

ORDINANCE 2024-19

ORDINANCE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, AMENDING CHAPTER XXX, TITLED “LAND DEVELOPMENT” OF THE REVISED GENERAL ORDINANCES TO ESTABLISH AN ENVIRONMENTAL STEWARDSHIP OVERLAY ZONE ON BLOCK 48.21 LOTS 174, 174.03 AND 180

WHEREAS, on July 15, 2024, the Planning Board of the Township of Chatham recommended an amendment to the R-1 Residential Zone that would establish the Watershed Management Overlay Zone; and

WHEREAS, the Overlay Zone will permit the administrative, educational, interpretive, advocacy, and other activities of a watershed management organization dedicated to preserving and protecting water and natural areas; and

WHEREAS, it is the purpose of this Ordinance to establish a Watershed Management Overlay Zone; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Chatham, Morris County, New Jersey, that Chapter XXX of the Revised General Ordinances of the Township of Chatham titled “Land Development” is hereby supplemented as follows:

Section 1.

Insert the following new definition in Section 30-6” Definitions”:

Environmental Stewardship Organization

Shall mean an incorporated organization dedicated to protecting and improving the health of the watershed through a variety of approaches including stewardship, education, land preservation, science and advocacy.

Section 2.

Insert the following new Section 30-85 to read as follows:

Section 30-85 Environmental Stewardship Overlay Zone

a. **Applicability.** The provisions of this subsection shall be applicable to Block 48.21, Lots 174, 174.03, and 180. Property owners within this Zone may choose to use the property in accordance with the underlying zoning or in accordance with this Overlay Zone.

b. **Permitted Uses.**

The following uses and activities shall be permitted when operated by a duly incorporated Environmental Stewardship Organization:

1. Office Building
2. Indoor Storage
3. Water quality laboratory
4. Adult and Family programs
 - a) Student experiential learning programs
 - b) Outdoor gardens and garden structures

c) Other activities that advance the mission of the Environmental Stewardship Organization

c. Area and Yard Requirements.

The R-1 Zone requirements shall apply as shown on the Schedule of Zoning Requirements except for the following:

1. The minimum lot area shall be 3 acres.
2. Minimum front yard setback shall be 80 feet.
3. Minimum side yard setbacks shall be 50 feet each and 100 feet combined.

d. Site Plan Review Requirements.

1. The property shall have access to a public street, either directly or via an easement or other right of way.
2. Adequate off-street parking and loading shall be demonstrated.
3. Permitted activities may be conducted both outdoors and within the principal building and one accessory building.
4. Adult and Family programs shall not exceed 100 attendees and shall end no later than 9:00 p.m.
5. Student experiential learning programs shall require 1 chaperone for every 10 students and no more than one school bus load of students shall be on the property at any time.
6. A split rail fence shall be installed to delineate outdoor activity areas at a height and location and at such time as determined by the Planning Board.

REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

EFFECTIVE DATE

This Ordinance shall become effective according to law.

Introduced: September 24, 2024

Adopted: November 12, 2024

Attest:


Gregory J. LaConte, Clerk

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

BY: 

Stacey Ewald, Mayor