund be made as indicated:

<u>BLOCK</u>	<u>LOT</u>	<u>LIEN HOLDER</u>	<u>AMOUNT</u>
58	8	LIENHOLDER: US Bank CUST/PRO CAP 8/PRO CAP US Bank Global Corp. Trust SER 50 South 16 th ST. Suite 2050 Philadelphia, PA 19102 CERTIFICATE #18-00001 KITSON, MALCOLM T 29 WOODLAWN DRIVE	\$ 1,701.45-Certificate 300.00-Premium 2,001.45-Total
62.01	4	LIENHOLDER: US Bank CUST/PRO CAP 8/PRO CAP US Bank Global Corp. Trust SER 50 South 16 th ST. Suite 2050 Philadelphia, PA 19102 CERTIFICATE #18-00002 MCDERMOTT, RORY AND MICHELLE 19 RAMAPO TRAIL	\$ 1,698.38-Certificate 800.00-Premium 2,498.38-Total

BE IT FURTHER RESOLVED that the Tax Collector is authorized to prepare and sign a Discharge of Certificate 18-00001 and 18-00002.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2020-079

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM APPOINTING THOMAS WALSH TO THE
PUBLIC WORKS DEPARTMENT**

BE IT RESOLVED by the Township Committee of the Township of Chatham that Thomas Walsh is hereby appointed to the Department of Public Works effective April 1, 2020 with terms and conditions of employment as governed by the collective bargaining agreement in effect between the Township and Teamsters Local #469 at a starting salary in accordance with Serviceman Grade III Step 3.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2020-080

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM APPOINTING SALLY M. KIRSCHEN AS POLICE MATRON**

BE IT RESOLVED by the Township Committee of the Township of Chatham that Sally
M. Kirschen is hereby appointed as a Police Matron in the Chatham Township Police
Department effective March 1, 2020.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Michael J. Kelly, Mayor

DRAFT

RESOLUTION 2020-082

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING THE SALE OF SURPLUS MUNICIPAL EQUIPMENT

WHEREAS, the Township of Chatham is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Township Committee are desirous of selling said surplus property in an “as is” condition without express or implied warranties.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham, Morris County, State of New Jersey, as follows:

- (1) The sale of the surplus property shall be conducted through GovDeals pursuant to State Contract A-83453/T2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals is available online at govdeals.com.
- (2) The sale will be conducted online and the address of the auction site is govdeals.com.
- (3) The sale is being conducted pursuant to Local Finance Notice 2008-9.
- (4) A list of the surplus property to be sold is as follows:

<u>YEAR</u>	<u>ITEM</u>	<u>VIN or MODEL No</u>
1987	Olathe Chipper	98623
1995	Crafco Tar Heater	IC9EKO915S141830I
1979	Gallion Grader	T500CIC09215
2013	Dodge Charger	2C3DXAT5DH592620
1992	6" Scag	Serial 11425
	Door Panels from Old Police Cars	
	Ground Blower	
	Lawn Edger	
	Push Mower 21"	

- (5) The surplus property as identified shall be sold in an “as-is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.
- (6) The Township of Chatham reserves the right to accept or reject any bid submitted.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution adopted by the Township Committee of the Township of Chatham at a regular meeting held on March 12, 2020.

Date Issued: _____

Township Clerk

RESOLUTION 2020-083

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM REFUNDING CONSTRUCTION PERMIT FEE**

WHEREAS, the Township Committee has considered the request submitted by the Construction Official with regard to the fee that was paid for a construction permit that was submitted to the Township; and

WHEREAS, the fee collected for the permit was \$1,000.00; and

WHEREAS, the fee should only have been \$400.00, and the applicant will be submitting a new check.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham that the following amount be refunded to the depositor of record:

<u>NAME</u>	<u>PERMIT #</u>	<u>AMOUNT</u>
Rich Carding (CLC Landscape Design) 58 Ringwood Ave Ringwood, NJ 07456 Re: 135 Van Houten Ave Block 62.11, Lot 2	Not Issued	\$1,000.00

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By: _____
Michael J. Kelly, Mayor

RESOLUTION 2020-084

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM AUTHORIZING THE CFO TO BE A SIGNER ON THE TOWNSHIP'S
SAFE DEPOSIT BOX**

WHEREAS, the Township of Chatham has a Safe Deposit Box Number: 00A0031-4 at the Bank of America location at 269 Main Street, Chatham, NJ 07928; and

WHEREAS, the Township Committee desires to assign the Chief Financial Officer, Debra A. King, as a signer on the Safe Deposit Box to access and take any formal action on behalf of the Township pertaining to the Safe Deposit Box Number: 00A0031-4.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Chatham designates Debra A. King as a signer on Safe Deposit Box Number: 00A0031-4.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2020-085

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE
TOWNSHIP MAYOR AND CLERK TO SIGN AN AMENDED SETTLEMENT
AGREEMENT FIXING THE TOWNSHIP'S AFFORDABLE HOUSING FAIR SHARE
OBLIGATION FOR THE PERIOD FROM 1987 THROUGH 2025**

WHEREAS, on July 7, 2015, the Township of Chatham filed a declaratory judgment action seeking to fix the Township's affordable housing fair share obligation for the period 1987 through 2025; and

WHEREAS, the Township filed that declaratory judgment action in conformance with the New Jersey Supreme Court decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1 (2015) ("Mount Laurel IV"); and

WHEREAS, Mount Laurel IV designated Fair Share Housing Center, Inc. ("FSHC"), as an interested party in all declaratory judgment actions seeking to fix municipal affordable housing fair share obligations for the period 1987 through 2025; and

WHEREAS, the Township and FSHC negotiated a Settlement Agreement fixing the Township's affordable housing fair share obligation for the period 1987 through 2025 in the form attached; and

WHEREAS, on December 13, 2018, the Township Committee authorized the Settlement Agreement; and

WHEREAS, since December 13, 2018, events arose which required that the Settlement Agreement be amended; and

WHEREAS, these events include the Township's need for an extension of the time within which to comply with the terms and conditions of the Settlement Agreement; and

WHEREAS, on January 10, 2020, the Township filed a motion to extend the compliance period and extend temporary immunity and on January 24, 2020, FSHC filed a cross-motion to terminate immunity; and

WHEREAS, on February 14, 2020 and February 21, 2020, the Township and FSHC mediated the pending motions with the Mount Laurel Special Master appointed by the Superior Court of New Jersey; and

WHEREAS, the Township Committee is of the opinion that the Amended Settlement Agreement is in the best interest of the residents of the Township because it eliminates the uncertainty and expense of further litigation.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. That it is in the best interest of the residents of the Township to enter into the Amended Settlement Agreement in the form attached.
2. That the Township Mayor and Clerk are hereby authorized to sign the Amended Settlement Agreement.
3. That the Township's Mayor, Administrator, Clerk, Planner, Engineer and Attorney are authorized to take those steps necessary to effectuate the Amended Settlement Agreement.
4. That this Resolution takes effect immediately upon adoption.

BE IT FURTHER RESOLVED by the Township Committee of the Township of Chatham that a copy of this Resolution and Amended Settlement Agreement be posted on the Township website and placed on file and available for public inspection in the office of the Township Clerk.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Michael J. Kelly, Mayor

RESOLUTION 2020-086

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP OF CHATHAM PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR THE REDEVELOPMENT OF LAND KNOWN AS BLOCK 62, LOT 71; BLOCK 62, LOT 74 AND A PORTION OF BLOCK 62, LOTS 25 AND 26 AS SHOWN ON THE TOWNSHIP OF CHATHAM TAX MAP

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth specific procedures for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A. 40A:12A-6*, prior to the Township Committee of the Township of Chatham making a determination as to whether a particular study area qualifies as an area in need of redevelopment, the Township Committee must authorize the Township of Chatham Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the subject area meets the criteria of an area in need of redevelopment as set forth in *N.J.S.A. 40A:12A-5*; and

WHEREAS, the New Jersey Legislature amended the Local Redevelopment and Housing Law on September 6, 2013 to expand and clarify various provisions of same; and

WHEREAS, as required by the amendment to *N.J.S.A. 40A:12A-6*, the Legislature has directed that the Resolution authorizing the Planning Board to undertake a preliminary investigation state whether the redevelopment area determination shall authorize the Township to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain (“Condensation Redevelopment Area”); and

WHEREAS, the redevelopment area determination shall authorize the Township of Chatham to use all of the powers provided by the Legislature for use in a redevelopment area including the use of eminent domain, thus designating it a Condensation Redevelopment Area; and

WHEREAS, the Township Committee of the Township of Chatham wishes to direct the Township of Chatham Planning Board to undertake a preliminary investigation to determine whether the proposed study area known as Block 62, Lot 71; Block 62, Lot 74 and a portion of Block 62, Lots 25 and 26 as shown on the Township of Chatham Tax Map and depicted on the attached aerial photograph qualifies as an area in need of condemnation redevelopment pursuant to *N.J.S.A. 40A:12A-5*; and

WHEREAS, the portion of Block 62, Lots 25 and 26 which is the subject of the preliminary investigation is for an easement over and under that property for a sewer line.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Chatham, in the County of Morris, State of New Jersey, that the Township of Chatham Planning Board is hereby directed to conduct the necessary preliminary investigation, including the holding of a public hearing, to determine whether the study area identified above and depicted on the attached Tax Map and aerial photograph is an area in need of condemnation redevelopment under the criteria set forth in *N.J.S.A. 40A:12A-1 et seq.*; and

BE IT FURTHER RESOLVED that the Planning Board is hereby authorized to utilize the services of Frank Banisch, P.P., of Banisch Associates, Inc., to perform the preliminary investigation.

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and recommendations to the Township Committee in the form of a Resolution with supporting documentation.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

River Road Apartments

The Township will work with a tax credit developer to construct a project consisting of at least fifty-nine (59) affordable 2-bedroom and 3-bedroom units on Block 62, Lots 71 and 74 for this project based on its location, size and access to services (Figure 1). The property is located on River Road and consists of a total of 10 acres, 5.9 acres on Lot 71 and 4.1 acres on Lot 74. The combined site will have access to sewer and water and a sewer easement is proposed along the property lines of Block 62, Lots 25 and 26 (Figures 2 and 3).

Site Suitability Analysis

1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;

To the extent known, Block 62, Lots 71 and 74 do not possess any title encumbrances that would preclude development of affordable housing. Lot 71 is Township-owned, through municipal foreclosure and free of encumbrances. Lot 74, to be acquired by the Township, hosts an occupied single-family dwelling. Lots 25 and 26, each roughly 20,000 square feet and hosting a single-family dwelling, will share a sewer easement along their common property line. Chatham Township may condemn the required area from Lots 74, 25 and 26, if a negotiated sale is not possible.

2. The site is adjacent to compatible land uses and has access to appropriate streets;

The properties are surrounded by residential uses. To the North, single family homes line the frontage of Huron Drive. Adjacent lots to the east and west are large and occupied by single family dwellings and two (2) smaller homesites along River Road are situated between Lots 71 and 74. Nearby, northeast on River Road, is the Cardinal Hill apartment complex. To the southwest along River Road, the Chatham Township Volunteer Fire Department operates a firehouse in a setting of and open space along the river.

3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and

The properties are within the Sewer Service Area and the proposed development can be serviced by public water and sewer. Sewer Access will be achieved via a sewer easement between Lots 25 and 26 and adequate sewer capacity exists to service the site.

4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

The site includes significant steep slope areas which are typical along River Road (Figure 4). The sites slope steeply uphill from River Road with a narrow plateau between sloping

portions of the lots. Switch-back driveway design will be required to access the less steep portions of the site.

The majority of development along River Road has been able to develop by taking advantage of areas with flatter slopes. The development of these properties will require a development plan that will limit steep slope disturbance and retain the trees on these heavily wooded properties. Apart from steep slopes, there appear to be no physical impediments or physical characteristics that would prevent development on the properties in accordance with the Residential Site Improvement Standards (RSIS) (Figure 1). There are no wetlands, floodplains or stream corridors and it appears that the parcels may be developed in accordance with the RSIS.

Figure 1
Block 62, Lots 25, 26, 71 and 74

Chatham Township, Morris County
Febraury 2020

Data Sources:
Morris County Parcels 2014
NJDOT roadway network 2011
NJDEP 2012 Land Use Land Cover
FEMA 100 Year Floodzones

BANISCH
ASSOCIATES, INC.
Planning and Design

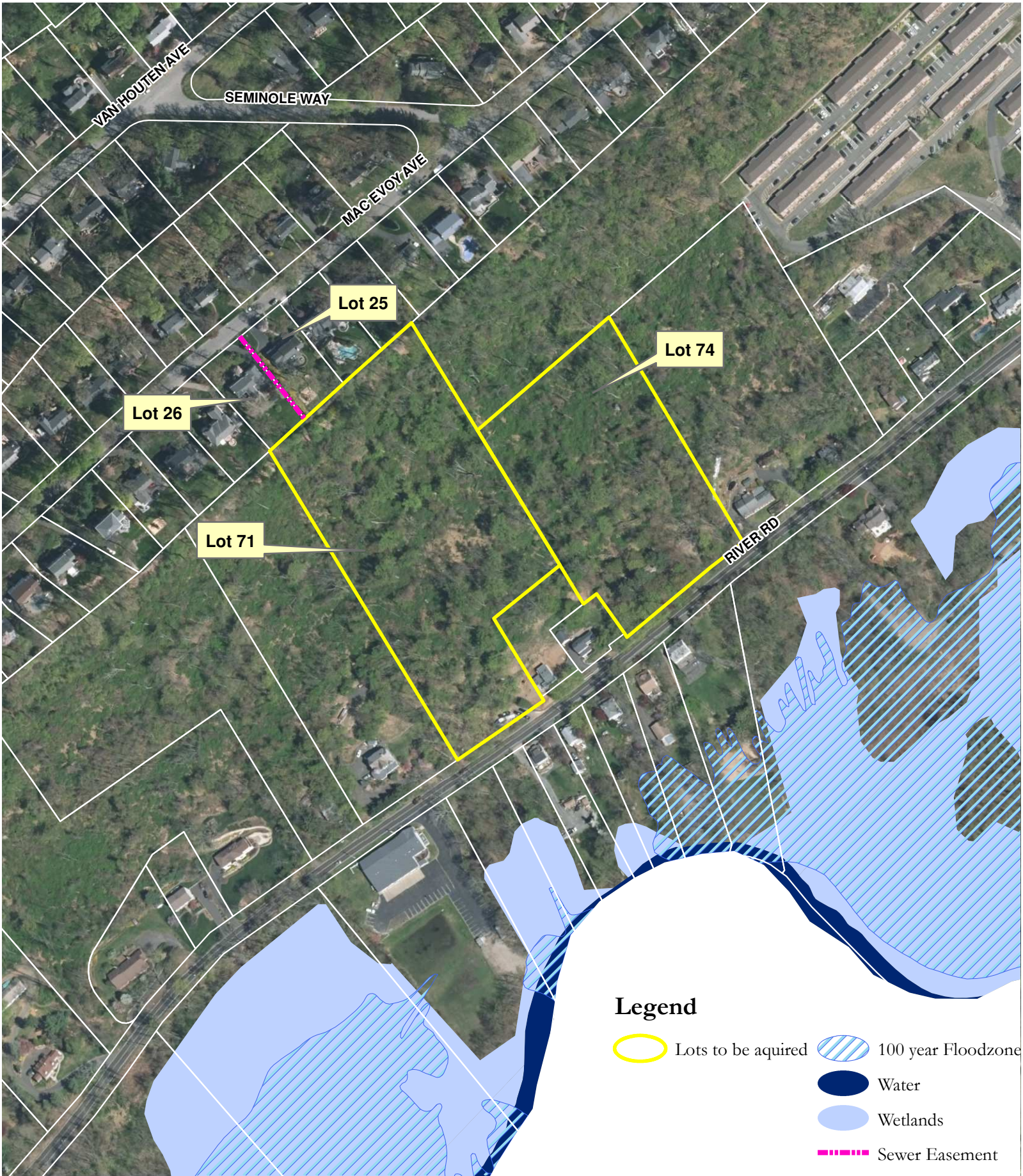


Figure 3

CADD: L:\MUNICIPAL\CHATHAM\304330_2018 GENERAL ENGINEERING\RIVER ROAD REDEVELOPMENT PARCEL MAP.DWG 3/4/2020 10:38:00 AM



TOWNSHIP OF CHATHAM
MORRIS COUNTY, NEW JERSEY



BLOCK 62
LOT 71, 74, 25 & 26
LOCATION MAP
SCALE: 1"=200'

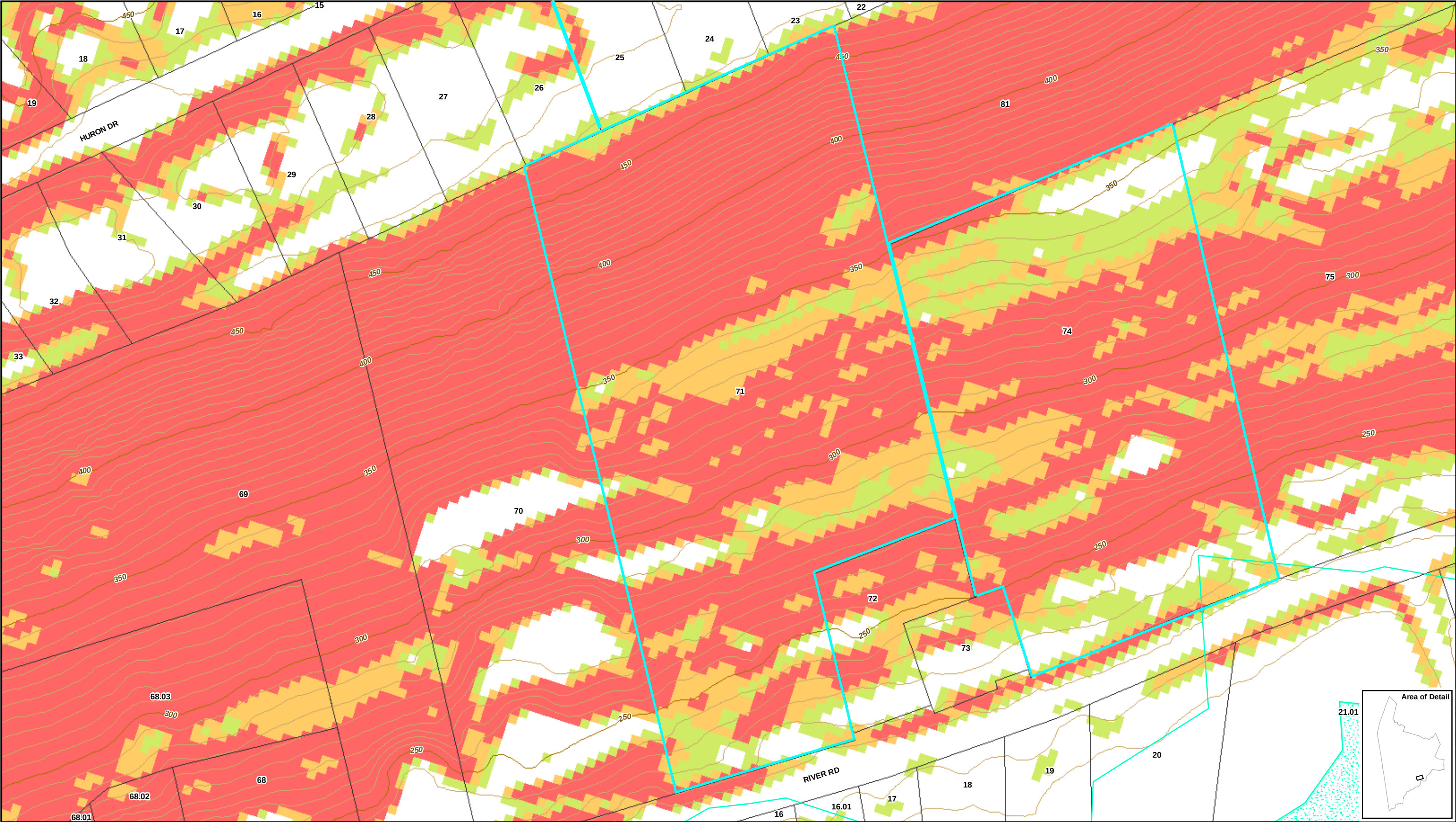


Figure 4

LEGEND:

Wetlands Transition Area 150 feet3

Percent Slope

< 15%

15% - 20%

20% - 25%

> 25%

Parcel Boundary

Wetland

0100200

Feet

5

M

M

MOTT
MACDONALD

412 Mt Kemble Avenue

Morristown, New Jersey 07960

TOWNSHIP OF CHATHAM

FIGURE 1:
STEEP SLOPE ANALYSIS

Designed	Drawn	Checked	Approved	Date
SJA	DSC	DJH		3/20/2019

Map Document: (M:\Chatham Twp\GIS\Assignments\FairHousingAnalysis\RiverRoad_Lot69_Slopes.mxd)
3/20/2019 1:53:17 PM MAR2518

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.

RESOLUTION 2020-087

RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO SOLICIT QUOTES FOR SERVICES AND IF THE QUOTE IS BELOW THE ADMINISTRATOR’S AUTHORITY OF NINE THOUSAND AND TWO HUNDRED (\$9,200.00) DOLLARS TO AWARD A CONTRACT

WHEREAS, the Township of Chatham is in need of various services related to the Township’s acquisition of affordable housing sites; and

WHEREAS, these services include appraisals, environmental studies, surveys and title searches; and

WHEREAS, it is estimated that these services are below the bidding threshold under the Local Public Contracts Law; and

WHEREAS, the Township desires to solicit quotes for these services and to authorize the Township Administrator to award contracts for these services provided that the cost is less than nine thousand and two hundred (\$9,200.00) dollars for each task for each property being considered by the Township for acquisition.

NOW, THEREFORE, BE IT RESOLVED by the Township of Chatham, County of Morris, State of New Jersey, as follows:

1. That the Township Administrator solicit quotes for appraisal, environmental, survey and title search services related to the Township’s acquisition of affordable housing sites.
2. That the Township Administrator is authorized to award contracts for these services provided that the cost is less than nine thousand and two hundred (\$9,200.00) dollars for each task for each property being considered by the Township for acquisition.
3. This Resolution shall take effect immediately.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Michael J. Kelly, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2020-088

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM SUPPORTING LIBRARY OF THE CHATHAMS GRANT APPLICATION AND PLEDGING UP TO \$404,925 IN MATCHING FUNDS

WHEREAS, since becoming a joint library in 1975, the Library of the Chathams has provided services to the residents of Chatham Township and Chatham Borough, and

WHEREAS, to serve the continuous growth in services as well as to expand the types of services provided, the Library building was expanded in 1940, 1960, 1964, 1983, 1991 and 2004 to its present size and configuration, and

WHEREAS, the Library has conducted consumer research including focus groups, community surveys and interviews with community leaders to ensure that present services satisfy present needs and to identify new and emerging needs of the communities including an enclosed collaborative Teen Space, an enhanced Local History Room, additional private study rooms, a Business Center, a combination STEAM/Meeting Room, an enlarged and dividable Community Room, a Children's Activity Room, rear entrance and access ramp improvements. and Whereas the Library staff has developed a Strategic Plan to respond to existing and emerging patron needs and changes in technology and resources used by our residents, and

WHEREAS, the present configuration of spaces within the building limits accommodating the increasing usage of present services and facilities and impedes the introduction of new services in response to needs identified in the consumer research, and

WHEREAS, an engineering study in 2014 identified structural, operational and environmental deficiencies in the present building requiring correction including HVAC system deficiencies and energy savings, and

WHEREAS, the Library Board of Trustees has engaged architects to develop a plan, called *Bridging Space to Place* to address these deficiencies and reconfigure the spaces within the building to accommodate emerging needs and the growth in demand for present services, and Whereas, the Library has raised \$1.5 million since 2014 through fundraising, and

WHEREAS, the Library intends to apply for a grant under the New Jersey Library Construction Bond Act of 2017, through which the State of New Jersey will match up to 50% of eligible project costs,

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Chatham supports the Library of the Chathams grant application, and

BE IT FURTHER RESOLVED, that the Township of Chatham will support the Library of the Chathams grant application request with funding of up to \$404,925.00 in a 2021 Capital Ordinance or other funding mechanism if the grant application is approved, and,

BE IT ALSO RESOLVED, that it is the Township of Chatham expresses its thanks to the Borough of Chatham for passing a similar funding resolution and commitment to support the efforts of the Library of the Chathams.

Adopted: March 12, 2020

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Michael J. Kelly, Mayor