

RESOLUTION 2026-162

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF CHATHAM, COUNTY OF MORRIS, STATE OF NEW JERSEY, ACCEPTING THE PROPOSAL AND AWARDING THE CONTRACT FOR DEVELOPMENT OF A 100% AFFORDABLE HOUSING RENTAL PROJECT ON A PORTION OF BLOCK 48.16, LOT 117.27, COMMONLY KNOWN AS 405 SOUTHERN BOULEVARD, TO ESHIN

WHEREAS, on May 26, 2026, the Mayor and Township Committee of the Township of Chatham (the "Township") adopted Resolution No. 2026-11 authorizing the Township to seek qualifications and proposals for the development of a 100% affordable housing rental project on a portion of Block 48.16, Lot 117.27, commonly known as 405 Southern Boulevard (the "Services"); and

WHEREAS, the Township received three (3) proposals on July 21, 2026 from: (1) ESHIN, located at 561 Springfield Avenue, Summit, New Jersey 07901, for three affordable housing units in one building ("ESHIN"); (2) Nouvelle, LLC, located at 955 Lincoln Avenue, Glen Rock, New Jersey 07452, for four disabled veteran family housing units in one building; and (3) K Group, located at 545 Route 17 South, Ridgewood, New Jersey 07450, who submitted an initial proposal for a 24-unit project, which they revised to propose three affordable housing units in one building; and

WHEREAS, the Township professionals, Township Administrator and Township Council reviewed and evaluated the proposals received and found that ESHIN's experience and proposal is most consistent with the desires and expectations of the Township in connection with the Services; and

WHEREAS, the Township desires to adopt this Resolution authorizing the award of the contract for the Services to ESHIN, which is subject to authorization of a purchase and sale agreement and developer's agreement and execution of the same.

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

1. The foregoing recitals are hereby incorporated herein by reference as if set forth at length.
2. The contract for the Services is hereby awarded to ESHIN. The Mayor, Township Administrator, Township Clerk and all other necessary Township personnel, are hereby directed and authorized to enter into negotiations with ESHIN for the execution of purchase and sale agreement and developer's agreement to be authorized by the Township Committee at a later date.
3. This Resolution shall be effective immediately.

Adopted: September 22, 2026

TOWNSHIP OF CHATHAM IN
THE COUNTY OF MORRIS

Attest:


Gregory J. LaConte, Clerk

By 
Jennifer Rowland, Mayor

CERTIFICATION OF THE AVAILABILITY OF FUNDS

I hereby certify that as of September 22, 2026, sufficient funds are or will be available upon the adoption of the budget for year 2026 to carry out the purpose of this Resolution.

Debra A. King
Chief Financial Officer