

Chatham Township

Draft Fair Share Plan

Prepared by: Kendra Lelie, PP, AICP

A. 4th Round Prospective Need Obligation: 141 units (adjusted from 156)

- Realistic Development Potential = 4 units
- Unmet Need = (25% of 137 units) = 34 units

Vacant Land Analysis + RDP

Parcel ID	Address	Block/Lot	Gross Lot Area	Net Lot Area	RDP Density Du/acre	Total Units	20% AH Setaside RDP	SSA	Notes	
1	Shunpike Road	138/1	3.4	3.4	6	20	4	Yes	Wooded lot	
Total RDP								4		

B. 3rd Round Plan (200 RDP) Status

1. Vernon Glen Extensions (72): Completed
2. Skate Park 100% Affordable Housing (24 + 24 bonus credits=48 credits): Completed
3. 522 Southern Boulevard (Block 128, Lot 2) 100% Affordable Housing (62+12 bonus credits = 84 credits): Completed
4. Group Homes (12): Approved and in process of funding

C. Satisfaction of 4th Round Prospective Need

RDP of 4 units (3 units and 1 bonus credit)

1. Options for consideration:

- a. 100% AH project working with a non-profit developer (Walters Group has agreed to partner) to provide a minimum of 3 family rental units on Township owned property.
 - i. Old skate park.



Unmet Need of 34 AH units: (25% of 137 units)

Total units needed to zone = 170 units

1. Overlay districts over all or portions of the B-1 and B-2 districts (Chatham Mall, Hickory Square Shopping Center, office buildings):

18 acres @ 10 du/acre = 180 units with mixed use zoning

- a. Block 135, Lots 22-28 (6.29 acres)
- b. Block 48.23, Lot 126.04 (6.32 acres)
- c. Block 128, Lot 1 (1.4 acres)
- d. Block 144, Lots 29-32 (3.7 acres)

