

## **Appendix A**



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## DEMOGRAPHIC ANALYSIS

The largest population increases in Chatham Township's history came in the middle of the twentieth century. In the 1940s, the number of residents jumped, increasing by 39.4%. Growth further accelerated during the 1950s, when the population of the community more than doubled, rising to 5,931 persons, a 109.9% increase. Vigorous population growth continued into the 1960s, when the community added residents at a 36.5% clip. People continued to come during the remaining decades of the twentieth century, albeit at a slower pace, as the township recorded a population increase of 1,993 persons between 1970 and 2000. Throughout the second half of the twentieth century, population growth Chatham Township outpaced that of the larger county and state. The community's growth in the twenty-first century has been more restrained, with, the number of residents rising by 3.6% in the 2000s and 5.1% in the 2010s.

It should be noted here that, although the total population data in Table 1 is drawn from the Decennial U.S. Census survey, all subsequent Census Bureau data contained herein comes from the 2019-2023 American Community Survey (ACS), which is calculated as a 5-year estimate.

**Table 1: Population Trends (1920-2020)**

Year	Chatham Township		Morris County		New Jersey	
1940	2,026	--	125,732	--	4,160,165	--
1950	2,825	39.4%	164,371	30.7%	4,835,329	16.2%
1960	5,931	109.9%	261,620	59.2%	6,066,782	25.5%
1970	8,093	36.5%	383,454	46.6%	7,171,112	18.2%
1980	8,883	9.8%	407,630	6.3%	7,365,011	2.7%
1990	9,361	5.4%	421,353	3.4%	7,730,188	5.0%
2000	10,086	7.7%	470,212	11.6%	8,414,350	8.9%
2010	10,452	3.6%	492,276	4.7%	8,791,894	4.5%
2020	10,983	5.1%	509,285	3.5%	9,288,944	5.7%

*Source: Census Bureau, Decennial Census; NJ Dept. of Labor and Workforce Development*

Table 2 shows the population cohorts for Chatham Township as of 2023. The population is evenly balanced between the sexes, with men numbering 50.2% of the population while women total 49.8% of all residents. Persons between the ages of 35 and 54 are the largest age group, representing 31.8% of the community in all. This cohort typically includes many parents and, unsurprisingly, those 5 to 19 years of age make up the second largest cohort, with 27.3% of residents. Children under the age of 5 constitute 4.5% of the population. Similarly, there are relatively few young adults, as persons between the ages of 20 and 34 comprise only 8.1% of community members. As for older residents, just over one in four residents is 55 years of age and older, or 28.2% of total residents. Of this, 55 to 64 years of age accounted for 11.6% of residents while 16.6% of community members are 65 years of age and older. Overall, the municipality has a median age of 42.8 years of age.



**Table 2: Population by Age and Sex**

Age Group	Total Population		Male		Female	
	Number	% of Population	Number	% of Population	Number	% of Population
Under 5 years old	496	4.5%	273	4.9%	223	4.1%
5 to 19 years of age	3,006	27.3%	1,701	30.8%	1,305	23.8%
20 to 34 years of age	890	8.1%	469	8.5%	421	7.7%
35 to 54 years of age	3,501	31.8%	1,640	29.7%	1,861	34.0%
55 to 64 years of age	1,281	11.6%	617	11.2%	664	12.1%
65 years of age and older	1,827	16.6%	827	15.0%	1,000	18.3%
<b>Total</b>	<b>11,001</b>	<b>100.0%</b>	<b>5,527</b>	<b>100.0%</b>	<b>5,474</b>	<b>100.0%</b>
<b>Median age</b>	<b>42.8</b>		<b>39.4</b>		<b>45.1</b>	

*Source: Census Bureau, 2019-2023 5-Year American Community Survey*

Persons between 5 and 19 years of age is the fastest growing age group in Chatham Township. Between 2013 and 2023, the population of this cohort increased by 14.4% (Table 3). This is an encouraging sign for the community's long-term growth. The number of children under the age of 5 also grew to a certain extent, rising by 5.5%. Meanwhile, the number of seniors, defined as those 65 years of age and older, swelled by 13.6%. In contrast, the population of persons between the ages of 55 and 64 declined by 11.2%. Another cohort recording a population decline were persons between 35 and 54 years of age, which slipped by 0.7%. At the same time, the 20-to-34 population eked out a gain of 0.5%. The population swings of the various age groups mostly cancelled each other out, as the median age fell by only 0.7%.

**Table 3: Population Change by Age, 2013 to 2023**

Age Group	2013		2023		Change, 2013 to 2023	
	2013	%, Total Population	2023	%, Total Population	Total Change	% Change
Under 5 years old	470	4.5%	496	4.5%	26	5.5%
5 to 19 years of age	2,627	24.9%	3,006	27.3%	379	14.4%
20 to 34 years of age	886	8.4%	890	8.1%	4	0.5%
35 to 54 years of age	3,524	33.4%	3,501	31.8%	-23	-0.7%
55 to 64 years of age	1,442	13.7%	1,281	11.6%	-161	-11.2%
65 years of age and older	1,608	15.2%	1,827	16.6%	219	13.6%
<b>Total</b>	<b>10,557</b>	<b>--</b>	<b>11,001</b>	<b>--</b>	<b>444</b>	<b>4.2%</b>
<b>Median Age</b>	<b>43.1</b>		<b>42.8</b>		<b>-0.3</b>	<b>-0.7%</b>

*Source: 2009-2013, 2019-2023 5-Year American Community Survey*



Chatham Township is home to 3,935 households in all. The average household size for the community is 2.76 persons, eclipsing the respective averages for Morris County and New Jersey, which are each 2.61 persons (Table 4). In all, 9.6% of households consist of five persons or more. By comparison, 8.8% of households in Morris County and 10.2% in New Jersey are comprised on five persons or more. Three- and four-person households make up a relatively large portion of the community, or 40.8% of households. The township, however, has a relatively low number of smaller households, those consisting of only one or two persons, which together account for less than half of the households in Chatham. This stands in stark contrast with the wider county and state, where one- and two-person households compose 56.9% and 57.5% of households.

**Table 4: Household Size**

Household Size	Chatham Township		Morris County		New Jersey	
	Total	%	Total	%	Total	%
1-person household	946	24.0%	47,475	24.7%	918,897	26.4%
2-person household	1,009	25.6%	61,785	32.2%	1,081,842	31.1%
3-person household	752	19.1%	33,893	17.7%	594,946	17.1%
4-person household	853	21.7%	31,830	16.6%	530,520	15.3%
5-person household	318	8.1%	11,634	6.1%	218,492	6.3%
6-person household	46	1.2%	3,937	2.1%	79,678	2.3%
7+-person household	11	0.3%	1,286	0.7%	53,980	1.6%
Total households	3,935	100.0%	191,840	100.0%	3,478,355	100.0%
<b>Average Household Size</b>	<b>2.76</b>		<b>2.61</b>		<b>2.61</b>	

*Source: 2019-2023 5-Year American Community Survey*

Families are an integral part of the social life in Chatham Township, with family households accounting for approximately three-fifths of households, or 74.5% in all (Table 5). Statewide, family households constitute only 67.8% of households. Family households consist of 3.29 persons on average, somewhat higher than the county and state average, 3.19 persons for each. The average nonfamily household, though, consists of only 1.05 persons, smaller than the average nonfamily household in Morris County or New Jersey.



**Table 5: Family and Nonfamily Households**

Household Type	Chatham Township	Morris County	New Jersey
Total family households	74.8%	70.1%	67.8%
Total nonfamily households	25.2%	29.9%	32.2%
Average household size, family households	3.29	3.17	3.19
Average household size, nonfamily households	1.05	1.20	1.22
Source: 2019-2023 5-Year ACS			

Chatham Township residents have exceptionally high rates of educational attainment. Of all residents at least 25 years of age, a stunning 82.3% have at least a bachelor's degree while 42.1% have a graduate or professional degree (Table 6). In other words, more residents have a graduate or professional degree than a bachelor's degree alone. Even for Morris County, where 57.2% of residents have at least a bachelor's degree, these figures stand out. Overall, 99.3% have earned a high school diploma.

**Table 6: Educational Attainment**

Highest level of education	Chatham Township	Morris County	New Jersey
Less than 9th grade	0.3%	2.3%	4.6%
9th to 12th grade, no diploma	0.4%	2.6%	4.7%
High school graduate (includes equivalency)	8.9%	19.0%	25.7%
Some college, no degree	5.5%	12.8%	15.3%
Associate's degree	2.6%	6.1%	6.7%
Bachelor's degree	40.2%	33.6%	25.8%
Graduate or professional degree	42.1%	23.7%	17.1%
<b>High school graduate or higher</b>	<b>99.3%</b>	<b>95.1%</b>	<b>90.7%</b>
<b>Bachelor's degree or higher</b>	<b>82.3%</b>	<b>57.2%</b>	<b>42.9%</b>
Source: 2019-2023 5-Year ACS			

White persons who are not Hispanic account for over three-fourths of residents, or 76.8%, with white persons of all ethnicities composing 77.6% of residents in all (Table 7). Overall, the Hispanic population, totals 5.6% of the community, well below the share in Morris County and New Jersey, where 15.5% and 21.9% of persons are Hispanic. Asian residents make up 12.4% of the population, surpassing the percentage statewide. A mere 0.5% of the population is Black, a fraction of the percentage statewide, 13.0%. The share of multiracial persons in Chatham constitutes 6.9% of the population.



**Table 7: Race and Ethnicity**

Race and Ethnicity	Chatham Township	Morris County	New Jersey
<i>Non-Hispanic</i>	94.4%	84.5%	78.1%
White	76.8%	66.9%	51.9%
Black	0.5%	3.0%	12.3%
Asian	12.4%	10.6%	9.8%
Other Race Alone	0.0%	0.7%	0.8%
Two or more Races	4.7%	3.3%	3.2%
<i>Hispanic (All Races)</i>	5.6%	15.5%	21.9%
Hispanic, White	0.8%	4.0%	5.0%
Hispanic, Black	0.0%	0.3%	0.7%
Hispanic, Other	2.6%	4.4%	8.9%
Hispanic, Two or More Races	2.2%	6.7%	7.4%

*Source: 2019-2023 5-Year ACS*

## **SOCIOECONOMIC ANALYSIS**

Household incomes are relatively high compared to other communities. According to the most recent American Community Survey, 53.0% of households have an income of at least \$200,000 (Table 8). As such, the median household income is \$223,380, far above the median in Morris County, \$134,929. For its part, the mean household income for households in the township is 329,433. Given the upward skew of the mean, it's reasonable to conclude that Chatham Township is home to a small number of extraordinarily high-earning households. Another 22.7% of households have an income between \$100,000 and \$199,999. Altogether, 75.7% of households have an income of \$100,000 or greater. As for those with fewer means, 10.9% of households have an income less than \$50,000. This is well below the comparable share at the state level, 25.2%.





**Table 8: Household Income**

Household Income	Chatham Township	Morris County	New Jersey
Less than \$25,000	2.1%	7.0%	11.9%
\$25,000-\$49,999	8.8%	9.3%	13.3%
\$50,000-\$99,999	13.4%	20.2%	24.3%
\$100,000-\$199,99	22.7%	32.3%	29.7%
More than \$200,000	53.0%	31.2%	20.7%
<b>Median Household Income</b>	<b>\$223,380</b>	<b>\$134,929</b>	<b>\$101,050</b>
<b>Mean Household Income</b>	<b>\$329,433</b>	<b>\$181,402</b>	<b>\$140,299</b>

*Source: 2019-2023 5-Year ACS*

The poverty rate for Chatham Township is only 1.8% (Table 9). This is well below the county poverty rate of 5.1%. Seniors in Chatham Township are somewhat more vulnerable to poverty, with a poverty rate of 3.8%. The community fares far better when it comes to child poverty. According to data from the American Community Survey, no children in the community are living in poverty. The absence of child poverty is a departure from the rest of the county and state, where 5.6% and 13.3% of children live in poverty, respectively.

**Table 9: Poverty Rate**

Indicator	Chatham Township	Morris County	New Jersey
Poverty Rate, Overall	1.8%	5.1%	9.8%
Poverty Rate, Under 18 years old	0.0%	5.6%	13.3%
Poverty Rate, Seniors	3.8%	6.5%	9.5%

*Source: 2019-2023 5-Year ACS*

Over the past decade, Chatham Township workers have had an easier time finding jobs than workers who reside in other communities, with the unemployment rate remaining consistently below the rates for the county and state. The unemployment rate trended downward throughout the 2010s, reaching a low of 2.2% in 2019. The unemployment rate subsequently spiked in 2020, rising to 5.4%, with the advent of the pandemic, before falling to 4.0% in 2021 and 2.5% in 2022. Even then, Chatham Township withstood the economic disruption from the pandemic far better than the rest of the county and state, where the unemployment rate spiked respectively to 9.2% and 9.4% in 2020. The data indicate that employment and, by extension, household finances are on firm footing.



**Table 10: Unemployment Rate**

Year	Chatham Township	Morris County	New Jersey
2013	4.9%	6.3%	8.4%
2014	4.2%	5.0%	6.7%
2015	3.5%	4.3%	5.7%
2016	3.1%	3.9%	4.9%
2017	3.0%	3.5%	4.5%
2018	2.7%	3.1%	4.0%
2019	2.2%	2.7%	3.5%
2020	5.4%	7.5%	9.4%
2021	4.0%	5.3%	6.7%
2022	2.5%	3.2%	3.9%
2023	3.0%	3.7%	4.4%

*Source: NJ Dept. of Labor and Workforce Development*

For-profit companies employ 69.6% of the Township's working population, higher than the share at the state- or county-level (Table 11). The municipality also has a relatively high percentage of self-employed residents, 10.9%, which may indicate a strong entrepreneurial presence. The public sector employs 12.8% of residents, close to the share in Morris County, 13.1%. Not-for-profit employees make compose 6.7% of the employed population.

**Table 51: Class of Worker**

Class of Worker	Chatham Township	Morris County	New Jersey
For-profit company employee	69.6%	70.2%	69.2%
Not-for-profit employee	6.7%	6.9%	7.6%
Government Worker	12.8%	13.1%	14.2%
Self-employed, business owner	5.2%	4.8%	3.9%
Self-employed, contractor	5.7%	5.1%	5.1%

*Source: 2019-2023 5-Year ACS*

Occupational data further illustrates that residents tend to work in jobs that demand advanced skills. Irrespective of the industry, 71.4% of the employed population of Chatham Township works in a management, business, science, or arts position (Table 12). These are individuals who possess the specialized level of skills and knowledge required for these roles. Just 2.4% of Chatham Township workers work in production, transportation, and moving, compared to 7.7% in Morris County and 11.3% in New Jersey. Similarly, a mere 0.9% of residents work in natural resources, construction, and maintenance, far less than the share in the county and state, 5.4% and 6.9%, respectively. In the same vein, workers in



service jobs make up only 6.5% of the employed population, significantly below the comparable figures in the county and state.

**Table 62: Occupation**

Occupation	Chatham Township	Morris County	New Jersey
Management, business, science, and arts	71.4%	55.8%	46.9%
Service occupations	6.5%	11.6%	14.8%
Sales and office occupations	18.9%	19.5%	20.0%
Natural resources, construction, and maintenance occupations	0.9%	5.4%	6.9%
Production, transportation, and material moving	2.4%	7.7%	11.3%

*Source: 2019-2023 5-Year ACS*

The finance, insurance, and real estate sector is integral to the community's economy. All told, almost a quarter of working residents, 23.3%, work for financial, insurance, or real estate firms, roughly twice the share for Morris County overall (Table 13). The professional, scientific, and management sector is also key to Chatham's prosperity, given that 16.8% of residents work in the sector. The community also has a higher-than-average share of residents who work in the educational services sector, 12.9%. A sizable number of residents also work for employers in the health care, manufacturing, and information sectors.

**Table 73: Industry**

Industry	Chatham Township	Morris County	New Jersey
Agriculture, forestry, fishing and hunting, and mining	0.4%	0.3%	0.3%
Construction	3.6%	5.6%	6.4%
Manufacturing	10.7%	14.1%	9.8%
Wholesale trade	2.4%	3.2%	3.4%
Retail trade	3.9%	7.7%	8.7%
Transportation and warehousing, and utilities	1.7%	4.4%	6.9%
Information	3.3%	3.3%	2.9%



Industry	Chatham Township	Morris County	New Jersey
Finance and insurance, and real estate and rental and leasing	23.3%	11.8%	10.3%
Professional, scientific, and management, and administrative and waste management services	16.8%	18.4%	15.4%
Educational services	12.9%	9.0%	8.9%
Health care and social assistance	13.2%	10.9%	13.3%
Arts, entertainment, and recreation, and accommodation and food services	4.4%	4.0%	4.8%
Other services except public administration	2.1%	3.2%	3.5%
Public administration	1.3%	4.1%	5.3%
Source: 2019-2023 5-Year ACS			

A significant portion of the employed population, 26.0%, works from home (Table 14). This exceeds the percentage for Morris County, 19.6%, which, in turn, is higher than the share of New Jersey residents who telecommute, 15.0%. More than three in five residents get to work by car, 63.2%, get to work by car, with 59.8% of workers driving to work alone. Yet, Chatham Township residents are less likely to drive or carpool than in other Morris County communities, as 68.1% of working residents in the county commuting by car. Mass transit riders account for almost a tenth of workers, 9.9%, surpassing the respective state- and countywide shares, 3.5% and 11.2%.

**Table 14: Means of Transport to Work**

Means of Transport	Chatham Township	Morris County	New Jersey
Drove alone	59.8%	68.1%	63.7%
Carpooled	3.4%	5.8%	7.7%
Public transportation	9.9%	3.5%	8.5%
Walked	0.6%	1.7%	2.6%
Bicycle	0.0%	0.1%	0.3%
Taxicab, motorcycle, or other means	0.3%	1.2%	2.1%
Worked from home	26.0%	19.6%	15.0%
Source: 2019-2023 5-Year ACS			



Many workers who do commute have slightly longer trips than persons commuting from other New Jersey communities. In particular, more than a fifth of commuters, 21.7% in all, have a typical commute of at least an hour or more (Table 15). By contrast, only 12.3% of commuters in Morris County and 14.2% in New Jersey have commutes of an hour or more. The mean travel time for commuters living in the township is 32.0 minutes, higher than the New Jersey mean, 30.9 minutes. All told, 40.5% of Chatham Township commuters have a commute of at least a half hour. A comparatively low percentage of Chatham Township residents have a commute of less than 15 minutes, 26.4%, easily eclipsing the comparable percentage for New Jersey, 21.4%. About a third of Chatham commuters, 33.2%, have a commute of between 15 and 30 minutes while an additional 12.3% have a commute lasting between 30 and 45 minutes. The remaining 6.7% of workers typically have a commute that lasts between 45 and 59 minutes.

**Table 15: Travel Time to Work**

Travel Time	Chatham Township	Morris County	New Jersey
Less than 10 minutes	9.8%	10.2%	9.9%
10 to 14 minutes	16.6%	11.9%	11.5%
15 to 19 minutes	14.7%	14.0%	13.1%
20 to 29 minutes	18.5%	18.4%	19.6%
30 to 44 minutes	12.5%	23.0%	21.9%
45 to 59 minutes	6.3%	10.2%	9.9%
60 or more minutes	21.7%	12.3%	14.2%
<b>Mean travel time to work (minutes)</b>	<b>32.0</b>	<b>30.1</b>	<b>30.9</b>

Source: 2019-2023 5-Year ACS

Just over three in ten households in Chatham Township, 31.3% have at least three motor vehicles (Table 16). This is just above the comparable figures for New Jersey, 30.3%. Still, it is significantly below the share of Morris County households with three or more cars, 40.6%. An additional 47.7% of households have two automobiles. In other words, 81.9% of households possess a minimum of two cars. This is consistent with Morris County as a whole, where 81.0% of households have at least two cars and possibly more. In New Jersey as a whole, 70.2% of households have two cars or more. Just 16.8% of households in the township have a single automobile while 1.3% do not have a car at all.



**Table 16: Total Vehicles Available**

Total Vehicles	Chatham Township	Morris County	New Jersey
No vehicle	1.3%	2.8%	6.4%
1 vehicle	16.8%	16.2%	23.3%
2 vehicles	50.6%	40.4%	39.9%
3 or more vehicles	31.3%	40.6%	30.3%

Source: 2019-2023 5-Year ACS

## **HOUSING ANALYSIS**

The vast majority of residents live in owner-occupied homes. Altogether, 88.7% of residents live in owner-occupied housing units (Table 17). Approximately one in nine residents live in a rental, or 11.3% of the population. The municipality's owner-occupied share is far higher than the share statewide, 63.7%. It also surpasses the share in Morris County, 79.0%.

**Table 17: Tenure**

Tenure	Chatham Township	Morris County	New Jersey
Owner-Occupied	88.7%	79.0%	63.7%
Renter-Occupied	11.3%	21.0%	36.3%

Source: 2019-2023 5-Year ACS

There are few vacant housing units in Chatham Township or, indeed, Morris County, more generally. Specifically, 2.2% of housing units in the municipality are vacant whereas only 3.4% are vacant countywide (Figure 18). The municipal and county percentages are significantly outstripped by the percentage statewide, 7.9%. While the low vacancy rate surely boosts home values, it shows that housing in Morris County is very hard to come by. Housing experts generally consider a vacancy rate of approximately 7% to be optimal in the sense that vacant housing units find buyers and renters in a timely manner while the cost of housing remains relatively stable.

**Table 18: Occupancy Status**

Occupancy Status	Chatham Township	Morris County	New Jersey
Occupied	97.8%	96.6%	92.1%
Vacant	2.2%	3.4%	7.9%

Source: 2019-2023 5-Year ACS



Almost all of the vacant housing units in the township are houses on the market. Altogether, houses for sale account for 87.8% of the vacant homes in Chatham Township (Table 19). Approximately only one in eight homes, 12.2%, is vacant for other reasons, a category used by Census staffers to reflect a variety of conditions such as damage or abandonment. This suggests that the housing market in Chatham is incredibly robust.

**Table 19: Vacancy Status**

Vacancy Status	Chatham Township	Morris County	New Jersey
For rent	0.0%	12.5%	16.0%
Rented, not occupied	0.0%	4.2%	2.7%
For sale only	87.8%	12.2%	6.4%
Sold, not occupied	0.0%	6.9%	4.1%
For seasonal, recreational, or occasional use	0.0%	8.0%	43.7%
For migrant workers	0.0%	0.8%	0.0%
Other vacant	12.2%	55.4%	27.1%

*Source: 2019-2023 5-Year ACS*

The housing stock in Chatham Township is composed predominantly of single-family homes, 77.1% (Table 20). This is higher than the share reported for Morris County and New Jersey, 59.2% and 62.7%, respectively. Most single-family homes are detached residences, which account for 68.4% of housing in the township, while 8.7% of units one-family attached residences. Two-family residences account for 0.5% of homes while three- and four-family dwellings comprise another 2.9% of housing units. The remainder of the housing stock, 19.3%, is located in multifamily buildings, typically defined in New Jersey as a building with five or more housing units. One in ten homes in the township is in a building comprised of 5 to 9 units while 5.1% of dwellings are in buildings with between 10 and 19 units. Apartment buildings with 20 or more units constitute only 4.2% of the housing stock. This is a departure from building patterns elsewhere in the county and state. In Morris County, for instance, apartment buildings with 20 or more units provide 10.2% of total housing units. In the Garden State as a whole, apartment buildings of at least 20 units provide 12.1% of units.

**Table 20: Units in Structure**

Housing Type	Chatham Township	Morris County	New Jersey
1, detached	68.4%	65.1%	52.7%
1, attached	8.7%	8.3%	10.0%
2	0.5%	3.5%	8.6%
3 or 4	2.9%	3.5%	6.1%



Housing Type	Chatham Township	Morris County	New Jersey
5 to 9	10.0%	4.0%	4.7%
10 to 19	5.1%	5.1%	4.9%
20 to 49	1.0%	4.6%	4.2%
50 or more	3.2%	5.6%	7.9%
Mobile home	0.0%	0.3%	0.9%
Boat, RV, van, etc.	0.0%	0.0%	0.0%
Source: 2019-2023 5-Year ACS			

Single-family detached houses compose the bulk of the owner-occupied housing stock, as is the case in the rest of New Jersey. Specifically, 78.9% of owner-occupied units in the Chatham Township are one-family detached dwellings along with 83.8% of owner-occupied units in Morris County and 77.1% of units statewide (Table 21). One-family attached residences compose an additional 9.4% of owner-occupied housing. Although three- and four-family structures account for 1.0% of units, the remainder of owner-occupied housing is located in multifamily buildings, 10.7%. Multifamily housing constitutes a larger portion of owner-occupied units than is typical for either Morris County or New Jersey, with multifamily units comprising 6.0% of owner-occupied housing in the former and 5.4% in the latter.

In total, single-family structures compose only a fifth of the renter-occupied housing stock statewide (Table 21). Two-unit structures comprise 3.2% of rentals while three- and four-unit structures contain 12.9% of rentals. As for multifamily buildings, 62.7% of rental units are in buildings with 5 housing units or more. Buildings with 5 to 9 units provide 21.8% of rental homes while buildings with 10 to 19 units contribute 15.5%. Only a quarter of renter-occupied units in the township are in apartment buildings with 20 units or more, or 25.6% overall. This is appreciably less than the statewide and countywide shares of 50.1% and 49.9%, respectively.

**Table 81: Units in Structure by Tenure**

Housing Type	Chatham Township		Morris County		New Jersey	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
1, detached	78.9%	14.3%	83.8%	13.5%	77.1%	11.7%
1, attached	9.4%	6.8%	8.7%	7.2%	10.2%	8.4%
2	0.0%	3.2%	0.8%	11.2%	4.6%	15.5%
3 or 4	1.0%	12.9%	0.7%	11.7%	1.7%	13.8%
5 to 9	7.5%	21.8%	1.6%	10.8%	1.4%	10.6%
10 to 19	3.2%	15.5%	1.8%	14.6%	1.2%	11.4%
20 to 49	0.0%	6.2%	1.5%	12.8%	1.0%	9.7%





Housing Type	Chatham Township		Morris County		New Jersey	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
50 or more	0.0%	19.4%	1.1%	17.9%	1.8%	18.4%
Mobile home	0.0%	0.0%	0.2%	0.3%	1.1%	0.4%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2019-2023 5-Year ACS

As previously mentioned, most of Chatham Township's population growth occurred in the second half of the twentieth century. This is reflected in Census Bureau data, with only 7.6% of homes in structures built before 1940 and 9.0% before 1950 (Table 22). It was only in the 1950s when development began in earnest, with 19.3% of existing homes dating to that decade. Development continued steadily over the course of subsequent decades, with 10.7% of housing in Chatham built in the 1960s, 13.4% in the 1970s, and an additional 16.6% in the 1980s. Homebuilding tailed off somewhat in the 1990s, when 8.9% of residences were built, followed by a small uptick in the 2000s, when 9.4% of homes were constructed. A small share of homes, 5.0%, have been built in 2010 or later.

**Table 92: Year Structure Built**

Year Structure Built	Chatham Township	Morris County	New Jersey
Built 2020 or later	0.6%	0.6%	0.6%
Built 2010 to 2019	4.4%	4.8%	5.8%
Built 2000 to 2009	9.4%	7.6%	9.1%
Built 1990 to 1999	8.9%	11.5%	9.1%
Built 1980 to 1989	16.6%	13.0%	11.9%
Built 1970 to 1979	13.4%	13.9%	12.4%
Built 1960 to 1969	10.7%	15.7%	13.0%
Built 1950 to 1959	19.3%	14.9%	14.1%
Built 1940 to 1949	9.0%	6.1%	6.7%
Built 1939 or earlier	7.6%	12.0%	17.5%

Source: 2019-2023 5-Year ACS

Homes in Chatham Township are large relative to the housing stock in the rest of the county and state. Overall, 52.2% of homes in the municipality have four bedrooms or more (Table 23). This surpasses the respective figures for New Jersey and Morris County, 25.6% and 36.6%. About one in five residences, 20.5%, are three-bedroom homes. Only 27.2% of residences have two bedrooms or less, a smaller percentage than prevails in either the county or state, where 35.3% and 42.7% of housing units have two bedrooms or less, respectively.



**Table 23: Number of Bedrooms, Housing Stock**

Total Bedrooms	Chatham Township	Morris County	New Jersey
No bedroom	0.6%	1.8%	3.0%
1 bedroom	13.8%	13.6%	14.2%
2 bedrooms	12.8%	19.9%	25.5%
3 bedrooms	20.5%	28.2%	31.8%
4 bedrooms	30.6%	28.2%	19.7%
5 or more bedrooms	21.6%	8.4%	5.9%

*Source: 2019-2023 5-Year ACS*

The relative spaciousness of housing in Chatham also shows up in the rooms data from the American Community Survey. All told, 43.3% of residences in Chatham Township have nine rooms or more (Table 24). Overall, the median home in Chatham Township has 7.7 rooms. Countywide, almost a quarter of homes have 9 or more rooms, while the median number of rooms is 6.6. At the state level, the median number of rooms is 5.7 while only 15.2% of housing units have 9 rooms or more. Homes of moderate sizes are less common than in the rest of New Jersey. In total, 27.5% of homes in the township and 35.9% of homes in the county are comprised of 5 rooms or less.

**Table 24: Rooms Per Housing Unit**

Total Rooms	Chatham Township	Morris County	New Jersey
1 room	0.4%	1.6%	2.7%
2 rooms	2.3%	2.5%	3.0%
3 rooms	6.0%	8.8%	10.5%
4 rooms	6.7%	11.6%	15.2%
5 rooms	12.1%	11.4%	15.8%
6 rooms	9.9%	12.6%	15.4%
7 rooms	11.1%	13.1%	12.0%
8 rooms	8.3%	14.0%	10.4%
9 rooms or more	43.3%	24.5%	15.2%
<b>Median rooms</b>	<b>7.7</b>	<b>6.6</b>	<b>5.7</b>

*Source: 2019-2023 5-Year ACS*

Relatively few housing units in the municipality lack essential facilities. For example, 1.0% of homes lack complete kitchen facilities (Table 25). Moreover, no homes in Chatham Township lack complete plumbing facilities, according to the American Community Survey. Likewise, no homes in the township lack telephone service. Some households, 0.4% in all, live in overcrowded conditions, where the number of



occupants exceeds the number of rooms. This figure is eclipsed by the shares for New Jersey and Morris County, 1.7% and 3.4%. Natural gas supplied by a utility is the most widely used heating fuel, warming 86.1% of homes. Electricity is used by 10.5% of households while oil heats 2.0% of homes. A tiny percentage of households, 0.2%, lack any fuel to heat their home.

**Table 25: Housing Quality Indicators**

Home Heating Fuel	Chatham Township	Morris County	New Jersey
Utility gas	86.1%	69.4%	73.3%
Bottled, tank, or LP gas	1.2%	3.0%	2.5%
Electricity	10.5%	11.8%	15.6%
Fuel oil, kerosene, etc.	2.0%	14.5%	6.8%
Coal or coke	0.0%	0.0%	0.0%
Wood	0.0%	0.3%	0.3%
Solar energy	0.0%	0.1%	0.2%
Other fuel	0.0%	0.5%	0.5%
No fuel used	0.2%	0.4%	0.8%
<b>Lacking facilities</b>			
Lacking complete plumbing facilities	0.0%	0.4%	0.3%
Lacking complete kitchen facilities	1.0%	0.8%	0.8%
No telephone service available	0.0%	0.5%	0.9%
<b>Occupants Per Room</b>			
1.00 or less	99.6%	98.3%	96.3%
1.01 to 1.50	0.4%	1.1%	2.4%
1.51 or more	0.0%	0.6%	1.3%

*Source: 2019-2023 5-Year ACS*

Householders in Chatham Township tend to have been in their current home for less than 15 years. In all, 56.1% of householders moved into their home in 2010 or later (Table 26). Countywide, 53.7% of householders moved into their home in 2010 or later. The township figure is particularly noteworthy, considering that comparatively few renters live in the community. An additional 22.5% of householders moved into their home between 2000 and 2009. To put this somewhat differently, more than three-quarters of householders, 76.2%, have moved into their home in the last quarter century. This is slightly higher than in Morris County overall, where 72.8% of householders moved into their home since 2000. As for the remainder of householders, 11.9% moved into their current home during the 1990s, while 9.4% moved in before 1990.



**Table 26: Year Moved In**

Year Moved In	Chatham Township	Morris County	New Jersey
Moved in 2021 or later	5.7%	8.0%	8.3%
Moved in 2018 to 2020	20.9%	19.0%	20.6%
Moved in 2010 to 2017	29.5%	26.7%	28.6%
Moved in 2000 to 2009	22.5%	19.0%	19.2%
Moved in 1990 to 1999	11.9%	12.8%	11.4%
Moved in 1989 and earlier	9.4%	14.4%	11.9%

Source: 2009-2013 5-Year ACS

## **HOUSING MARKET ANALYSIS**

Approximately 67.2% of Chatham Township homeowners have a mortgage while 32.8% do not (Table 27). The share of homeowners who have a mortgage is marginally higher than the figure for Morris County, where 65.5% of homeowners have a mortgage. This makes sense, given the proportion of householders that have moved into their homes in recent decades.

**Table 27: Mortgage Status**

Mortgage Status	Chatham Township	Morris County	New Jersey
With a mortgage	67.2%	65.5%	64.4%
Without a mortgage	32.8%	34.5%	35.6%

Source: 2019-2023 5-Year ACS

Homes in Chatham Township have higher values compared with the wider county and state. A slight majority of homes have a value of more than \$1,000,000, about five times the percentage for Morris County (Table 28). Thus, the median home value in the township is \$1,005,100, almost twice the Morris County median, \$557,000. An additional 14.0% are valued at \$750,000 or above and while 18.3% have values greater than \$500,000. In total, 82.3% of owner-occupied residences are valued at \$500,000 or above. Statewide, 38.2% of homes have a value of at least \$500,000, while in Morris County, where homes are generally expensive, 57.7% of homes are valued at \$500,000 or more.



**Table 28: Home Values**

Home Value	Chatham Township	Morris County	New Jersey
Less than \$100,000	2.6%	2.0%	4.4%
\$100,000 to \$299,999	0.8%	8.7%	23.6%
\$300,000 to \$499,999	14.1%	31.6%	33.8%
\$500,000 to \$749,999	18.3%	33.6%	23.0%
\$750,000 to \$999,999	14.0%	14.0%	8.6%
\$1,000,000 or more	50.3%	10.1%	6.6%
<b>Median home value</b>	<b>\$1,005,100</b>	<b>\$557,000</b>	<b>\$427,600</b>

*Source: 2019-2023 5-Year ACS*

Data from the New Jersey Division of Taxation supports the Census's home value data. Since 2018, the average sales price in Chatham Township has exceeded the Census's median estimate of \$1,005,100 (Table 29). The number of homes soared during the pandemic, with 214 home sales in 2021 and 197 in 2022. Home sales have since plunged. In 2024, Chatham Township home sales were the lowest of any year in the last decade. This was evidently due to low inventory, not low demand, since the average sales price continued to rise, climbing to \$1,398,273 by 2024. Since 2015, the average sales price in Chatham has risen by 51.7%. Low inventory is an issue for all of Morris County, with 4,914 homes sold in 2024, the lowest of any year by far for the decade in which the state has released data on home sales.

**Table 29: Home Sales**

Year	Chatham Township		Morris County	
	Total Sales	Avg Sales Price	Total Sales	Avg Sales Price
2015	190	\$922,512	4,561	\$506,946
2016	154	\$942,917	4,522	\$500,190
2017	149	\$944,498	4,776	\$497,392
2018	162	\$1,017,508	4,773	\$521,696
2019	149	\$1,058,411	4,187	\$528,337
2020	116	\$1,063,323	4,325	\$515,201
2021	214	\$1,036,884	5,938	\$572,383
2022	197	\$1,159,437	5,068	\$615,450
2023	156	\$1,221,290	3,899	\$658,678
2024	114	\$1,398,273	3,072	\$735,701

*Source: NJ Division of Taxation, NJ Treasury*



To a certain extent, residential tax assessments have moved upward along with rising home prices. As of 2024, the average residential assessment in Chatham Township was \$863,356, up from \$782,236 in 2016 (Table 30). Even so, the average residential assessment remains below the average price of homes sold in 2015. Over the same period, home assessments have risen at a similarly measured pace throughout Morris County, with the average assessed value climbing from \$466,051 to \$550,530.

**Table 100: Residential Tax Assessments**

Year	Total Lots, Chatham Township	Average Assessment	Total Lots, Morris County	Average Assessment
2016	3,717	\$782,236	151,703	\$419,042
2020	3,733	\$822,408	153,028	\$444,783
2024	3,790	\$863,356	153,938	\$483,765

Source: NJ Division of Taxation, NJ Treasury

The share of households that are deemed cost-burdened, those spending 30% or more of household income on housing costs, is above the share in the wider county, with 31.0% of Chatham Township households cost-burdened compared to 30.2% in Morris County (Table 31). Another 15.6% of households spend between 20% and 29% of their income on housing. More than half of the households in the township, 51.8%, expend less than 20% of their income on housing costs, a higher share than in Morris County, where 44.0% of households expend less than 20% of their income on housing.

**Table 31: Burden of Housing Costs, All Households**

Housing Costs as % of Household Income	Chatham Township	Morris County	New Jersey
Less than 20% of household income	51.8%	44.0%	39.3%
20 to 29% of household income	15.6%	24.2%	22.9%
30% or more of household income	31.0%	30.2%	35.7%
Zero or negative income	0.2%	0.7%	1.1%
No cash rent	1.5%	0.8%	1.1%

Source: 2019-2023 5-Year ACS

Homeowners are under less financial strain than renters. Of all homeowners, 25.7% spend at least 30% of their income on housing (Table 32). Of the remaining households, 57.6% spend less than 20% of their income on housing, somewhat more than in Morris County as a whole, while an additional 16.3% of Chatham Township homeowners allocate between 20% and 29% of their income towards the cost of housing.



**Table 112: Burden of Housing Costs, Owner-Occupied Housing**

Housing Costs as % of Household Income	Chatham Township	Morris County	New Jersey
Less than 20% of household income	57.6%	50.5%	48.1%
20 to 29% of household income	16.3%	23.0%	22.7%
30% or more of household income	25.7%	25.9%	28.5%
Zero or negative income	0.3%	0.6%	0.6%

Source: 2019-2023 5-Year ACS

In terms of monthly costs, 77.3% of households with a mortgage pay \$3,000 or more on housing (Table 33). This exceeds the rate for Morris County, or 57.8%. Housing costs are so steep that the Census simply lists a median monthly cost of '\$4,000+' by default. In Morris County, the median cost for homes with a mortgage is \$3,256 per month. The high cost of housing is a concerning issue for all of New Jersey, given that the median monthly cost for homeowners with a mortgage is \$2,767.

**Table 33: Monthly Costs, Homeowners with a Mortgage**

Monthly housing costs	Chatham Township	Morris County	New Jersey
Less than \$500	0.0%	0.3%	0.4%
\$500 to \$999	0.6%	0.8%	1.8%
\$1,000 to \$1,499	1.7%	2.8%	6.6%
\$1,500 to \$1,999	7.3%	7.1%	13.7%
\$2,000 to \$2,499	6.5%	13.8%	17.7%
\$2,500 to \$2,999	6.7%	17.4%	17.0%
\$3,000 or more	77.3%	57.8%	42.7%
<b>Median monthly housing cost</b>	<b>\$4,000+</b>	<b>\$3,256</b>	<b>\$2,787</b>

Source: 2019-2023 5-Year ACS

Monthly housing costs are necessarily lower for those households without a mortgage. Still, housing costs are relatively high for these households as well. These expenditures go towards taxes, insurance payments, utilities, and other fees. In all, 87.6% of Chatham Township households without a mortgage pay \$1,000 per month or more in housing costs (Table 34). This exceeds the countywide share of 79.8% and the statewide share of 67.1%. Here, too, the median cost per month for Chatham Township is the Census assigned default, '\$1,500+'. Of remaining households, 7.2% of spend between \$800 and \$1,000 per month on housing, 2.3% spend between \$600 and \$800 a month, while 2.9% spend less than \$600 a month on housing.



**Table 34: Monthly Costs, Homeowners without a Mortgage**

Monthly housing costs	Chatham Township	Morris County	New Jersey
Less than \$250	0.0%	0.9%	1.9%
\$250 to \$399	2.0%	1.1%	2.6%
\$400 to \$599	0.9%	2.5%	5.0%
\$600 to \$799	2.3%	5.4%	8.8%
\$800 to \$999	7.2%	10.4%	14.6%
\$1,000 or more	87.6%	79.8%	67.1%
<b>Median monthly housing costs</b>	<b>\$1,500+</b>	<b>\$1,360</b>	<b>\$1,205</b>

*Source: 2019-2023 5-Year ACS*

Housing costs put a greater financial strain on renters, with 54.9% of households in renter-occupied housing spending at least 30% of their income on housing (Table 35). This is well in excess of the percentage in New Jersey overall, 48.3%. A further 11.7% of households spend between 20% and 29% of their income on housing while 22.9% spend less than 20% of their income on housing. It's important to note that 8.7% of households living in renter-occupied housing have no cash rent.

**Table 35: Burden of Housing Costs, Renter-Occupied Housing**

Housing Costs as % of Household Income	Chatham Township	Morris County	New Jersey
Less than 20% of household income	22.9%	25.7%	23.8%
20 to 29% of household income	11.7%	27.7%	23.1%
30% or more of household income	56.7%	42.3%	48.3%
Zero or negative income	0.0%	1.0%	1.9%
No cash rent	8.7%	3.3%	2.9%

*Source: 2019-2023 5-Year ACS*

Relative to other communities, the gross rent for units in Chatham Township is quite high. To be precise, 29.7% of renting households pay \$3,000 or more in rent (Table 36). This is well above the share for Morris County, 12.3%. What's more, 48.1% of households pay between \$2,000 and \$3,000 in rent per month. In other words, 77.4% of households have a gross rent of at least \$2,000 per month. Thus, 22.6% of households have a rent of less than \$2,000. Again, the contrast with Morris County is illustrative, as 58.4% of households in the county have a rent under \$2,000. The median rent in Chatham Township is \$2,707, far eclipsing the median rent for Morris County and New Jersey, \$1,860 and \$1,653, respectively.





**Table 36: Gross Rent**

Gross Rent	Chatham Township	Morris County	New Jersey
Less than \$500	0.0%	4.6%	6.3%
\$500 to \$999	3.6%	4.0%	8.7%
\$1,000 to \$1,499	0.0%	20.0%	26.3%
\$1,500 to \$1,999	18.6%	29.9%	28.5%
\$2,000 to \$2,499	13.3%	17.6%	15.9%
\$2,500 to \$2,999	34.8%	11.7%	6.7%
\$3,000 or more	29.7%	12.3%	7.6%
<b>Median rent</b>	<b>\$2,707</b>	<b>\$1,860</b>	<b>\$1,653</b>

*Source: 2019-2023 5-Year ACS*

## **DEVELOPMENT TRENDS**

In the last 20 years, the township approved building permits on average for the construction of 28 housing units annually (Table 37). Housing construction has persisted at the same level in the most recent decade, when an average of 27 housing units were permitted every year.

**Table 37: Total Housing Permits Issued Per Year, 2004-2023**

Year	Chatham Township	Morris County	New Jersey
2004	20	1,487	39,238
2005	40	1,701	39,688
2006	55	1,364	32,048
2007	27	921	25,948
2008	26	391	16,338
2009	16	465	11,145
2010	38	400	11,885
2011	29	421	11,882
2012	19	605	15,270
2013	18	899	18,795
2014	24	691	22,896
2015	30	948	19,503
2016	29	1,168	24,170
2017	27	1,301	25,961



Year	Chatham Township	Morris County	New Jersey
2018	31	1,673	26,048
2019	11	789	30,770
2020	16	1,055	26,680
2021	45	2,544	30,044
2022	44	1,578	31,792
2023	20	1,161	21,682
<b>10-Year Average</b>	<b>27</b>	<b>1,255</b>	<b>25,304</b>
<b>20-Year Average</b>	<b>28</b>	<b>1,078</b>	<b>24,089</b>

*Source: NJ Dept. of Community Affairs*

Most housing permits were for one- and two-family residences (Table 38). Altogether, one- and two-family homes accounted for 82.7% of housing permits issued in the last twenty years. Interestingly, this departs from the norm in Morris County, where one- and two-family units comprised less than half of the homes permitted since 2004, or 46.8%. In terms of specific numbers, an average of 23.4 one- and two-family units, 4.8 multifamily units, and 0.1 mixed-use unit have been permitted annually over the last two decades. The one- and two-family orientation of housing construction has become even more pronounced in the last decade, when 24.9 one- and two-family homes were permitted per year.

**Table 38: Total Housing Permits Issued by Type, 2004-2023**

Year	Chatham Township			Morris County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2004	13	7	0	973	492	22	39,238	27,103	11,383
2005	31	9	0	988	703	10	39,688	26,715	12,687
2006	40	15	0	725	624	15	32,048	20,090	11,760
2007	22	4	1	518	396	7	25,948	14,235	11,553
2008	18	8	0	254	136	1	16,338	8,960	7,102
2009	12	4	0	216	248	1	11,145	6,776	4,309
2010	21	17	0	260	140	0	11,885	6,934	4,733
2011	24	5	0	283	137	1	11,882	6,236	5,184
2012	19	0	0	391	208	6	15,270	6,700	8,527
2013	18	0	0	420	478	1	18,795	9,666	8,998
2014	23	0	1	459	161	71	22,896	10,678	11,909
2015	30	0	0	528	413	7	19,503	9,470	9,989
2016	29	0	0	355	811	2	24,170	8,885	15,217



Year	Chatham Township			Morris County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2017	27	0	0	493	808	0	25,961	9,201	16,146
2018	31	0	0	563	1,109	1	26,048	9,026	16,811
2019	11	0	0	561	228	0	30,770	8,954	21,762
2020	16	0	0	478	577	0	26,680	8,673	17,950
2021	21	24	0	621	1,923	0	30,044	10,479	19,471
2022	44	0	0	575	1,002	1	31,792	9,163	21,913
2023	17	3	0	443	432	286	21,682	9,552	11,538
<b>10-Year Average</b>	<b>24.9</b>	<b>2.7</b>	<b>0.1</b>	<b>508</b>	<b>746</b>	<b>37</b>	<b>25,955</b>	<b>9,408</b>	<b>16,271</b>
<b>20-Year Average</b>	<b>23.4</b>	<b>4.8</b>	<b>0.1</b>	<b>505</b>	<b>551</b>	<b>22</b>	<b>24,089</b>	<b>11,375</b>	<b>12,447</b>

*Source: NJ Dept. of Community Affairs*

A similar pattern can be seen in the certificate of occupancy data (Table 39). As with building permits, certificates of occupancy were mostly given for one- and two-unit residences. With the exception of 24 units certified in 2022, no certificates of occupancy in the township were approved for multifamily homes.

**Table 39: Certificates of Occupancy, 2014-2023**

Year	Chatham Township			Morris County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2014	22	0	0	362	129	1	8,158	5,042	55
2015	25	0	1	398	500	2	8,308	7,010	72
2016	15	0	0	523	636	1	7,912	7,073	38
2017	30	0	0	432	275	1	7,511	8,955	259
2018	23	0	0	495	1,593	9	7,164	9,861	293
2019	28	0	0	347	383	1	5,309	11,097	389
2020	22	0	0	468	482	1	5,716	9,755	54
2021	13	0	0	344	419	0	4,818	12,801	24
2022	19	24	0	466	404	0	5,167	10,545	66
2023	51	0	0	267	1,441	0	6,983	11,568	17
<b>10-Year Average</b>	<b>25</b>	<b>2</b>	<b>0</b>	<b>410</b>	<b>626</b>	<b>2</b>	<b>6,705</b>	<b>9,371</b>	<b>127</b>

*Source: NJ Dept. of Community Affairs*



Since 2004, Chatham Township has approved an average of 19.6 demolition permits for homes a year, a total comprised almost entirely of one- and two-family homes (Table 40). Demolition permits have increased in the last decade, with demolition permits approved for 21.3 homes annually. All told, demolition permits have been approved for 392 homes.

**Table 120: Demolition Permits, 2004-2023**

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	3	0	0	3
2005	23	0	0	23
2006	42	0	0	42
2007	21	0	0	21
2008	9	1	0	10
2009	14	0	0	14
2010	14	0	0	14
2011	18	0	0	18
2012	16	0	0	16
2013	18	0	0	18
2014	23	0	0	23
2015	31	0	0	31
2016	33	0	0	33
2017	22	0	0	22
2018	32	0	0	32
2019	14	0	0	14
2020	11	0	0	11
2021	25	0	0	25
2022	10	0	0	10
2023	12	0	0	12
<b>Total</b>	<b>391</b>	<b>1</b>	<b>0</b>	<b>392</b>
<b>10-Year Average</b>	<b>21.3</b>	<b>0</b>	<b>0</b>	<b>21.3</b>
<b>20-Year Average</b>	<b>19.55</b>	<b>0.05</b>	<b>0</b>	<b>19.6</b>

*Source: NJ Dept of Community Affairs*

Adjusting for demolition, the municipality has permitted a net increase of 173 units between 2004 and 2023 (Table 41). All told, the township permitted a net increase of 76 one- and two-family units, 95



multifamily units, and 2 mixed-use units. On average, the municipality has permitted 8.65 housing units on net annually.

**Table 131: Net Housing Permits, 2004-2023**

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	10	7	0	17
2005	8	9	0	17
2006	-2	15	0	13
2007	1	4	1	6
2008	9	7	0	16
2009	-2	4	0	2
2010	7	17	0	24
2011	6	5	0	11
2012	3	0	0	3
2013	0	0	0	0
2014	0	0	1	1
2015	-1	0	0	-1
2016	-4	0	0	-4
2017	5	0	0	5
2018	-1	0	0	-1
2019	-3	0	0	-3
2020	5	0	0	5
2021	-4	24	0	20
2022	34	0	0	34
2023	5	3	0	8
<b>Total</b>	<b>76</b>	<b>95</b>	<b>2</b>	<b>173</b>
<b>10-Year Average</b>	<b>3.6</b>	<b>2.7</b>	<b>0.1</b>	<b>6.4</b>
<b>20-Year Average</b>	<b>3.8</b>	<b>4.75</b>	<b>0.1</b>	<b>8.65</b>

*Source: NJ Dept of Community Affairs*

Office construction has occurred intermittently in Chatham Township over the last two decades. Since 2004, Chatham Township has permitted the construction of 4,117 square feet of office space on average every year (Table 42). It should be noted, however, that permitting for office space has been concentrated in a handful of years, particularly 2009, when 58,160 square feet of office space was permitted. In 15 of the last 20 years, no office space was permitted. Meanwhile, no retail development has occurred at all in over the past two decades. The municipality, though, has seen a steady stream of other types of



nonresidential development. These are grouped by NJ DCA into an 'Other' classification. For these uses, officials have issued building permits on average for 5,331 square feet of nonresidential space per year.

**Table 142: Building Permits, Nonresidential Construction, 2004-2023**

Year	Chatham Township			Morris County		
	Office	Retail	Other*	Office	Retail	Other*
2004	0	0	500	739,815	587,662	1,221,954
2005	0	0	0	1,661,848	667,890	2,249,911
2006	0	0	31,124	1,538,458	215,553	1,775,376
2007	2,558	0	15,060	788,205	86,041	2,010,217
2008	0	0	1,296	385,096	94,955	728,777
2009	58,160	0	529	458,397	5,321	534,005
2010	0	0	3,387	434,437	18,657	161,174
2011	9,475	0	4,400	814,551	53,334	923,376
2012	0	0	0	632,414	14,528	2,748,616
2013	0	0	14,262	220,985	122,473	485,426
2014	2,030	0	0	345,141	11,032	926,313
2015	0	0	22,997	283,025	30,368	839,918
2016	1,283	0	0	651,812	182,828	840,895
2017	8,825	0	11,910	129,608	23,088	1,592,549
2018	0	0	312	291,222	426,297	1,402,282
2019	0	0	0	111,964	191,723	980,444
2020	0	0	0	207,913	21,450	526,623
2021	2	0	0	263,730	46,553	2,549,913
2022	0	0	0	278,075	62,632	911,974
2023	0	68	845	719,403	4,951	923,708
<b>20-Year Average</b>	<b>4,117</b>	<b>3</b>	<b>5,331</b>	<b>547,805</b>	<b>143,367</b>	<b>1,216,673</b>
<i>*Excludes multifamily and dormitories</i>						
<i>Source: NJ Dept. of Community Affairs</i>						



## **PLANNING PROJECTIONS**

Morris County is served by the North Jersey Transportation Planning Authority (NJTPA), one of New Jersey's three metropolitan planning organizations. NJTPA calculates population and employment projections to anticipate the long-range planning needs of the North Jersey portion of the New York metropolitan area.

The agency expects population growth in Chatham Township to be more restrained than in either Morris County or the state. That is, the agency presently forecasts Chatham Township's population to grow at a 0.14% annual rate between 2015 and 2050, close to the 0.17% annual rate projected for Morris County, but well below the 0.42% annual growth forecast for NJTPA's overall jurisdiction (Table 43). Should this transpire, 11,130 persons will live in Chatham Township by 2050. NJTPA anticipates that households will grow at a similarly modest pace, 0.17%, with 4,237 households living in the municipality by 2050. Again, the MPO expects household growth in Chatham Township to occur at a slower pace compared to the county and NJTPA region as a whole, 0.22% and 0.46%, respectively. Interestingly, the agency expects employment growth in the community to be more robust, with a growth rate of 0.48%, surpassing Morris County and the greater NJTPA region, which are expected to grow by 0.29% and 0.42%, respectively.

**Table 43: Long-term Population, Household and Employment Forecasts**

<b>Metric</b>	<b>Chatham Township</b>	<b>Morris County</b>	<b>NJTPA</b>
<b>2015 Population</b>	10,583	498,192	6,688,013
<b>2050 Population</b>	11,130	528,760	7,743,120
<b><i>Annualized % Population Change 2015-2050</i></b>	<b><i>0.14%</i></b>	<b><i>0.17%</i></b>	<b><i>0.42%</i></b>
<b>2015 Household</b>	3,992	184,295	2,444,799
<b>2050 Household</b>	4,237	198,929	2,868,943
<b><i>Annualized % Household Change 2015-2050</i></b>	<b><i>0.17%</i></b>	<b><i>0.22%</i></b>	<b><i>0.46%</i></b>
<b>2015 Employment</b>	2,580	291,622	2,910,458
<b>2050 Employment</b>	3,051	323,287	3,375,651
<b><i>Annualized % Employment Change 2015-2050</i></b>	<b><i>0.48%</i></b>	<b><i>0.29%</i></b>	<b><i>0.42%</i></b>

Source: NJTPA

## **Appendix B**





Outlook

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**Re: 4th Round COAH Evaluation results**

---

**From** Ziad Shehady <zshehady@chathamtownship.org>

**Date** Tue 4/22/2025 3:57 PM

**To** Kendra Lelie <klelie@kylemcmanus.com>; Jack Daniels <jdaniels@chathamtownship.org>

Fantastic - thank yo both

**Ziad Andrew Shehady**

*Township Administrator*

Township of Chatham

58 Meyersville Road

Chatham, New Jersey 07928

[administrator@chathamtownship.org](mailto:administrator@chathamtownship.org)

(973) 635-4600 ext. 9212

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**From:** Kendra Lelie <klelie@kylemcmanus.com>

**Sent:** Tuesday, April 22, 2025 3:56:43 PM

**To:** Ziad Shehady <zshehady@chathamtownship.org>; Jack Daniels <jdaniels@chathamtownship.org>

**Subject:** Re: 4th Round COAH Evaluation results

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I think this would be sufficient.

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**From:** Ziad Shehady <zshehady@chathamtownship.org>

**Sent:** Tuesday, April 22, 2025 3:43:12 PM

**To:** Jack Daniels <jdaniels@chathamtownship.org>; Kendra Lelie <klelie@kylemcmanus.com>  
**Subject:** RE: 4th Round COAH Evaluation results

Kendra, would the email below suffice for the windshield survey or is something else/more needed? Jack is copied on this email.

Z

**Ziad Andrew Shehady**  
*Township Administrator*  
Township of Chatham  
58 Meyersville Road  
Chatham, New Jersey 07928  
[administrator@chathamtownship.org](mailto:administrator@chathamtownship.org)  
(973) 635-4600 ext. 9212

**From:** Jack Daniels <jdaniels@chathamtownship.org>  
**Sent:** Monday, January 13, 2025 11:31 AM  
**To:** Ziad Shehady <zshehady@chathamtownship.org>  
**Cc:** Kendra Lelie <klelie@kylemcmanus.com>  
**Subject:** 4th Round COAH Evaluation results  
**Importance:** High

The attached list of houses in Chatham Twp that are identified by the Tax Assessor office as being fair or poor. I conducted visual inspections of approximately 18 on the list and also identified some other houses that fit the evaluation requirements falling into the fair or poor category. Of the 18 houses on the list evaluated, approximately 33% (6) resulted in good or better results while 66% (12) resulted in a fair or poor result. Additionally, there are other houses within the Twp that fall into the fair or poor status based on a visual investigation.

822 RIVER RD	Fair (roof)
819 RIVER RD	Good
807 RIVER RD	Fair (roof)
568 RIVER RD	Good
526 RIVER RD	Good
498 RIVER RD	Poor (siding, roof and roof drainage systems)
464 RIVER RD	Fair (roof, siding, windows)
424 RIVER RD	Good
421 RIVER RD	Good
413 RIVER RD	Good
38 MOUNTAINVIEW RD	House demolished (proposed redevelopment)
23 MOUNTAINVIEW RD	Poor (roof)
697 FAIRMOUNT AVE	Poor (vacant, roof, exterior finished)
695 FAIRMOUNT AVE	Current house spans 2 lots with 697 Fairmount being the principal address
575 FAIRMOUNT AVE	Fair (roof, exterior finishes)
35 VAN HOUTON AVE	Fair (Roof & Siding, retaining walls structural breaches)

84 HIGHLAND AVE Fair (exterior finishes)  
494 SOUTHERN BLVD Poor (vacant, roof, siding - in process of redevelopment via BOA application)

Additional Structures evaluated:

422 RIVER RD	Fair, (foundation, porch supports)
418 RIVER RD	Poor, (exterior finishes, roof)
54 MEYERSVILLE RD	Fair (roof & siding)
347 SOUTHERN BLVD	Fair (siding & porch system -floor missing)

I am hoping this will satisfy the information needed to substantiate the 4<sup>th</sup> Round COAH values. Let me know if there is anything else needed.

Thanks

Jack Daniels  
Construction/Zoning Official  
Building Subcode Official

---

**From:** Jack Daniels

**Sent:** Wednesday, January 8, 2025 3:22 PM

**To:** Brett Trout <[btrout@chathamtownship.org](mailto:btrout@chathamtownship.org)>

**Cc:** Kendra Lelie <[klelie@kylemcmanus.com](mailto:klelie@kylemcmanus.com)>; Ziad Shehady <[zshehady@chathamtownship.org](mailto:zshehady@chathamtownship.org)>

**Subject:** FW: properties that are currently described as being in “fair” or “poor” condition for assessing purposes

This is awesome Brett, THANKS!

I will visit these properties and evaluate them accordingly for the COAH evaluation needed.

Thanks

Jack Daniels  
Construction/Zoning Official  
Building Subcode Official

---

**From:** Brett Trout <[btrout@chathamtownship.org](mailto:btrout@chathamtownship.org)>

**Sent:** Wednesday, January 8, 2025 2:39 PM

**To:** Jack Daniels <[jdaniels@chathamtownship.org](mailto:jdaniels@chathamtownship.org)>

**Cc:** Glen Sherman <[gshermannjcta@gmail.com](mailto:gshermannjcta@gmail.com)>

**Subject:** properties that are currently described as being in “fair” or “poor” condition for assessing purposes

Hey Jack,

Regarding your affordable housing paperwork...

Per your request, attached please see a list of properties that are currently described as being in "fair" or "poor" condition for assessing purposes. If the field in the "Bldg" column reads "2" or "B", that means the house being described is a secondary house on the property.

Thank you,  
Brett

Brett Trout  
Assistant Tax Assessor  
Township of Chatham  
58 Meyersville Road  
Chatham, NJ 07928

973-635-3207  
[btrout@chathamtownship.org](mailto:btrout@chathamtownship.org)

## Appendix C

**Chatham Township**  
**Vacant Land Analysis (VLA) and Realistic Development Potential (RDP)**

**May 2025**

**Prepared by:**

**Kendra Lelie, PP, AICP, LLA**

**Kyle + McManus Associates**

## **Introduction**

The Township examined all vacant sites and sites that involve low-density development which would create an opportunity for affordable housing if inclusionary development were in place within the fourth round timeframe (2025-2035).

## **Identification of Vacant Land**

This inventory reviewed 2023 MODIV Tax Data records for Vacant (Property Class: 1), Public (Property Class 15C), Farmland (Property Classes 3A and 3B) lands in the Township. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential. The Township then examined each parcel to evaluate its suitability as an affordable housing site.

## **Permitted Exclusions**

COAH regulations (N.J.A.C. 5:93-4.2(c)) establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's Realistic Development Potential (RDP). Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or a portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP. Agricultural land may be excluded when the development rights to the land has been restricted by covenant. Historic and architecturally important sites may also be excluded if sites are listed on the State Register of Historic Places. Furthermore, properties identified on the Recreation and Open Space Inventory (ROSI) as part of the NJDEP Green Acres Program are also excluded.

## **RDP Calculation and Conclusion**

Additionally, our office made every attempt to consolidate acreage of parcels that were contiguous and/or under similar ownership. Ultimately, densities were assigned to be cognizant of the Township's obligation, as well as keeping the context/character of their surroundings and sound planning principles in mind.

The following chart identifies each parcel by block and lot number, location, total parcel size, developable acreage, RDP density, total units and RDP units.

Table 1: Sites Generating RDP						
Sites	Block / Lot	Address	Acres	Density (du/acre)	Total units	RDP
<b>Vacant Land Suitable For Inclusionary Development</b>						
1	138/1	Shunpike Road	3.4 gross 3.4 net	6	20	4
<b>Total</b>						<b>4</b>

Sites not generation an RDP are provided in the attached exhibit.

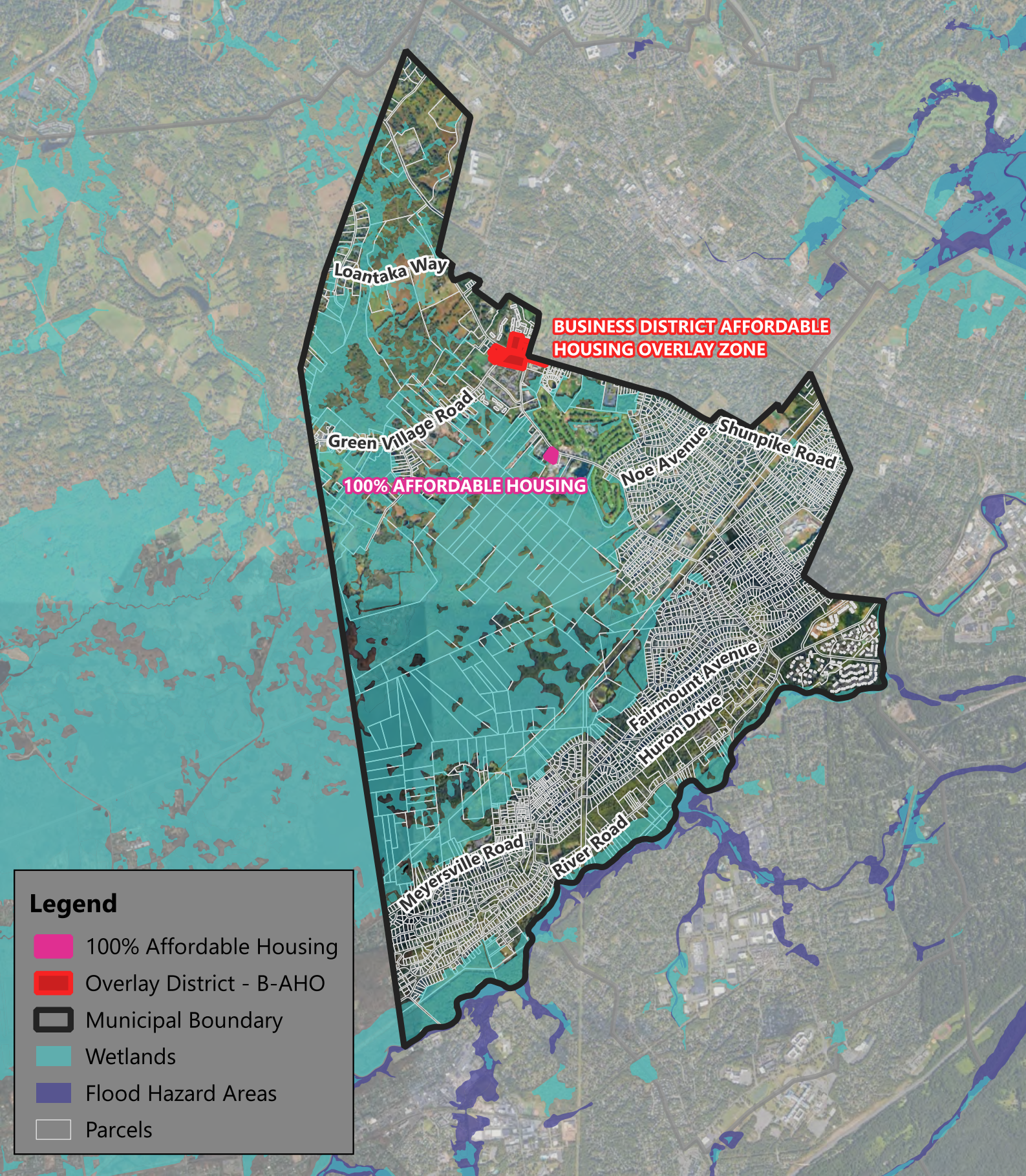
Chatham Township, NJ  
Vacant Land Analysis and RDP

Block	Lot	Acreage	Wetland/Buffer Acres	Developable Acres	RDP	Property Location	VLA Notes
0	1	0.001	0.000	0.001			Small property adjacent to train tracks
0	2	0.020	0.000	0.020			Small property adjacent to train tracks
113	1	1.105	0.318	0.787		MITCHELL AVE	Gas main easement through center of lot
115	1	1.249	0.000	1.249		GATES & MITCHELL	Gas main easement through center of lot
115	29	0.456	0.000	0.456		JAY RD	Too small
124.01	1	0.057	0.000	0.057		OVERLOOK RD	Too small
128	17.01	0.482	0.000	0.482		547 SHUNPIKE RD	Too small
128	25	7.298	0.000	7.298		SANDY HILL RD	Majority of lot is wetlands
129	1	0.141	0.141	0.000		LAKE RD	Too small
129	7	0.466	0.466	0.000		VARIOUS RD AREA	Unconstrained area too shallow to develop
130	18	0.244	0.244	0.000		LAKE RD	Too small
132	11	0.059	0.000	0.059		SHUNPIKE RD	Narrow drainage easement - undevelopable
138	1	3.393	0.000	3.393	4.071	SHUNPIKE RD	
138	4	0.292	0.000	0.292		GIBBONS PL	Too small
139	15	3.206	3.200	0.006		10 LOANTAKA LN SO	Too small
144	25	5.321	3.051	2.270		SHUNPIKE RD	Co indicates there is a house on this property
144	48	8.949	8.672	0.277		390 GREEN VILLAGE RD	Too small
15	1	0.222	0.000	0.222		RIVER RD	Too small
16	70	3.260	3.260	0.000		LONG HILL RD	Too small
17	81.12	1.384	1.384	0.000		KARLIN DR	Too small
20	16	0.471	0.000	0.471		39 SUSAN DR	Too small
20	18	0.533	0.000	0.533		31 SUSAN DR	Too small
32	2.01	1.819	0.000	1.819		6 LONG VIEW AVE	Not developable. Twp Engineer indicates there is a deed restriction for a detention basin on this lot
37	5.01	0.949	0.000	0.949		55 MOUNTAIN AVE	Not developable. Twp Engineer indicates it is deed restricted for one SF home
48	65.07	1.438	1.326	0.112		MAPLE RD	Too small
48.10	17.01	0.110	0.110	0.000		WESTMINISTER RD	Utility access 33' wide - too narrow to develop
48.14	113.23	0.467	0.268	0.199		JAY RD	Buffer only extends onto property
48.15	117.06	0.491	0.491	0.000		SOUTHERN BLVD	Too small
48.16	120	5.738	5.102	0.636		SOUTHERN BLVD	Fully developed with commercial garden center and contracting use
48.18	140	27.383	19.570	7.813		GREEN VILLAGE RD	Developed with commercial garden center and contracting use
48.18	143	2.452	0.333	2.119		419 GREEN VILLAGE RD	On previous VLA
48.19	157	10.512	10.247	0.265		BRITTEN RD	Too small
48.20	183	15.938	15.845	0.093		BRITTEN RD	Too small
48.20	184	16.251	16.251	0.000		BRITTEN RD	Too small
48.20	186	2.099	2.099	0.000		BRITTEN RD REAR	Too small
48.20	187.01	5.022	5.022	0.000		BRITTEN RD REAR	Too small
48.20	188	14.727	14.438	0.289		BRITTEN RD REAR	Too small
48.20	189	133.191	128.720	4.471		BRITTEN RD REAR	Developable land is small and spread out throughout the parcel
48.21	158.01	0.242	0.132	0.110		GREEN VILLAGE RD	Too small
48.21	180	1.346	1.022	0.324			Too small
48.21	181	1.374	1.374	0.000		GREEN VILLAGE RD REAR	Too small
48.21	181.01	2.139	2.139	0.000		GREEN VILLAGE RD REAR	Too small
49	1	0.230	0.230	0.000		EVERGREEN AVE	Too small
49	2	0.232	0.232	0.000		EVERGREEN RD	Too small
54	7	0.120	0.000	0.120		MOUNTAINVIEW RD	Too small
55	12.01	0.126	0.000	0.126		MEYERSVILLE RD	Too small
57	9	0.201	0.000	0.201		MAPLE RD	Too small
6	3	0.554	0.000	0.554		RIVER RD	Too small
60	32	0.144	0.000	0.144		FAIRMOUNT AVE REAR	Too small
62	60	2.633	0.000	2.633		552 RIVER RD	Recently subdivided for 1 SF home and the remainder deed restricted
62	71	5.906	0.000	5.906		482 RIVER RD	Twp owned property for special needs housing
63	15	1.038	0.760	0.278		RIVER RD	Too small
63	7	2.019	1.770	0.249		593 RIVER RD	Too small
92	12	0.013	0.000	0.013		CHATHAM ST	Too small
92	16.01	0.049	0.000	0.049		EDGEWOOD RD	Too small
92	9	0.468	0.000	0.468		CHATHAM ST	Pump Station
95	30	0.548	0.000	0.548		338 SHUNPIKE	Too small
				48.365	4.07136768		



## Appendix D





## Legend

- 100% Affordable Housing
- Overlay District - B-AHO
- Municipal Boundary
- Wetlands
- Flood Hazard Areas
- Parcels



## AFFORDABLE HOUSING SITES FOURTH ROUND

TOWNSHIP OF CHATHAM | MORRIS COUNTY

DATA SOURCES: Basemap, Google Earth; Flood  
Hazard Areas, FEMA, Other GIS Data, NJ DEP



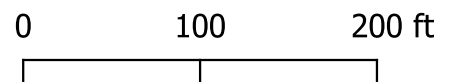
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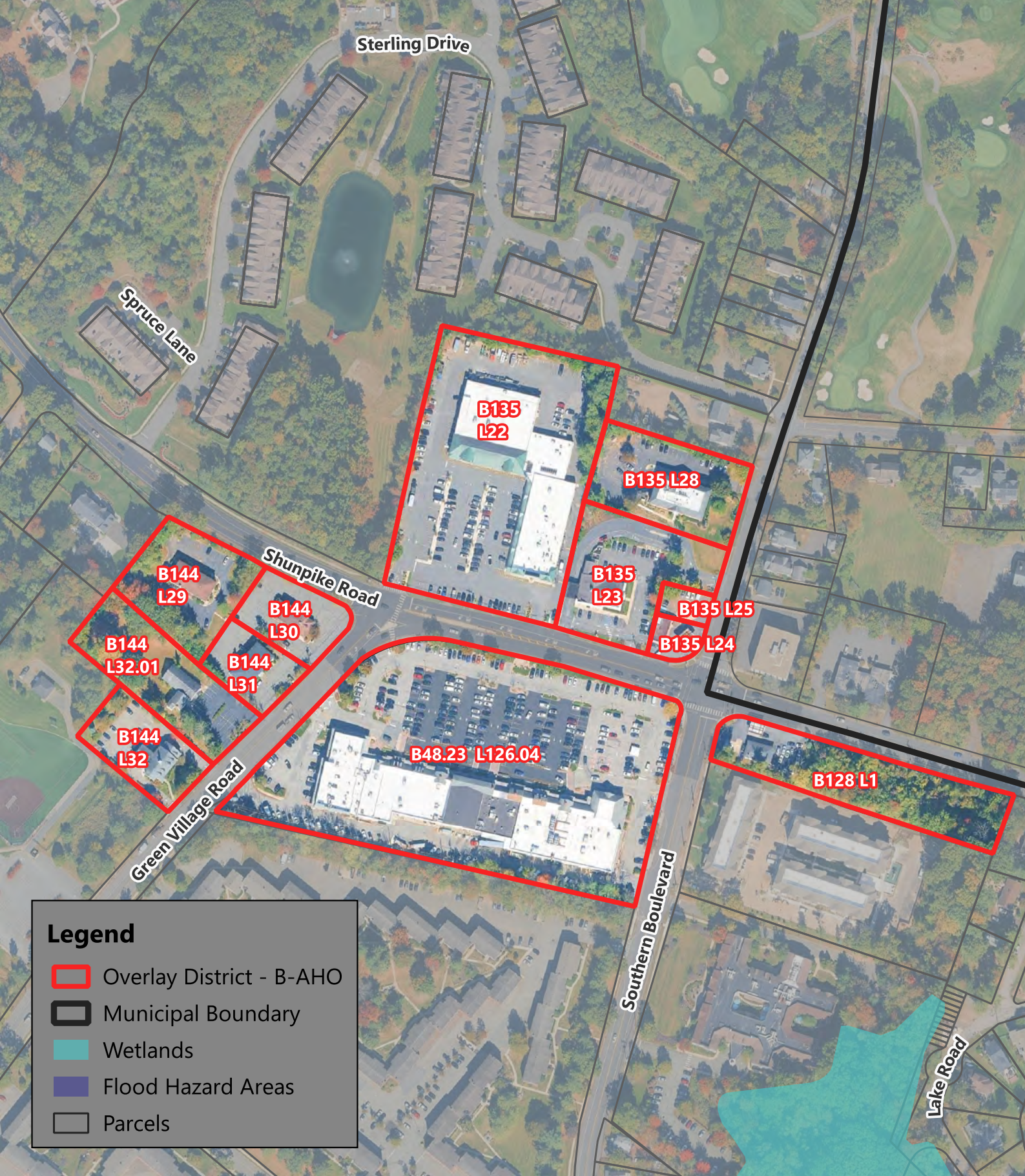


**MUNICIPALLY SUPPORTED  
100% AFFORDABLE HOUSING  
BLOCK 48.16, LOT 117.27**

TOWNSHIP OF CHATHAM | MORRIS COUNTY  
DATA SOURCES: Basemap, Google Earth; Flood  
Hazard Areas, FEMA; Other GIS Data, NJ DEP







## BUSINESS DISTRICT AFFORDABLE HOUSING OVERLAY

TOWNSHIP OF CHATHAM | MORRIS COUNTY  
 DATA SOURCES: Basemap, Google Earth; Flood Hazard Areas, FEMA; Other GIS Data, NJ DEP



0 250 500 ft

## **Appendix E**



**AN ORDINANCE OF THE TOWNSHIP OF CHATHAM TO AMEND  
CHAPTER 30 “LAND DEVELOPMENT”, TO ADD THE AH-1 AFFORDABLE HOUSING 1  
ZONE.**

BE IT ORDAINED by the Mayor and Committee of the Township of Chatham, in the County of Morris and State of New Jersey that Chapter 30 (Land Development) of the Code of the Township of Chatham is hereby amended or supplemented as follows:

**PURPOSE**

The purpose of this Ordinance is to Amend *Chapter 30* of the *Land Development* to add a Section 30? Affordable Housing-1 (AH-1).

Unless otherwise indicated these regulations and standards are the only standards that apply to this zoning district.:

**SECTION 1**

That Chapter 30, Land Development Regulations, Section 30-? (Affordable Housing-1 (AH-1) shall be added as follows:

**30-?      Affordable Housing-1 (AH-1)**

- a. Purpose: The AH-1 Zone is intended to provide for development of 100% affordable dwelling units. The AH-1 Zone shall provide for 3 non age-restricted rental units..
- b. Location. The AH-1 Zone is applicable to a portion of Block 48.16, Lot 117.27 as generally depicted on the attached map.
- c. Permitted uses. The following principal uses shall be permitted:
  1. Multi-family rental housing.
- d. Accessory Uses Permitted. The following accessory uses and structures shall be permitted provided they are located on the same premises as the principal use or structure to which they are accessory and are located in the rear or side yard:
  1. Accessory uses on the same lot with and customarily incidental to, any of the above permitted uses.
  2. Surface parking area and garages.
  3. Active and passive recreational amenities.
- e. Development Standards
  1. Minimum lot size: 0.50 acres.

3. Maximum height: 2 ½ stories or 35 feet
4. Maximum building coverage: 20%
5. Maximum Lot Coverage: 75%
6. Minimum front yard setback: 15 feet
7. Minimum side yard setback: 5 feet
8. Minimum rear yard setback: 35feet
9. Lighting for parking areas and driveways shall not exceed twelve (12) feet in height.
10. All refuse and recycling storage shall be fully enclosed and screened within a masonry refuse enclosure that is a minimum of 6 feet in height on all sides and shall contain façade materials that are consistent with the materials used for the principal structure.
11. Compliance with Residential Site Improvement Standards (N.J.A.C. 5:21) is required.
12. Building Design.
  - a. Buildings shall be required to incorporate high-quality architectural features that are characteristic of and complimentary to significant buildings reflecting the traditional architecture in the residential zoning districts. The applicant for any development shall demonstrate such design by providing examples of and comparisons with existing high-quality architecturally significant buildings.
  - b. All HVAC and mechanical equipment shall be adequately screened from view from the public right-of-way or residential dwellings.
14. Affordable Housing.
  - a. The AH-1 Zone shall provide three (3) rental units.. Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Township's Affordable Housing Ordinance, the Township's Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and applicable New Jersey Committee on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.
  - b. The rental affordable housing shall include standards for the split between very low, low and moderate income housing providing a minimum of thirteen percent (13%) of the affordable units within each bedroom distribution as very low-income units at thirty percent (30%) of the median income, thirty-seven percent (37%) of the

affordable units within each bedroom distribution as low-income units, with the fifty percent (50%) balance of units within each bedroom distribution allowed to be moderate-income units. Said affordable housing will also comply, pricing and rent of units, affirmative marketing, at least 30-year minimum affordability controls set by deed restriction in accordance with UHAC and the Township's Affordable Housing Ordinance, and the affordability controls shall remain unless and until the Township, in its sole discretion, takes action to extend or release the unit from such controls. Construction phasing with any market rate units developed on the tract is required by N.J.A.C. 5:93-5.6(d).

- c. The Township designated Affordable Housing Administrative Agent, or a qualified Administrative Agent selected by the Developer, shall be responsible to affirmatively market, administer and certify the occupant of each on-site affordable unit, in accordance with the Township's affirmative marketing plan and applicable law, including the posting of all affordable units on the online New Jersey Housing Resource Center website, with all administrative costs to be paid by the Developer.



**AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CHATHAM  
BY AMENDING CHAPTER 30, LAND DEVELOPMENT REGULATIONS,  
ADDING THE B-AHO (BUSINESS AFFORDABLE HOUSING OVERLAY ZONE)  
OPTION IN THE B-1 AND PI-2 ZONE DISTRICTS IN THE TOWNSHIP OF  
CHATHAM**

BE IT ORDAINED by the Mayor and Committee of the Township of Chatham, in the County of Morris, that it does hereby supplement and amend Chapter 30 of the Code of the Township of Chatham as follows:

**PURPOSE**

The purpose of this Ordinance is to provide regulations and standards governing the development of mixed-use and multi-family housing developments, which will include a required on-site affordable housing component, in the Township's B-1 and PI-2 Zones. The ordinance is designed to regulate said mixed-use and multi-family housing developments in a manner consistent with Township's Affordable Housing Ordinance, the Township's Housing Element and Fair Share Plan, any applicable Order of the Court (including a Judgment of Compliance and Repose Order), the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and applicable New Jersey Committee on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.

In any instance in which these regulations and standards do not address a particular land development control, or when specific reference to the Land Development Ordinance is made, the standards of the Development Regulations shall apply:

**SECTION 1**

That Chapter 30, Land Development Regulations, Subsection 30-? of the code of the Township of Chatham shall be added as follows:

**22-5.15 Business Affordable Housing Overlay (B-AHO) Zone**

- a. Purpose. The B-AHO Zone is intended to promote development that supports, and is consistent with, the commercial development pattern in the underlying district, and to accommodate multi-family housing in a location that can address the housing needs and preferences of market rate and affordable households, and which also supports the underlying district.
- b. Location. The B-AHO Zone is a mixed-use overlay option in the Township's B-1 (Business Central) and PI-2 (Professional Institutional) Zones. Within the overlay zone district, the development of a new mixed-use development, with a required on-site affordable housing component, or the conversion of an existing non-residential use to

a mixed-use development, with a required on-site affordable housing component, is permitted as an option to the uses otherwise permitted in the B-1 and PI-2 Zones.

c. Permitted uses. The following uses shall be permitted in the Mixed-Use Overlay District:

1. All uses permitted in the underlying zone;
2. Mixed-use development including inclusionary multi-family residential units provided:
  - i. The minimum affordable housing set-aside is met;
  - ii. All affordable housing units produced comply with the Township's Affordable Housing Ordinance.

d. General Requirements and Conditions. Mixed-use multi-family residential units shall be permitted in the B-AHO Zone, provided that the use and building shall adhere to the following minimum standards and conditions:

1. All standards and requirements in the underlying B-1 and PI-2 Zones shall be met, except as otherwise modified by this section. In addition, the standards of the PI-AHO district (Subsections 30-84 h(6,7&8), i, j, k and l).
2. Minimum Front Yard Setback: 30 feet
3. Height: Mixed-use buildings shall not exceed 3-stories or 36 feet provided:
  - i. The third story is setback a minimum of 10 feet from any façade facing a public right-of-way or is adjacent to a single-family residence of the building;
  - ii. Rooftop appurtenances including architectural features such as spires, cupolas, domes, and belfries, are permitted to exceed the listed maximum height, as long as they are uninhabited, their highest points are no more than 15 feet above the maximum overall height of the building, and as long as the total area enclosed by the outer edges of the appurtenances, measured at the maximum overall height of the building, does not exceed 15 percent of the total horizontal roof area of the building.
  - iii. Stairs and elevator penthouses that project above the 4 maximum overall height of the building shall count toward the 15 percent allowance. Equipment screens which project above the maximum overall height of the building shall also count toward the above 15 percent allowance.
  - iv. Mechanical equipment shall be set back from all building facades by at least 10 feet and screened.
  - v. Parapet walls are permitted up to five feet in height, as measured from the maximum height limit, or finished level of roof. A guardrail with a surface of at least 70 percent open or with opacity of not more than 30

percent (as viewed in elevation) shall be permitted above a parapet wall or within two feet of a parapet wall, provided that such guardrail is not more than four feet in height. Such restriction on guardrail height shall not apply when located beyond two feet from a parapet wall, in which case the guardrail shall be exempt from parapet height requirements.

4. **Density:** The maximum density for residential uses shall be ten (10) dwelling units per acre.
5. **Affordable Housing Set-Aside:** For projects less than three total units, the developer will be responsible for paying a residential development fee under the Township's Development Fee Ordinance for each unit created. For projects that are 3, 4 or 5 total units, the developer will ensure that at least one affordable unit is delivered on-site. For projects of five or more units, such projects will deliver an on-site affordable housing set-aside twenty percent (20%). Affordable units in said projects must be affordable to very low, low- and moderate-income households in accordance with the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq. ("FHA"), Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC"), and New Jersey Committee on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq. If there are multiple dwelling units within each building, then the affordable units shall be evenly dispersed with market-rate units in each building. Affordable units shall have equal access to all amenities and recreational areas available to market-rate units.
6. **Income Distribution of Affordable Units:** The income distribution for the affordable units in each project shall be as follows: no more than fifty percent (50%) within each bedroom distribution may be moderate income units, at least thirty-seven percent (37%) within each bedroom distribution shall be low income units and at least thirteen percent (13%) within each bedroom distribution shall be very low income units.
7. **Parking:** On-site parking must be provided for all uses on site in accordance with Township standards or if applicable, in accordance with RSIS standards.
8. **Affirmative Marketing of Affordable Units:** The affordable units must be affirmatively marketed to the housing region in accordance with COAH's regulations and the Township's affordable housing ordinances.
9. **Affordable Housing Ordinance Requirements:** At least twenty percent (20%) of the affordable units in each project shall be three bedroom units; at least, but not more than, twenty percent (20%) of the affordable units in each project shall be efficiency and one bedroom units; at least thirty percent (30%) of the affordable units in each project shall be two bedroom units; the balance may be two or three-bedroom units, at the discretion of the developer.

10. Deed Restriction of Affordable Units: The developer shall have an obligation to deed restrict the affordable units in any project as very low, low or moderate income affordable units for a period of at least thirty (30) years for for-sale units and forty (40) years for rental units, until such time and under such conditions as the Township takes action to release the deed restriction, so that the Township may count the affordable units against its affordable housing obligation.

11. Building Design Standards:

- i. As a general rule, buildings shall reflect a continuity of treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining front yard setbacks at the build-to-line; by maintaining base courses; by use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors historically used in Chatham Township.
- ii. Facades shall be expressed as building modules that do not exceed 30 feet in width.
- iii. Building facades facing a publicly accessible area shall be articulated into three distinct vertical components — a “base”, a “middle”, and a “top.”
  1. The base should consist of the first story. The base design shall be emphasized to create visual interest and support pedestrian activity.
  2. The middle should consist of all or a portion of the upper stories. The middle shall be differentiated from the base and the top by a horizontal transition line. The transition line’s specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. The transition line shall relate to adjacent building if the adjacent buildings are lower than the proposed building. A change of material and/or color from the base is an acceptable way to distinguish the middle portion of the building.
  3. The top may consist of the top story or may consist of a horizontal or projecting element articulating the top of the building.

e. Administrative Entity.

1. The Township has designated an Administrative Agent appointed by the Mayor and Committee to administer the affordable units created in accordance with the Township’s Business Affordable Housing Overlay Zone. The administrative responsibilities of the Township’s Administrative Agent include, but are not limited to, advertising, income qualifying prospective renters, setting rents and annual rental increases, maintaining a waiting list,

distributing the subsidy, securing certificates of occupancy, qualifying properties, handling application forms, filing deed restrictions and monitoring reports and affirmatively marketing the accessory unit program. The Township's Administrative Agent shall administer the program in accordance with COAH's regulations and the Township's affordable housing ordinances. The Developer is responsible for all costs of the Township's Administrative Agent regarding the developer's particular project.

2. The Township retains jurisdiction on all other approvals required by this Chapter, including, but not limited to, development permits and variances, subdivision or site plan approvals.

## **Appendix F**

## **Appendix G**

## TOWNSHIP OF CHATHAM

### AFFORDABLE HOUSING SPENDING PLAN: FOURTH ROUND

#### INTRODUCTION

On December 19, 2019, the Township adopted a mandatory development fee ordinance. The development fee ordinance included the establishment of residential development fees in the amount of 1.5% of the equalized assessed value of residential development and nonresidential development fees in the amount of 2.5% of the equalized assessed value of nonresidential development. As of May 31, 2025, the balance of the Affordable Housing Trust Fund was \$456,501.

All development fees, payments in lieu of constructing affordable units on site, “other” income, and interest generated by the fees are deposited in one (1) separate interest-bearing account dedicated toward the creation of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16, as described in the sections that follow.

This spending plan is submitted to the Superior Court of New Jersey for approval to expend Affordable Housing Trust Fund monies that will contribute to the 100% affordable housing project. In addition, the Township will expend funds on affordability assistance (including infrastructure grants), including expenditures to create very-low income units or to render existing units more affordable, and toward administrative expenses.



## REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of Fourth Round Judgment of Repose, Chatham considered the following:

(a) Development fees: \$3,000,000

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Payment in lieu (PIL): \$0

Actual and committed payments in lieu of construction from developers. The Township does not anticipate receiving payment-in-lieu of construction through the Third Round.

(c) Other funding sources: \$0

The Township does not anticipate future funds from this category at this time. Funds from other sources, include, but are not limited to the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units. All monies in the Affordable Housing Trust fund are anticipated to come from development fees and interest.

(d) Projected interest: \$ 150,000

The development fees are deposited into a mixed Trust account and therefore no interest is allocated to the Affordable Housing Trust Fund.

Table SP-1 indicates the anticipated revenue to be generated from development impact fees and interest. Chatham Township projects a Total of \$503,000 to be collected between June 2025 and June 30, 2035, including interest, to be used for affordable housing purposes. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

## ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Chatham Township:

### a) Collection of development fee revenues:

All collection of development fee revenues will be consistent with local regulations which follow COAH administrative models for both residential and non-residential developments and in accordance with N.J.S.A. 40:55D-8.1 through 8.7.

### (b) Distribution of development fee revenues:

The governing body may hear and decide upon a request for development fee revenues for the purpose of creating affordable housing. The governing body reviews the request for consistency with the Spending Plan and adopts the recommendation by resolution.

The release of funds requires the adoption of the governing body resolution. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

## DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

### (c) Rehabilitation: \$320,000

Chatham Township has an 16-unit rehabilitation obligation and intends to satisfy that obligation through participation in the Morris County Rehabilitation Program. The Township will devote the funds for rehabilitation assistance to the upgrade of a substandard unit for income-eligible homeowners qualified through the county program in accordance with N.J.A.C. 5:93-5.2. The expenditure of funds on the

Township's rehabilitation program will be a priority over the remaining expenditures set forth in this Spending Plan.

**(d) Affordability Assistance (N.J.A.C. 5:93-8.16(c))**

Chatham Township is required to spend a minimum of 30 percent of development fee revenue to render affordable units more affordable and at least one-third of that amount must be dedicated to very low-income households or to create very low-income units (i.e. households with incomes less than 30 percent of the regional median income). The actual affordability assistance minimums should be calculated based on actual revenues.

Projected Minimum Affordability Assistance Requirement		
Actual Development Fees Collected through 5/31/25		\$1,951,997
Actual Interest earned through 5/31/25	+	\$39,761
Development Fees Projected 2025-2035	+	\$3,000,000
Interest Projected 2025-2035	+	\$150,000
Less Housing Activity Expenditures per N.J.A.C. 5:93-8.16(c) including new construction and rehabilitation	-	\$1,177,405
<b>Total</b>	<b>=</b>	<b>\$3,964,353</b>
30 Percent Requirement	x 0.30 =	\$1,189,305
Less Affordability Assistance Expenditures through 5/31/25	-	\$174,000
<b>Projected Minimum Affordability Assistance Requirement</b>	<b>=</b>	<b>\$1,015,305</b>
<b>Projected Minimum Very Low-Income Requirement</b>	<b>÷ 3 =</b>	<b>\$338,435</b>

Based on fees and interest for projected revenues, Chatham Township will dedicate at least \$1,015,305 from the affordable housing trust fund to render units more affordable, including \$338,435 to render units more affordable to households with income at 30 percent or less of median income by region. This

program will be subordinate to the Township's Rehabilitation Program until such time as affordable units are created within the Township, thus necessitating the affordability assistance program. Please refer to the affordability assistance program manual provided as an appendix to the Spending Plan for details of how the affordability assistance funds are anticipated to be used. It may use a variety of vehicles to do this including, but not limited to the following:

- Emergency Repair Program;
- Down-payment assistance;
- Rental assistance;
- Security deposit assistance;
- Moving expenses;
- Low interest loans;
- Assistance with homeowners' association or condominium fees and special assessments; and/or
- Converting low-income units to very-low-income units or creating new very-low income units, etc.

The Township will work with its affordable housing providers and administrator to expand outreach to ensure the existing and new households of very-low-, low- and moderate-income programs can take advantage of affordability assistance programs. Additionally, the Township will work with affordable housing providers to convert low income units to very low-income units.

#### **(e) Administrative Expenses (N.J.A.C. 5:93-8.16(e))**

Chatham Township may use Affordable Housing Trust Fund revenue for related administrative costs up to a 20 percent limitation pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis based on actual revenues.

Projected Administrative Expenses		
Actual Development Fees Collected through 5/31/25		\$1,951,997
Actual Interest Earned through 5/31/25		\$39,761
Payments-in-lieu of construction or other deposits through 5/31/25		\$72,046
Development Fees Projected 2025-2035	+	\$3,000,000
Interest Projected 2021-2025	+	\$150,000
Payments-in-lieu of construction or other deposits Projected 2025-2035	+	\$63,000
<b>Total</b>	<b>=</b>	<b>\$5,276,804</b>
20 Percent Maximum Permitted Administrative Expenses	x 0.20 =	\$1,055,360
Less Administrative Expenditures through 5/31/25	-	\$147,204
<b>Projected Allowed Administrative Expenditures</b>	<b>=</b>	<b>\$908,156</b>

Chatham Township projects that \$908,156 may be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- Township Attorney, Engineer, and Planner fees related to plan preparation and implementation, and to obtaining Judgment of Compliance and Repose;
- Administration fees related to rehabilitation, extension of expiring controls, affordability assistance programs, and municipally-sponsored construction programs;
- Affirmative Marketing;
- Income qualification of households; and
- Administration of Township's Affordable Housing Units.

## EXPENDITURE SCHEDULE

Chatham Township intends to use Affordable Housing Trust Fund revenues for its rehabilitation program, affordability assistance including the creation of very-low income units and making existing units more affordable, and administrations expenses. Additionally, this expenditure schedule meets the requirement that trust fund revenues are expended within four years of their collection.

### Projected Expenditure Schedule 2025 Through 2035

Program	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation	\$16k	\$32k	\$32k	\$32k	\$32k	\$32k	\$32k	\$32k	\$32k	\$32k	\$16k	\$320k
Affordability Assistance	\$50.7k	\$101k	\$101k	\$101k	\$101k	\$101k	\$101k	\$101k	\$101k	\$101k	\$50.7k	\$1.01M
Administration	\$90.8k	\$90.8k	\$90.8k	\$75.6k	\$75.6k	\$75.6k	\$75.6k	\$75.6k	\$75.6k	\$90.8k	\$90.8k	\$908k
100% Project	\$200k	\$250k	\$400k	\$170k	\$170k	\$170k	-	-	-	-	-	\$1.36M
<b>TOTAL</b>	<b>\$357.5k</b>	<b>\$473.8k</b>	<b>\$623.8k</b>	<b>\$378.6k</b>	<b>\$378.6k</b>	<b>\$378.6k</b>	<b>\$208.6k</b>	<b>\$208.6k</b>	<b>\$208.6k</b>	<b>\$223.8k</b>	<b>\$157.5k</b>	<b>\$3.6M</b>

## EXCESS OR SHORTFALL OF FUNDS

In the event that a shortfall of anticipated revenues occurs, Chatham will fund the shortfall through bonding or other funding mechanisms to satisfy the gap in funding. In the event that funds exceed projected expenditures, the Township will devote any excess funds on additional affordability assistance above the 30 percent minimum requirement. Alternatively, the Township reserves the opportunity to amend its Housing Element and Fair Share Plan, as well as this Spending Plan, to create additional affordable housing opportunities.

## SUMMARY

The Township of Chatham intends to spend Affordable Housing Trust Fund revenues pursuant to the extant regulations governing such funds and consistent with the housing programs outlined in the 2025 Fourth Round Housing Plan Element and Fair Share Plan. Chatham anticipates \$3,150,000 in revenues before the expiration of a Fourth Round Judgment of Repose. The Township estimates that approximately \$1,015,305 of Trust Funds will be spent to create very low-income units, and to make units more affordable. In addition, the Township will dedicate \$1,363,095 funds towards affordable housing projects.



Spending Plan Summary	
Revenues	
Balance as of May 31, 2025	\$456,501
Projected Revenue from 2025 through 2035	\$3,150,000
1. Development Fees	+ \$3,000,000
2. Payments-In-Lieu of Construction	+ \$0
3. Other Funds	+ \$0.00
Interest	+ \$150,000
Total Projected Balance	= \$3,606,501
Expenditures	
Funds Used for Rehabilitation	- \$320,000
Affordability Assistance	- \$1,015,305
New Construction	- \$1,363,095
Administration	- \$908,101
Total Projected Expenditures	= \$3,606,501
Remaining Balance	= \$0.00