

Borough of Chatham

BOROUGH HALL

54 FAIRMOUNT AVENUE • CHATHAM • NEW JERSEY 07928

ORDINANCE # 21-21

AN ORDINANCE TO AMEND THE CODE OF THE BOROUGH OF CHATHAM BY AMENDING THE POST OFFICE PLAZA REDEVELOPMENT ORDINANCE AND PLAN, AMENDING THE REQUIREMENTS FOR MULTI-FAMILY HOUSING

WHEREAS, this Ordinance was reviewed by the Planning Board on December 1, 2021, and the Board has determined it is consistent with the Master Plan; and

WHEREAS, this Ordinance is to replace regulations and standards governing the development of multi-family housing. The ordinance is designed to regulate said multi-family housing developments in a manner consistent 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 Council on Affordable Housing (COAH) Prior Round regulations, N.J.A.C. 5:93-1 et seq.

BE IT ORDAINED, by the Mayor and Council of the Borough of Chatham, in the County of Morris, that it does hereby supplement and amend the Post Office Plaza Redevelopment Plan of the Borough of Chatham as follows:

Section 1. Section 4.4.1, Permitted uses, as follows:

A. Inclusionary multi-family dwelling Residential Dwelling Units (maximum): 40 units per acre provided:

- i. The minimum affordable housing set-aside of fifteen (15) family non-age restricted rental units is met;
- ii. All affordable housing units produced comply with the Borough's Affordable Housing Ordinance.

Section 2. This ordinance shall take effect immediately upon final passage and publication according to law and filing with the Morris County Planning Board.

Section 3. If any section, subsection, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the remaining portions of this ordinance.

Section 4. All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistency.

Name	Motion	Second	Yes	No	Abstain	Absent
Dempsey			X			
Mathiasen						X
Koronkiewicz			X			
Treloar	X		X			
Resto			X			
Truilo		X	X			

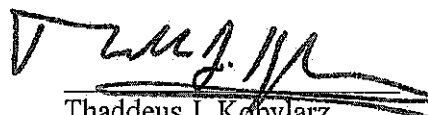
Introduced: November 22, 2021

Adopted: December 13, 2021

Attest:


 Tamar Lawful
 Borough Clerk

BOROUGH OF CHATHAM


 Thaddeus J. Kobylarz
 Mayor