

RESOLUTION 2026-P-03

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
CHATHAM IN THE COUNTY OF MORRIS, STATE OF NEW JERSEY,
AUTHORIZING CONFERENCE OF THE TOWNSHIP COMMITTEE WITH THE
PUBLIC EXCLUDED**

WHEREAS, N.J.S.A. 10:4-12 of the Open Public Meetings Act permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee of the Township of Chatham is of the opinion that such circumstances presently exist.

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

1. The public shall be excluded from discussion of the specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:
 - a. Contract Negotiations
3. It is anticipated that the minutes on the subject matter of the Executive Session will be made public upon conclusion of the matter under discussion; and in any event, when appropriate pursuant to N.J.S.A. 10:4-7 and 4-13.
4. The Committee will come back into Regular Session and may take further action.
5. This Resolution shall take effect immediately.

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Marty McHugh, Deputy Mayor

ORDINANCE 2026-01

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE CHAPTER 11, BUILDING AND HOUSING, SECTION 11-1.3, FEES

WHEREAS, the Township of Chatham (the “**Township**”) desires to amend the Township Code, Chapter 11, Building and Housing, Section 11-1.3, Fees, to update the fee schedule to be consistent with the State of New Jersey’s Uniform Construction Code and to adjust such fees to cover the costs and expenses incurred in connection with inspection and the issuance of the required certificates.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Township Code Chapter 11, Building and Housing, Section 11-1.3, Fees, is hereby amended and restated to read as follows:

§ 11-1.3 Fees.

The following fees are hereby established:

a. Building Subcode Fees.

1. For new construction \$0.06 per cubic foot of building or structure volume, provided that the minimum fee shall be \$100.
2. For renovations, alterations and repairs
 - a. Up to a value of \$50,000, the fee shall be \$34 per \$1,000 of estimated work, provided that the minimum fee shall be \$100.
 - b. A value of over \$50,000, the fee shall be an additional \$26 per \$1,000 for that portion over \$50,000.
 - c. Over a value of \$100,000, the fee shall be \$22 per \$1,000 of estimated work.

3. For additions, the fee shall be computed on the same basis as new construction set forth in subpart (1) above.
4. For combinations of renovations, alterations, repairs and additions, the fee shall be the sum of the fees computed separately for renovations, alterations, repairs and additions set forth in subsections 11-1.3(a)(1) and (a)(2) above.
5. For new construction of large volume buildings as defined by the Uniform Construction Code, the fee shall be \$0.04 per cubic foot of a building or structure, provided that the minimum fee shall be \$100.
6. Radon hazard abatement system: \$100 plus any applicable electrical permit fees.
7. Demolition:
 - a. For one- or two-family buildings or structures, except as set forth in subsection (c) below: \$500.
 - b. For all other buildings or structures, except as set forth in subsection (c) below: \$600.
 - c. For inground or aboveground pools: \$150.
 - d. Fees for partial (selective) demolition in anticipation of construction shall be calculated as an alteration as set forth in subsection 11-1.3(a)(2) above.
8. For a permit to erect a sign, the fee shall be \$6 per square foot, based on the size of the face of each side of the sign, provided that the minimum fee shall be \$100.
9. For installation of swimming pools:
 - a. For aboveground pools: \$200.
 - b. For in-ground pools, the fees shall be calculated as an alteration as set forth subsection 11-1.3(a)(2) above.
10. For installation of retaining walls:
 - a. For Class 3 structures with surface area of 550 square feet or less: \$225.
 - b. For Class 3 structures with surface area greater than 550 square feet: \$450.
 - c. For Class 1 or 2 structure, any size wall, the fee shall be computed as an alteration as set forth subsection 11-1.3(a)(2) above.

11. The fee to erect a shed, as regulated by the Uniform Construction Code, shall be: \$100.
12. Tents, tensioned membrane structures, and canopies, as regulated by the Uniform Construction Code, shall be a fee based on alterations as set forth subsection 11-1.3(a)(2) above.
13. The fee for all temporary structures shall be based on the cost alterations as set forth subsection 11-1.3(a)(2) above.
14. The fee for roof covering or siding, as regulated by the Uniform Construction Code, shall be: \$300.
15. Solar Photovoltaic Systems:
 - a. For installation of solar photovoltaic systems, the fee shall be \$29 per \$1,000 of the building cost for installing the footings or support structures, up to a value of \$30,000, provided that the minimum fee shall be \$100.
 - b. For installation of solar photovoltaic systems, the fee shall be \$16 per \$1,000 of the building cost for installing the footings and support structures, with a value of over \$30,000, provided that the minimum fee shall be \$100.
16. The fee for any construction, alteration, repair or renovations not specifically addressed in this subsection (a) shall be: \$100.

b. Plumbing Subcode Fees:

1. For projects involving plumbing fixtures or plumbing stacks: \$35 per item.
2. For projects involving special devices, the fee shall be: \$125 per device. For purposes of this subsection (b), "special device" shall be defined to include, but shall not be limited to, generators, grease traps, air conditioner coil, air conditioner condenser, boilers, water softener, pressure reducing valves, sump pump, lawn sprinkler, non-testable backflow preventer and radiant floor heat.
3. The fee for an annual backflow preventer test shall be: \$100 per device.
4. The fee for utility service connections, which includes, but is not limited to, water, sewer and gas, shall be: \$175.
5. The fee for installation of a liquid propane gas ("LPG") tank shall be: \$150.
6. The fee for installation of gas piping or gas piping connection shall be: \$75 per connection.
7. The fee for installation of leader drains shall be: \$50 per drain.

8. The fee for installation of pool drains shall be: \$75 per drain.
9. The fee for installation of a HVAC system shall be: \$150 per HVAC system.
10. The fee for septic system abandonment shall be: \$150.
11. The fee for capping of sewer, gas or water utilities shall be: \$195.
12. The fee for any plumbing installation, device or service not specifically addressed above shall be: \$100.

c. Electrical Subcode Fees.

1. Receptacles and fixtures, including, without limitation, lighting outlets, wall switches, fluorescent fixtures, convenience receptacles, smoke and heat detectors or similar fixtures, communication points and motors or devices of less than 1 hp or 1 kW:
 - a. Receptacles and fixtures: \$65.
 - b. Each increment of 25 additional items: \$25.
2. All motors (except for plug-in appliances), including, without limitation, control equipment, transformers, generators, cooking or other devices consuming or generating electrical current:
 - a. Each motor or electrical device greater than 1 hp and less than or equal to 10 hp or greater than 1 kW and less than or equal to 10 kW: \$25.
 - b. Each motor or electrical device greater than 10 hp and less than or equal to 50 hp or greater than 10 kW and less than or equal to 45 kW: \$70;
 - c. Each motor or electrical device greater than 50 hp and less than or equal to 100 hp or greater than 45 kW and less than or equal to 100 kW: \$150.
 - d. Each motor or electrical device greater than 100 hp or greater than 100 kW: \$500.
 - e. For each service panel, service entrance or subpanel less than 200 amperes: \$100.
 - f. For each service panel, service entrance or sub panel greater than 200 amperes and less than or equal to 1,000 amperes: \$300.
 - g. For each service panel, service entrance or sub panel greater than 1,000 amperes: \$600.

3. For solar photovoltaic systems, the fee shall be based on the designated kilowatt rating of the solar photovoltaic systems as follow:
 - a. One to 50 kW, the fee shall be \$250.
 - b. Greater than 50kW to 100kW, the fee shall be \$400.
 - c. Great than 100kW, the fee shall be \$750.
4. For temporary electrical pole or service: \$200.
5. For all HVAC systems, AC units and all heating or cooling appliances: \$150.
6. For the installation of commercial light poles:
 - a. 1 to 10 poles: \$150.
 - b. 11 to 20 poles: \$225.
 - c. 21 to 30 poles: \$300.
 - d. Over 30 poles: \$400.
7. For electrical work in connection with private in-ground and above-ground pools, spas, and hot tubs: \$200.
8. For electrical work in connection with public pools: \$300.
9. The fee for installation of electric car chargers shall be: \$75 per charger.
10. The fee for annual pool bonding certificate shall be: \$150.
11. The fee for any electrical work, installation, device or service not specifically addressed above shall be: \$100.

d. Fire Subcode Fees.

1. For the installation of sprinklers, the fee shall be based upon the number of sprinkler heads being installed or modified:
 - a. 1 to 20 heads: \$100.
 - b. 21 to 100 heads: \$175.
 - c. 101 to 200 heads: \$330.
 - d. 201 to 400 heads: \$850.
 - e. 401 to 1,000 heads: \$1,100.
 - f. Greater than 1,000 heads: \$1,500.
2. For the installation or modification of standpipes per standpipe: \$320.
3. For the installation or modification of sprinkler riser valves: \$100 per valve.
4. For the installation or modification of freestanding fire department connection: \$200 per connection.

5. For installation or modification of hose connections (not associated with a standpipe system), the fee shall be: \$100 per connection.
6. For the installation of each solid fuel burning or fuel fired appliance in a single family structure, the fee shall be \$75 per appliance.
7. For the installation or modification of each solid fuel burning or fuel fired appliance in a commercial structure, the fee shall be \$150 per appliance.
8. For installation of underground/aboveground tanks in single family structures, the fee shall be \$140 each.
9. For installation of underground/aboveground tanks in commercial structures, the fee shall be \$225 each.
10. Fuel Tanks:
 - a. For the abandonment/removal of fuel tanks:
 - i. Up to 2,000 gal. capacity: \$140 each
 - ii. 2,001 gal. capacity and up: \$400 each
11. For the installation of residential kitchen hood and exhaust hood or makeup air systems, the fee shall be \$100 for the first appliance, and \$50 for each appliance thereafter.
12. For the installation or modification of commercial kitchen hood, the fee shall be \$150 each.
13. For the installation or modification of commercial kitchen exhaust system, the fee shall be \$200 each.
14. For the installation or modification of special fire suppression systems: \$200 each.
15. For installation of fire alarm devices (110 volt):
 - a. 1 to 12 devices: \$100.
 - b. Each additional device: \$15 per device.
16. For installation of low voltage fire alarm devices, the fee shall be: \$10 per device, provided that the minimum fee shall be \$100. For the purpose of this Section "fire alarm devices" shall mean, but is not limited to, fire alarm panel, communicator, detector, manual pull station, flow or pressure switch, supervisory or tamper signal.
17. For the installation of an incinerator: \$350 each.
18. For the installation of a crematorium: \$350 each.

19. For the installation or modification of a fire pump for a one- or two-family dwelling: \$150 per pump.
 20. For the installation or modification of a fire pump at a commercial structure or building: \$300 per pump.
 21. For the installation or modification of a smoke control system: \$250 each.
 22. For the installation or modification of a private fire hydrant: \$10 per fire hydrant, provided that the minimum fee shall be \$100.
 23. For the installation or modification of a private underground fire line, the fee shall be: \$100 per 100 feet or increment thereof.
 24. For the installation of fire extinguishers, the fee shall be: \$100 for the first fire extinguisher and \$10 for each fire extinguisher thereafter.
 25. For the installation of a generator in a one- or two-family structure, the fee shall be: \$75 per generator.
 26. For the installation of a generator in a commercial structure, the fee shall be: \$150 per generator.
 27. For the installation of a chimney or chimney liner: \$100 each.
 28. For the installation of an emergency responder system, the fee shall be: \$350 each.
 29. For the installation of any fire device or service not specifically addressed above shall be: \$100.
- e. The fee for the construction permit shall be the sum of the subcode fees listed above, provided that the minimum permit fee for a basic construction permit for any or all of building, electrical, plumbing, mechanical or fire protection work shall be \$100 per subcode.
- f. The fee for Uniform Construction Code certificates shall be as follows:
1. New residential dwelling (one- or two-family dwellings) use: \$300.
 2. New commercial, industrial or apartment use: \$400.
 3. Addition to existing use: \$150.
 4. Multiple certificates in same building: \$400 for the first certificate issued and then \$75 for each certificate issued thereafter.
 5. Continued certificate of occupancy: \$200.

6. Clearance for lead abatement: \$140 per certificate plus an administrative fee of \$50.
7. Clearance for asbestos removal: \$106 per certificate plus an administrative fee of \$50.
8. Renewal of a temporary certificate of occupancy: \$50 per certificate.
9. Change of use certificate: \$200.

g. Mechanical Subcode Fees.

1. \$100 for the first device or appliance, and \$75 for each device or appliance thereafter. For purposes of this subsection, “device” or “appliance” shall be defined as, but not limited to, generator, chimney, chimney liner, air conditioner coil, air conditioner condenser, boilers, water softener, HVAC systems, gas appliances, oil appliances and radiant floor heat.
2. The fee for installation of gas piping or gas piping connections shall be : \$75 each.
3. For the installation of any device not specifically addressed above, the fee shall be: \$100.

h. Elevator Subcode Fees.

1. The fee for each device installed or modified shall be an administrative fee of \$50 per device.

i. Miscellaneous Fees.

1. Pool enclosure barrier fee: \$150 each.
2. Permit holders requesting inspections from any subcode official or inspector at other than posted scheduled days or times must pay \$100 per hour with a three-hour minimum. Such inspections may only be scheduled with the consent of each individual inspector or subcode official required. Inspectors and/or subcode officials may refuse to perform such inspections.
3. Construction Records Clearance Certificate - \$50.
4. Reinstatement of a lapsed permit, the fee shall be one-half the cost of the permit, without the Department of Community Affairs surcharge fee.
5. For construction of a tennis court, a fee of \$300 per facility.
6. The fee for a permit for the relocation of a building or structure from one lot to another or to a new location on the same lot shall be \$20 per \$1,000 of the

sum of the estimated costs for moving, installing new foundations and for the placement in a completed condition in a new location, provided that the minimum fee shall be \$300.

7. The fee for plan review shall be 20% of the amount to be charged for the construction permit.
8. The fee for prototype plan review shall be 5% of the amount to be charged for the construction permit.
9. Application for a variation in accordance with the Uniform Construction Code:
 - a. Class I structure: \$750.
 - b. Class II structure: \$200.
 - c. Class III (other than one- or two-family structure): \$175.
 - d. One- or two-family structure: \$150.
10. Resubmission of application for a variation in accordance with the Uniform Construction Code:
 - a. Class I structure: \$300.
 - b. Class II/III structure: \$75.
11. Satellite antenna receiver with foundation: \$500.
12. There shall be an additional fee of \$65 per hour for each subcode official who reviews any amendment or change to a plan that has already been released for permit by the Department of Community Affairs.
13. Permit update for the change of a contractor/owner: \$75.
14. The fee for a review of any document that does not change the scope of work for which the permit was previously released shall be at a rate of \$150 per hour per subcode (charged in ¼ hour increments) with the minimum of \$75.
15. Fees or activities not specifically addressed within this ordinance shall be based on the fee listed within the Uniform Construction Code, N.J.A.C. 5:23-4.20 entitled Department Fees,
 - j. To provide for the training, certification and technical support required by the Uniform Construction Code Act and the Regulations, in accordance with N.J.A.C. 5:23-4.19, the Enforcing Agency shall collect, in addition to the fees specified above, a surcharge fee to be based on the volume of the new construction or addition and/or the estimated value of the construction, alteration or repair or a combination of the two as set forth, except as specified in N.J.A.C. 5:23-4.19(b) 1-5.
 - k. The fee for digital plan review submissions shall be \$1 per \$1,000 costs of work, as required by the Uniform Construction Code.

1. Any fees payable pursuant to this section may be rounded to the nearest whole dollar.

Section 3. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, division, clause or provisions so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

Section 4. All Ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect according to law.

Introduced:

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

Adopted:

Attest:

BY: _____

Jennifer Rowland, Mayor

Gregory J. LaConte, Clerk

ORDINANCE 2026-02

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY AMENDING THE TOWNSHIP CODE CHAPTER 30, LAND DEVELOPMENT, SECTION 17.1, FEES, SUBSECTION (a)

WHEREAS, the Township of Chatham (the “**Township**”) recently amended Township Code, Chapter 11, Building and Housing, Section 11-1.3, Fees, to update the fee schedule to be consistent with the State of New Jersey’s Uniform Construction Code and to adjust such fees to cover the costs and expenses incurred in connection with inspection and the issuance of the required certificates; and

WHEREAS, in connection with the foregoing amendment to Township Code, Chapter 11, Building and Housing, Section 11-1.3, Fees, the fee for a zoning permit set forth in Township Code, Chapter 11, Building and Housing, Section 11-1.3(h)(1) has been removed; and

WHEREAS, as a result, the Township desires to amend the Township Code, Chapter 30, Land Development, Section 30-17.1, Fees, subsection (a), to incorporate the fee for a zoning permit, which was removed from Township Code, Chapter 11, Building and Housing, Section 11-1.3(h)(1) in the most recent amendments to Township Code, Chapter 11, Building and Housing, Section 11-1.3, Fees.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. Township Code Chapter 30, Land Development, Section 17.1, Fees, subsection (a), is hereby amended to read as follows:

§ 30-17.1 Fees.

- a. Application Fees. At the time of an application for development, the applicant shall pay to the Township application fees in accordance with the following schedule:
1. Concept Plan: \$500.
 2. Minor Subdivision - Simple Lot Line Change: \$250.
 3. Minor Subdivision - Three lots or less: \$475.
 4. Preliminary Plat - Major Subdivision: \$300 plus \$150 per lot.
 5. Final Plat - Major Subdivision: \$300 plus \$100 per lot.
 6. Preliminary Site Plan Conventional: \$300 plus \$50 for each 1,000 square feet or fraction thereof.
 7. Final Site Plan Conventional: One-half of fee for Preliminary Site Plan.

8. Preliminary Site Plan Multi-Family: \$300 plus \$50 per 1,000 square feet of floor area or fraction thereof.
9. Final Site Plan Multi-Family: One-half of fee for Preliminary Site Plan.
10. Master Development Plan Multi-Family Housing Development: \$1,500 plus \$50 per dwelling unit.
11. Waiver of Complete Site Plan Approval: \$400.
12. Amended Site Plan: \$400.
13. Zoning Permit: \$100.

Section 3. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, division, clause or provisions so adjudicated and the remainder of the Ordinance shall be deemed valid and effective.

Section 4. All Ordinances or parts of ordinances inconsistent or in conflict with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect according to law.

Introduced:

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

Adopted:

Attest:

BY: _____
Jennifer Rowland, Mayor

Gregory J. LaConte, Clerk

ORDINANCE 2026-03

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, ADDING CHAPTER 31, LEAD-BASED PAINT INSPECTIONS TO THE TOWNSHIP CODE

WHEREAS, pursuant to P.L. 2021, c.182, all municipalities in the State of New Jersey are required, with certain exceptions, to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turnover for lead-based paint hazards; and

WHEREAS, it is in the best interests of the residents of the Township of Chatham (the “**Township**”) to amend the General Ordinances of the Township (the “**Township Code**”) to require inspections for lead-based paint in residential rental dwellings to conform with New Jersey State law; and

WHEREAS the Township desires, through this Ordinance, to establish Chapter 31 entitled “Lead-Based Paint Inspections” of the Township Code in order to serve the best interests of the Township and its residents.

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

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Township Code, Chapter 31, Lead-Based Paint Inspections, is hereby added to the Township Code and shall read as follows:

Chapter 31 Lead-Based Paint Inspections.

§ 31-1 Definitions.

Dust Wipe Sampling – A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

Lead Abatement – Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

Lead Evaluation Contractor – A person certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

Lead-based Paint Hazard – Any condition that causes exposure to lead from lead-contaminated dust or soil or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

Tenant turnover – The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.

Visual Assessment – A visual examination for deteriorated paint or visible surface dust, debris, or residue.

§ 31-2 Inspections.

(A) A lead evaluation contractor retained by the Township shall inspect every single-family, two-family, or multiple rental dwelling located in the Township of Chatham for lead-based paint hazards through visual assessment and dust wipe sampling in accordance with N.J.S.A. 52:27D-437.1 et seq.

(B) In lieu of having the dwelling inspected by the Township's lead evaluator, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.1 et seq.

(C) In accordance with N.J.S.A. 52:27D-437.16(c), a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

- i. has been certified to be free of lead-based paint;
- ii. was constructed during or after 1978;
- iii. is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law," P.L.1967, c.76 (C.55:13A-1 et seq.);
- iv. is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
- v. has a valid lead-safe certification.

(D) The owner, landlord, and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at Tenant Turnover, whichever is earlier.

(E) If lead-based paint hazards are identified, then the owner, landlord, and/or agent of the dwelling shall remediate the lead-based paint hazard using lead abatement or lead-based control methods in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the Township's lead evaluation contractor shall conduct an additional inspection of the unit to certify that the hazard no longer exists. If no lead-based paint hazards are identified, then the Township's lead evaluator shall certify the dwelling as lead-safe on a form prescribed by the Department of Community Affairs, which shall be valid for two (2) years.

(F) Pursuant to N.J.S.A. 52:27D-437.16(e), property owners shall:

- i. provide evidence of valid lead-safe certification and the most recent tenant turnover at the time of the cyclical inspection
- ii. provide evidence of a valid lead-safe certification obtained pursuant to this Section to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to 313-2(C) of this Chapter.

- iii. Maintain records of lead-safe certification, which shall include name(s) of the unit tenant(s), if inspection was conducted during a period of tenancy.

(G) Fees.

- i. The Township shall charge the dwelling owner or landlord, and the dwelling owner or landlord shall pay the Township in advance of any inspection, a fee sufficient to cover the cost to the Township of the inspection, which shall be dedicated to meeting the costs of implementing and enforcing this section, which shall include the following:
 - a) \$250.00 per dwelling unit for a visual assessment performed by the lead inspector.
 - b) If necessary, a fee of \$295.00 per dwelling unit for reinspection of a unit.
- ii. The dwelling owner or landlord shall pay to the Township a \$25.00 per dwelling unit filing fee.
- iii. In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20.00 per dwelling unit inspected by the Township's lead evaluation contractor or the owner's private lead evaluation contractor shall be addressed for the purpose of the Lead Hazard Control Assistance Act, unless the owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20.00. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
- iv. In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

§ 31-3 Violations.

If a property owner has failed to conduct the required inspection or initiate any remediation as required by N.J.S.A. 52:27D-437.1 et seq. the owner shall have 30 days to cure the violation. If a property owner fails to cure the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000.00 per week until the required inspection has been conducted or remediation efforts have been initiated.

Section 3. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance and the remainder of the Ordinance shall be deemed valid and effective, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.

Section 4. All ordinances or parts of ordinances, which are inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 5. This Ordinance shall take effect according to law.

Introduced:

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

Adopted:

Attest:

BY: _____
Jennfer Rowland, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2026-047

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING PAYMENT OF BILLS, PAYROLLS, SCHOOL TAXES AND COUNTY TAXES

BE IT RESOLVED that bills in the total amount of \$937,034.58 and the prior month's payroll of \$565,375.18 Current Fund, \$61,419.65 Sewer Utility, \$120.31 Open Space and \$23,798.39 Police Private Employment be paid.

BE IT FURTHER RESOLVED that taxes due to the School District of the Chathams, for the month of January 2026, in the amount of \$3,843,177.00 be paid.

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Jennifer Rowland, Mayor

Gregory J. LaConte, Clerk

DRAFT

RESOLUTION 2026-048

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

BE IT RESOLVED that the Township Committee of the Township of Chatham acknowledges receipt of and approves the minutes of the Township Committee meeting held on January 6, 2026 and January 13, 2026.

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Jennifer Rowland, Mayor

Gregory J. LaConte, Clerk

DRAFT

RESOLUTION 2026-049

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM APPROVING EXECUTIVE SESSION MINUTES

BE IT RESOLVED that the Township Committee of the Township of Chatham acknowledges receipt of and approves Executive Session minutes of the Township Committee meeting held on January 13, 2026.

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Jennifer Rowland, Mayor

DRAFT

RESOLUTION 2026-050

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

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

WHEREAS, the Tax Collector has recommended the refund of redemption monies as well as the Premium to the Outside Lien Holder;

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

Property	Cert #	Lien Holder	Total
Block 62.07, Lot 7 41 Nicholson Dr Alton Davis	24-00001	X-Lien LLC 504 Chandler Lane Whippany, NJ 07981-1439	Premium: \$00.00 Principal: \$105.93 Interest: \$1.17 <hr/> Payout: \$107.10

BE IT FURTHER RESOLVED that the Tax Collector is authorized to prepare and sign a Discharge of Certificate 24-00001.

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Jennifer Rowland, Mayor

RESOLUTION 2026-052

RESOLUTION AUTHORIZING THE SUBMISSION OF A FY2026 LOCAL RECREATION IMPROVEMENT GRANT (LRIG) APPLICATION TO THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR COLONY POOL PLAYGROUND IMPROVEMENTS

WHEREAS, the Township of Chatham desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for \$80,000 to carry out a project to replace and upgrade playground equipment at the Colony Pool Recreational Facility.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Township Committee of the Township of Chatham does hereby authorizes the application for such a grant; and,
2. Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Chatham and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED that the Mayor, Administrator, and Clerk are hereby authorized to sign the application and that they are authorized to sign the agreement, and any other documents necessary in connection therewith.

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Jennifer Rowland, Mayor

Gregory J. LaConte, Clerk

I, Gregory J. LaConte, Township Clerk of the Township of Chatham in the County of Morris, New Jersey, hereby certify the foregoing to be a true complete copy of a resolution passed by the Township Committee of the Township of Chatham at a regular meeting held on January 27, 2026.

Date Issued: _____

Gregory J. LaConte, Township Clerk

RESOLUTION 2026-053

RESOLUTION OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY REGARDING PARTICIPATION IN THE MAYORS WELLNESS CAMPAIGN ADVISORY COMMITTEE OF THE CHATHAMS

WHEREAS, the Township Committee of the Township of Chatham desires to have the Township participate in the Mayors Wellness Campaign Advisory Committee of the Chathams; and

WHEREAS, the Township Committee desires to appoint members to the Mayors Wellness Committee of the Chathams.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Chatham Committee, in the County of Morris, that participation in the Mayors Wellness Campaign Advisory Committee of the Chathams is hereby authorized.

BE IT FURTHER RESOLVED that Thomas Salvas and Hurgul Varli are hereby appointed to serve as a Chatham Township representatives to the Mayors Wellness Campaign Advisory Committee of the Chathams for the remainder of 2026.

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Jenifer Rowland, Mayor

Gregory J. LaConte, Clerk

RESOLUTION 2026-054

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM APPOINTING MEMBERS OF LOCAL EMERGENCY MANAGEMENT COUNCIL

BE IT RESOLVED, by the Township Committee of the Township of Chatham, County of Morris, State of New Jersey that the following individuals be appointed to the Local Emergency Management Council for a term ending December 31, 2026:

Jennifer Rowland
Craig Alperowitz
Ziad Shehady
Chief Tom Miller
Richard Young
Marconi Gapas
Chief
Chief
Captain
Sara Huisking
Fr. Kevin Corcoran
Dr. Emily Sortino
Megan Tavormina

Mayor
Public Safety Committee Member
Township Administrator
Chief of Police
Department of Public Works Superintendent
Health Officer
Chatham Township Volunteer Fire Department
Green Village Volunteer Fire Department
Chatham Emergency Squad
Red Cross Administrator
Religious Representative
Superintendent, School District of the Chathams
Private Sector Representative

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

Gregory J. LaConte, Clerk

By _____
Jennifer Rowland, Mayor

RESOLUTION 2026-056

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM AUTHORIZING THE TOWNSHIP TO PARTICIPATE IN THE UNION COUNTY COOPERATIVE PRICING AGREEMENT

WHEREAS, N.J.S.A. 40A:11-1 ct. seq. authorizes contracting units to enter into Cooperative Pricing Agreements; and

WHEREAS, the County of Union hereinafter referred to as "the Lead Agency has offered voluntary participation in a renewal participation in a Cooperative Pricing System for the purchase of work, materials and supplies; and

WHEREAS, the Township of Chatham in the County of Morris desires to participate in the Union County Cooperative Pricing Agreement

NOW, THEREFORE BE IT RESOLVED the Township Committee of the Township of Chatham in the County of Morris, State of New Jersey, that the Township Committee authorizes the Township of Chatham to participate in the Union County Cooperative Pricing Agreement and execute a copy of a Cooperative Pricing Agreement with the County of Union upon its approval by the Division of Local Governments Services; and

BE IT FURTHER RESOLVED that the County of Union as Lead Agency is expected to comply with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 ct. seq. and all of the provisions of the revised statutes of the State of New Jersey).

Adopted: January 27, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:

By _____
Jennifer Rowland, Mayor

Gregory J. LaConte, Clerk