Township of Chatham

New Jersey 07928

Planning/Zoning Board Application

Plan#_____

Escrow #_____

Applicant's Name_____ Owner's Name _____

Street_____ Street_____

Town_____ Town_____

Telephone # ( ) _____ Telephone # ( ) _____

E-mail address: _____

Status of Applicant if other than owner_____

Stockholders Name/Address/Tel# of Stockholders owning 10% or more of its stock (NJSA 40:55-48.1 et seq.)
[Attach additional sheets as may be necessary]

_____
_____
_____

LOCATION OF PROPERTY

Street Address: _____ Block: _____ Lot: _____ Zone: _____

Attorney: _____ Telephone: _____

E-mail: _____

Address: _____ Cell: _____ Fax: _____

Architect: _____ Telephone: _____

Address: _____Cell:_____ Fax:_____

Engineer: _____ Telephone: _____

Address: _____Cell:_____ Fax:_____

List any other Expert(s) who will submit a report or who will testify for the Applicant:
[Attach additional sheets as may be necessary]

1. Name _____
Field of Expertise _____
Address _____
Telephone_____ Cell # _____ Fax # _____

2. Name _____
Field of Expertise _____
Address _____
Telephone Cell # Fax #

TYPE OF APPLICATION (circle)

Site Plan	Variances	Subdivisions	Other
Preliminary	Appeals	Minor Subdivision	Development Permit
Final Site Plan	Use	Preliminary Major	Conceptual
Amended Preliminary	Interpretation	Final Major.	Temp. Use
Amended Final	Hardship	Amended Preliminary	Waiver of Complete Site Plan
TCC	Conditional Use	Amended Final	

DESCRIPTION OF PROPOSED/EXISTING BUILDINGS

Size of Lot _____ Sq. Footage of Lot_____Height of Building_____
Size of Bldg. (st. level) Front_____ Depth_____Sq. Ft. of Building_____

Setback from front property line_____ Average setback of Bldgs. Within 200 ft._____

Zoning Requirements	Existing Conditions	Proposed Conditions	Utilities Available Y/N
Frontage	Frontage	Frontage	Municipal Water
Side Yards	Side Yards	Side Yards	Sewers
Front Setback	Front Setback	Front Setback	
Rear Setback	Rear Setback	Rear Setback	Bd. Of Health Res.
			For Septic Approval

REVIEW OF ZONING OFFICIAL

Application is made for a variance to permit (describe) _____

_____

Which is contrary to the provisions of section(s) _____
Of the Ordinances of the Township of Chatham.

_____Date_____
Zoning Official

APPLICATION # _____

NAME OF APPLICATION _____

ZONING TABLE

Block _____ Lot _____

Zone District _____

	Allowable/ Required Per Ordinance		Existing Condition		Proposed Condition		Pre-Existing Non Conforming	Variance Required
Minimum Lot Area		SF	N/A		N/A			
Total Lot Area	N/A			SF		SF		
Front Yard		Ft.		Ft.		Ft.		
Rear Yard		Ft.		Ft.		Ft.		
Side Yard		Ft.		Ft.		Ft.		
Combined Side Yards (1)		%		%		%		
Combined Side Yards (1)		Ft.		Ft.		Ft.		
Lot Width (at street line)		Ft.		Ft.		Ft.		
Lot Width (at setback line)		Ft.		Ft.		Ft.		
Lot Depth		Ft.		Ft.		Ft.		
Number of Stories								
Building Height		Ft.		Ft.		Ft.		
Principal Building Coverage		SF		SF		SF		
Total Impervious Coverage		SF		SF		SF		
Other								

(1) If applicable

"Required" are the limits established in the Chatham Township's Zoning Ordinance
"Existing" are the current conditions.
"Proposed" are the conditions represented by this application
"Pre-Existing" should be checked if the "Existing" conditions would require a Variance
"Variance Required" should be checked if the "Proposed" conditions will require a Variance.

The entire table should be completed and included with the Application.

SUMMARY OF ZONING REQUIREMENTS

Zone District	R-1		R-2		R-3		R-4		R-5	
	Required Per Ordinance		Required Per Ordinance		Required Per Ordinance		Required Per Ordinance		Required Per Ordinance	
Minimum Lot Area	100,000	SF	60,000	SF	20,000	SF	10,000	SF	41,250	SF
Total Lot Area	N/A			SF		SF		SF		SF
Front Yard	100	Ft.	75	Ft.	50	Ft.	25	Ft.	75	Ft.
Rear Yard	75	Ft.	75	Ft.	50	Ft.	45	Ft.	75	Ft.
Side Yard	35	Ft.	30	Ft.	15	Ft.	15	Ft.	25	Ft.
Combined Side Yards (%)	35	%	35	%	30	%	N/A	%	35	%
Combined Side Yards (Ft.)		Ft.		Ft.		Ft.		Ft.		Ft.
Width (at street line) (See Note 1)	225	Ft.	160	Ft.	90	Ft.	75	Ft.	125	Ft.
Lot Width (at setback line)	250	Ft.	200	Ft.	100	Ft.	75	Ft.	150	Ft.
Lot Depth	175	Ft.	175	Ft.	175	Ft.	100	Ft.	175	Ft.
Number of Stories	2 1/2		2 1/2		2 1/2		2 1/2		2 1/2	
Building Height (See Note 2)	35	Ft.	35	Ft.	35	Ft.	35	Ft.	35	Ft.
Principal Building Coverage	Note 3	SF	Note 3	SF	Note 3	SF	Note 3	SF	Note 3	SF
Total Impervious Coverage	Note 4	SF	Note 4	SF	Note 4	SF	Note 4	SF	Note 4	SF

Note 1: For Lot Width on a Cul-de-Sac, see Zoning Ordinance, Section 30-75.2, Schedule of Zoning Requirements

Note 2: Definition of Building Height: the vertical distance measured from the average ground elevation at any point within fifteen (15) feet of the foundation, i.e. the underlying base, substructure, or support of a building, to a horizontal plane projected from the highest point of the roof, using predevelopment grades if fill has been added and using post-development grades if soil has been removed.

Note 3: If Lot Area is less than 10,000 SF = 20% of Lot Area; if Lot Area is 10,000 SF or greater = 2,000 SF + 6% of Lot Area greater than 10,000 SF

Note 4: If Lot Area is less than 10,000 SF = 40% of Lot Area; if Lot Area is 10,000 SF to 40,000 SF = 4,000 SF + 20% of Lot Area greater than 10,000 SF; if Lot Area is 40,000 SF to 60,000 SF = 10,000 SF +15% of Lot Area greater than 40,000 SF; if Lot Area is 60,000 F to 80,000 SF = 13,000 SF +10% of lot Area greater than 60,000 SF; if Lot Area is greater than 80,000 SF = 15,000 SF + 7.5% of Lot Area greater than 80,000 SF

This information is provided in an effort to simplify preparing an Application for the Zoning Board of Adjustment. The information contained in the Township's Ordinances is significantly more complex. However, for most Applications, the above information may be all that is required. It remains, however, the Applicant's responsibility to determine if the information provided is applicable for the proposed lot and improvement(s).

REFUSAL OF PERMIT

To_____Date_____From_____

(Name of Applicant) (Zoning Official)

Your application for a permit to construct_____on property located at _____known as Block_____ Lot_____on the Tax Map of the Township of Chatham is hereby denied for noncompliance with the provision(s) of section(s)_____of the Township Zoning for the following reasons:_____

_____

Information on procedures for an appeal of this decision to the Board of Adjustment/Planning Board can be obtained from the Board Manager (973-635-4600). The plans submitted are enclosed.

PROOF OF TAXES / SEWER BILL PAYMENT

A check of the records in the current tax duplicate reveals the following information:

Name_____

Address_____Block_____Lot_____

1. Taxes for the _____quarter of _____are paid to date
2. Sewer charges for the _____quarter of _____are paid to date
3. Added assessments for the property were paid on _____

Signed _____, Tax Collector Date_____

DEFINITIONS & REQUIREMENTS

Preliminary/Final Site Plan: A site development plan shall be required for the construction of any building involving floor area of more than 100 square feet; construction of driveway or paving of two or more additional parking spaces and topography on the site with slopes exceeding 15%. The Board may waive any of the above requirements.

Variance: A departure from the terms of the Ordinance authorized by the appropriate municipal agency in accordance with N.J.S.A. 40:55D-1 et. seq.

Minor Subdivision: Any subdivision containing not more than three separate lots, tracts, parcels (including remainder) all of which front on an existing State, County, Municipal Street, not involving any new street or road nor extension of any existing street or municipal facilities.

Preliminary/Final Major Subdivision: Any subdivision not classified as a minor subdivision.

Application Requirements: Application shall be made in accordance with the provisions of the Land Use Ordinance of the Township of Chatham.

Notice Requirements: The Board shall fix a reasonable time for the hearing of the appeal, giving due notice thereof to the Applicant. Said Applicant shall thereupon at least ten (10) days prior to the time appointed for said hearing, give personal notice to all property owners within 200 feet of the property to be affected by said appeal. Such notice shall be given by sending written notice by Certified Mail to the last known address of the property owner(s) as shown by the most recent tax list of said municipality as prepared by the Municipal clerk or by handing a copy thereof to the said property owner(s). The applicant shall have published the notice of the Public Hearing in the official newspaper of the Township of Chatham at least ten (10) days before the date of the hearing by written notice.

Form for Proof of Service:

I certify that I have given written notice of application to all persons and entities entitled to same. A copy of the notice and a list of persons or entities is attached. Method of service Certified Mail____Personal Service____

Date Served_____Signature_____

AFFIRMATION OF OWNER AND APPLICANT

The applicant affirms that they are willing and able, in the event of approval, to undertake and complete all improvements in accordance with the approved plans as required by the Board pursuant to the Land Use Ordinance. In addition, the applicant and owner affirms that they will not make changes to the approved plans unless approval had been granted by the Board to do so
The applicant and/or owner agrees to post a performance guarantee with the Township Clerk in a sufficient amount as determined by the Township Engineer to assure completion of all required improvements.

The **Owner**(s) consent to the application (signature)_____Date_____

Print name_____

(signature)_____Date_____

Print name_____

Applicant (signature)_____Date_____

Print name_____

PLANNING & ZONING CHECKLIST

	X	**Items**	**Date Received**
1		3 copies of completed application	
2		Name/Address of Applicant	
3		Name/Address of Owner/Attorney/Engineer/Architect	
4		Fed ID of Applicant	
5		If Corp. of Partnership, list of those holding more than 10%	
6		Number of witnesses and their expertise	
7		Statement as to any requirements for which waiver is sought	
8		Type of Application	
9		Description of Premises	
10		Zoning Requirements/Existing Zoning/Proposed Zoning	
11		Sewer/Water/Board of Health Resolution	
12		Review of Zoning Official	
13		Denial of Permit	
14		Proof of Taxes & Sewer Bill Payment	
15		Signature(s) of Applicant(s)	
16		Signature(s) of Owner(s)	
17		25 Sets of Plot Plans	
18		25 Sets of Maps (Subdivision, Site Plan, etc.)	
19		25 copies of all other documents	
20		2 copies of Morris County Planning Board Application	
21		2 sets of plans, maps for Morris Country Planning Board	
22		Morris County Planning Board fee, if applicable	
23		Application Fee	
24		Escrow fee	
25		List of Adjoining property owners	
26		Copy of Tax Map	
27		Bank signature card	

Checklist "A" General Requirements

_____ 3 completed copies of appropriate application form(s).

_____ Certificate of Taxes paid.

_____ Receipt indicating fees paid.

_____ 25 copies (blue on white) of plot plan, site plan, building or subdivision plan (24" x 36" folded engineering style).

_____ Affidavit of owner/applicant.

_____ One copy of the following:

_____ a. Letter of interpretation from NJDEP (indicating the absence of freshwater wetlands, or indicating presence and verifying delineation of boundaries of freshwater wetlands, or

_____ b. Letter of exemption from NJDEP certifying that proposed activity is exempt from Freshwater Wetlands Protection Act and regulations promulgated there under, or

_____ c. Copy of any application made to NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands.

NOTE : The Planning Board may waive the above requirements where it can be established by applicant and verified by the board and its professionals that no wetlands exist on site or on contiguous property owned by applicant

_____ If a corporation or partnership, list names/addresses of all stockholders or individual partners owning at least 10% of stock of any class as required by N.J.S. 40:55D-48.1 et. Seq.

_____ Number of witnesses and their expertise, if any.

_____ Statement as to any requirements for which waiver is sought, together with a statement of reasons why waivers should be granted.

CHATHAM TOWNSHIP LAND USE ORDINANCE
CHECK LIST B

Application _____

Date _____

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
GENERAL REQUIREMENTS												
Plans clearly and legibly drawn or reproduced at a scale not smaller than 1"=100' (final approvals with be marked "Final Plat")												
(a) In cases of final approvals plans shall reflect and include all information required by preliminary approvals such as front, rear and side building elevations as well as:												
(b) Performance and maintenance guarantees and accompanying agreements as required by 30-61.4 of the Ordinance.												
(c) Two Mylars												
(d) Any other documents or information required by the terms of preliminary approval												
Sheet size shall be 24" x 36" min.												
Plans shall be prepared by a licensed architect/engineer if application involves only the location of proposed buildings and their relationship to the site and immediate environs.												
Plans shall be prepared by a licensed architect, planner or engineer if application involves only the location of drives, parking layout, pedestrian circulation and means of ingress and egress.												
Plans shall be prepared by an engineer if application involves only drainage facilities for site plans of ten or more; or involving stormwater detention facilities or traversed by a water course.												
Plans shall be prepared by an architect, planner, engineer, land surveyor, or applicant, where appropriate.												
Plans to be prepared to scale based on deed descriptions, tax maps or similarly reasonable accurate data for the purpose of review and discussion by the Municipal Agency.												

CHATHAM TOWNSHIP LAND USE ORDINANCE
CHECK LIST B

Application _____

Date _____

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Metes and Bounds description of parcel in question based upon current land survey.												
Property line shown in degrees, minutes and seconds.												
Key map showing location of tract to be considered in relation to surrounding area within 200 ft.												
Title Block containing name of applicant, prepare, block/lot #s, date prepared, date of last amendment and zone district.												
Each block and lot numbered in conformity with municipal tax map.												
Scale of map - written and graphic.												
North arrow giving reference meridian												
Space for signatures of Chairman and Secretary of Municipal Agency.												
Names of all property owners within 200 ft. of subject property.												
Location of existing and proposed property lines with dimensions in feet to the nearest 2 decimal points.												
Zoning district in which parcel is located, indicating all setbacks, lot coverage, height, floor area ratio, and density, both as to required and proposed. Indicate the above both written and graphically.												
Zone requirements per Ordinance and per application.												
Acreage of affected parcel to the nearest 100th of acre.												
Environmental Impact statement in accordance with subsection 30-62.2q. the Land Use Ordinance.												
Proposed lot layout showing area of each lot in square feet.												
Number of lots following subdivision including areas in acres if one acre or over, or in square feet if under one acre.												
Provide a Polaroid or other similar photograph of premises in question taken from the opposite side of the street.												

CHATHAM TOWNSHIP LAND USE ORDINANCE
CHECK LIST B

Application _____

Date _____

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Constraints provision calculation.												
NATURAL FEATURES												
Topography of site and within 200 feet thereof.												
Contours at 5 ft. intervals to determine the natural drainage of land. Intervals shall be: up to 15% grade - 2 ft; over 15% grade - 5 ft.												
Cliffs and rock outcroppings giving approximate depths to bedrock.												
Flood Plains.												
Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines.												
Aquifer recharge areas, including safe sustained ground water yield.												
Wooded areas indicating predominant species and size.												
Location of trees 6 inches or more in diameter, as measured per Section 22 of the Ordinance, outside of wooded area, designated species of each.												
Areas in which construction is precluded due to presence of stream corridors and/or steep slopes.												
All areas to be disturbed by grading or construction.												
MAN-MADE FEATURES ON SITE, AND WITHIN 200 FEET THEREOF												
Location of existing/ proposed structures and their setbacks from existing and proposed property lines.												
Location/type of existing easements or right-of-ways including power lines.												
A copy of any protective covenant or deed restriction applying to property in question.												
Location of existing railroads, bridges, culverts, drain-pipes, water and sewer mains and other manmade installations affecting the tract.												

CHATHAM TOWNSHIP LAND USE ORDINANCE
CHECK LIST B

Application _____

Date _____

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Location of existing wells and septic systems.												
When applicant intends to use a conventional septic disposal system; location of test holes, test results and approximate location of intended disposal field.												
Plans and profiles of proposed utility layouts, such as sewers, storm drains, water, gas an electric, fire hydrants, telephone, C.A.T.V., showing feasible connections to existing or proposed utility systems.												
Location and description of monuments whether set or to be set.												
Location, names and widths of all existing/proposed streets on the property and within 200 ft. of tract.												
Required road dedication.												
Road orientation (as it relates to energy conservation).												
Sketch of prospective future street system of entire tract where preliminary plat covers only a portion thereof.												
Plans, profiles and cross-sections of all proposed new streets and/or access to proposed streets.												
Location/description of proposed signs and outdoor lighting.												
Location/description of all proposed paved and curbed areas.												
30-99.2 Institutional Uses.												
30-99.3 Officer in Residences of Professional Persons Attending to Human Ailments.												
30-99.4 Private Membership Recreation Clubs and Facilities.												
30-99.5 Nursing Homes.												
30-99.6 Office Buildings and/or Research Laboratories authorized by subsection 30-78.3d.												

CHATHAM TOWNSHIP LAND USE ORDINANCE
CHECK LIST B

Application _____

Date _____

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
30-99.7 Community residences for more than 6 Developmentally Disabled Persons and Community Shelters for more than 6 Victims of Domestic Violence.												
Parking and Loading space dimensions												
Widths of access drives and aisles.												
Traffic Circulation												
MISCELLANEOUS												
Proposed sight easements where required.												
Proposed drainage easements where required.												
Natural resource inventory information including:												
a. Soil types as shown by the current Soil Conservation Survey Maps.												
b. Soil depth to restrictive layers of soil.												
c. Soil depth to bedrock.												
d. Permeability of soil by layers.												
e. Height of soil water table and type of water table.												
f. Flood plain soil (status).												
g. Limitation for foundation.												
h. Limitation for septic tank absorption field (only where septic tank is proposed to be used.												
i. Limitation for local road and streets.												
j. Agricultural capacity classification.												
k. Erosion hazard.												

CHATHAM TOWNSHIP LAND USE ORDINANCE
CHECK LIST B

Application _____

Date _____

	APPLICATIONS						VARIANCES					
	Minor Site Plan	Minor Subdivision	Preliminary Site Plan	Preliminary Major Subdivision	Final Site Plan	Final Major Subdivision	Appeal	Interpretation	C Variance	D Variance	Conditional Use	Planning Variance
Landscaping plan including the types, quantity, size and location of all proposed vegetation. The scientific and common names of all vegetation shall be included.												
Soil Erosion and Sediment Control Plan consistent with the requirements of the local soil conservation district.												
Design calculations showing proposed drainage facilities to be in accordance with the appropriate drainage run-off requirements.												
The purpose of any proposed easement of land reserved or dedicated to public or common use shall be designated and the proposed use of sites other than residential shall be noted.												
Any sections for which a waiver is specifically being requested and a narrative paragraph explaining why the applicant is entitled to such waiver.												

OK = Information deemed complete
W = Waiver Requested
Inc. = Information incomplete
NO = Information not provided
n/a = Not Applicable

Shaded Boxes are **NOT** required.

ESCROW INFORMATION & FORMS

The following is a list of the Township professionals:

Stephen H. Shaw, Esq. JANSEN & DEBONA, LLC 413 W. Main Street Boonton, NJ 07005	Board of Adjustment Attorney
Steven K. Warner, Esq. VENTURA, MIESOWITZ, KEOUGH & WARNER, P.C. 783 Springfield Avenue Summit, N.J. 07901	Planning Board Attorney
John K. Ruschke, PE, PP, CME HATCH MOTT MACDONALD 27 Bleeker Street Millburn, NJ 07041-1008	Planning Board, Board of Adjustment & Township Engineer
Francis J. Banisch, III, PP/AICP Professional Planner BANISCH ASSOCIATES, INC. 111 Main Street Flemington, NJ 08822	Planner Planning Board
Robert A. Michaels, P.P., AICP Robert Michaels & Associates 7 Lookout Road Randolph, NJ 07869	Planner Board of Adjustment
Carrie Feuer, P.E. METCALF AND EDDY 3 Werner Way, Suite 310 Lebanon, NJ 08833	Board of Health Engineer

All fees in excess of five hundred ($500.00) dollars shall be in the form of a cashier's check, Certified or Bank Cashier's Check.

1. If your account is running out of funds you will be notified of the shortfall. You must maintain a 20% minimum balance, as per Ord.#30-17.1, to maintain an escrow account. An applicant can appeal the professionals' costs. An appeal must be filed within 45 days of receipt of a copy of the voucher. If a voucher is not supplied an appeal can be filed 60 days from receipt of the accounting statement. Applicant must notify governing body, CFO and professional of the appeal in writing. Unsatisfied applicant may appeal to the County Construction Board of Appeals.

   Once final approval has been granted the applicant must send a certified letter or hand-deliver a letter to the Escrow Officer, Eileen Hladky informing her that the work has been completed. The professionals will be informed and have 30 days to submit any final bills. After the 30 days the CFO has 45 days to do final accounting. The balance of the remaining money will be returned upon passage of a Township resolution authorizing such release.

2. Do not pay any bills that come to you concerning your application before any of the boards. The bills are copies for your advice only. All bills will be paid out of your escrow account.

3. All decisions made by the Zoning Board of Adjustment are granted on the following express condition:

a. The applicants shall pay all escrow fees required for professional services rendered by the Board's Consultants and Attorney through the date of this Resolution, including, but not limited to, all professional services rendered in preparing this Resolution.

IF A VARIANCE IS APPROVED A ZONING PERMIT WILL BE ISSUED UPON PAYMENT OF ALL ESCROW FEES.

4. Once final approval has been given, state statue PL 1975, c291 (C40:55D-1 et seq.), requires all requests, to close out an escrow account, must be a written notice sent by certified mail. After 30 days the CFO has 45 Days to do final accounting. (Form C, below)

The balance of any remaining money in the account will be returned upon passage of a Chatham Township Resolution authorizing such release.

Any questions about your escrow account may be directed to the Escrow Officer, Eileen Hladky at 973-635-4600.

FORMS:

A: EXPLANATION OF APPLICATION FEES

B: TECHNICAL REVIEW ESCROW AGREEMENT

C: CLOSE OUT ESCROW FORM

D: SAMPLE COPY OF NOTICE

E. AFFIDAVIT OF SERVICE

FORM A: EXPLANATION OF APPLICATION FEES

APPLICATION TITLE _____

I_____HAVE REVIEWED TOWNSHIP OF CHATHAM ORDINANCE 30-17 FEES. I AM FAMILIAR WITH THE ORDINANCE AND UNDERSTAND THE FOLLOWING PROVISIONS OF ORDINANCE 30-17.

30-17.1C **Additional Escrow Funds Required.** Before an application requiring the deposit of escrow funds shall be deemed complete by the approving authority, the applicant shall post the required escrow amount with the Township Clerk in the form of cash, certified check or money order. Additional escrow funds may be required when the escrow has been depleted to twenty (20) percent of the original escrow amount. The Township Clerk shall promptly notify the appropriate Board when escrow funds have been depleted. Professional consultants and experts shall inform the approving authority as to the additional anticipated costs. The approving authority will in turn notify the applicant *as* the amount of additional escrow funds, which must be posted. No action shall be taken on the application until adequate additional funds have been deposited by the applicant with the Township Clerk.

30-173 **Additional Fees to Be Paid by Applicants and Appellants.**

Situations may occur in which expenses necessary in processing applications for development or in action upon appeals are not otherwise provided for and covered by the fees set forth in the preceding articles of this chapter. Such expenses may involve extensive studies of applications and testimony by experts, consultants or other individuals including engineering, land use, planned and environmental consultants, or expenses incurred in connection with holding special meetings, including attorneys' fees. In event that any such situations occur, the Planning Board; Zoning Board of Adjustment or Township Committee, as the case may be, before rendering a decision, whether preliminary or final in nature, may require that the applicant or appellant pay such additional fees as may be required for reimbursement of such additional expenses not otherwise provide for by this chapter.

30-17.8 **Payment of Fees**

a. All fees required by this chapter shall be paid by check drawn to the order of the Township of Chatham. Any check for fees in excess of two hundred fifty ($250.00) dollars shall be in the form of a certified or Bank Cashier's check. Except as otherwise provided, all fees shall be paid at the time of the filing of any application or appeal and shall be submitted with the application or appeal.

b. All permits, determinations, resolutions, decisions or certificates of approval are subject to the payment of all fees provided for in this chapter, and no approvals shall be given or decisions rendered by the Planning Board, Zoning Board of Adjustment or Township Committee, as the case may be, until proof has been submitted that all requisite fees.

c. In the event that an applicant shall fail to pay within thirty (30) days upon written notification by the Township Clerk, Any and all fees required by this chapter, the fees shall be charged against the property which is the subject of the application and the amount so charged shall become a lien and a tax upon the property and be added to and be part of the taxes next to be assessed and levied thereon, and enforced and collected with interest by the same officers and in the same manner as other taxes.

30-17.9 **Other Fees.** The Payment of fee pursuant to the provisions of this chapter shall not relieve an applicant from the payment of any other fees required by *any* other chapter or provision thereof (Ord. No.. 2-79 § 311.8)

Please Be Aware

IT IS POSSIBLE THAT WITH THE APPROVAL OF YOUR APPLICATION THE RESOLUTION OF APPROVAL WILL INCLUDE A CLAUSE THAT ALL FEES MUST BE PAID PRIOR TO ZONING APPROVAL.

All questions regarding Ordinance 30-17 Fees have been answered to my satisfaction.

APPLICANT _____DATE _____

SIGNATURE _____

I HAVE EXPLAINED ORDINANCE 30-17 TO THE APPLICANT AND HAVE ANSWERED ALL QUESTIONS ASKED.

SIGNATURE_____DATE_____

FORM B. TOWNSHIP OF CHATHAM
TECHNICAL REVIEW ESCROW AGREEMENT

The undersigned applicant hereby agrees that if the escrow amount submitted with this application is not sufficient to cover professional fees, he/she will provide additional funds *as* deemed necessary in accordance with sections 30-17 and 30-135 "Fees" of the Land Use Ordinance of the Township of Chatham.

In the event it is determined that additional funds are required, the Board Secretary shall notify the applicant. The applicant agrees to pay the additional fees within fourteen (14) days of said notice.

The applicant further agrees that if the additional fees are not paid within the time specified, all processing of the application will be terminated until the payment *is* made in full. In any event, no Certificate of Occupancy will be issued by the Construction Code Official until the applicant has paid sufficient escrow monies to cover all professional fees.

Upon completion of the project, any unused escrow fees plus any accrued interest due the applicant in accordance with MLUL 40:55-53.1 will be returned to the applicant.

I, the applicant, have read and understand the above agreement and hereby agree to the conditions.

SIGNATURE _____DATE_____

Application Title_____

FORM C. CLOSE OUT ESCROW ACCOUNT FORM

As per state statute requirements PL1975,c.291(C.40:550-1 et seq.)Escrow Account must be in writing and returned by: regular mail, fax, hand delivered or sent through e-mail as an attachment.

Date _____

Dear Escrow officer,My application has been

Approved_____**Withdrawn** _____**Denied**_____
Date Date Date

My application has been approved by the:

Planning Board _____
Board of Adjustment _____
Engineer Inspection Fee_____
Performance Bond _____

Application was for property located at _____.

Resolution approval was granted on _____(Date).

Please close out my escrow account #_____ and release any money that may remain in my account.
Name_____
Street_____
City / State/Zip_____
Phone# W_____C_____H_____
E-mail_____

After all professional invoices have been satisfied the account will be closed. Any balances will returned to applicant. **Very truly yours,**

_____
Authorized Signature

FORM D: SAMPLE COPY OF NOTICE — RETURN EXECUTED APPLICATION

This notice must be served at least (10) days prior to date of hearing.

Planning Board/ Zoning Board of Adjustment

Township of Chatham
Morris County, New Jersey

ADDRESS:_____ **BLOCK**_____ **LOT:** _____

PLEASE TAKE NOTICE that on _____, 20_____
at _____
P.M, in the Municipal Building, 58 Meyersville Road, Chatham Township, New Jersey, a public hearing will be held by the _____ Board of the Township of Chatham to consider the application of

_____

_____
(Name and Address of Applicant)

to permit the applicant to: _____

_____

_____

_____ **and any other variances that may be required for the construction of a proposed**_____

_____
(State in detail all particulars as to what is requested)

on property commonly known as _____
(number and street of property)

and designated on the Township of Chatham Tax Maps as Block _____ Lot _____

At the hearing or any adjournment thereof, you may appear in person or by Attorney to give evidence and make a statement for or against this application.

All maps and documents pertaining to the above matter are on file and available for public inspection at the Office of the Board Manager, Monday through Friday, between the Hours of 10:00 a.m. and 4:00 p.m., Municipal Building, 58 Meyersville Road, Chatham.

_____ _____
(Applicant's signature) (Property Owner's signature)

FORM E. AFFIDAVIT OF SERVICE

PROOF OF SERVICE OF NOTICES AND OF PUBLICATION REQUIRED BY LAW
MUST BE FILED AND VERIFIED WITH THE BOARD MANAGER
AT LEAST FIVE DAYS PRIOR TO THE MEETING.

Application No._____

STATE OF NEW JERSEY,

SS.

COUNTY OF _____

_____, being of full age, being duly sworn according to law, on his/her oath deposes and says that he/she resides at

_____

in the (municipality) _____ of _____ , County of

and State of New Jersey, and that on_____ , 20__, at least ten (10) days prior to the hearing date, he/she gave personal notice to all property owners within 200 feet of the property which is affected by an application before the Planning Board/Board of Adjustment of the Township of Chatham designated as Application No. _____ , and which property is located at

_____

Said notice was given either by handing a copy to the property owner, or by sending said notice by certified mail. Copies of the registered receipts or white slips verifying the date of mailing are attached hereto.

Notices were also served upon:
(Check if applicable)

( ) 1. The Clerk of the Township of Chatham
( ) 2. The Morris County Planning Board
( ) 3. The Director of the Division of State and Regional Planning
( ) 4. The New Jersey Department of Transportation
( ) 5. The Clerk of Adjoining Municipalities

A copy of said notice is attached hereto and marked "Exhibit A."
Attached to this Affidavit and marked "Exhibit B" is a certified list prepared by the Tax Assessor of the Township of Chatham of the owners of property within 200 feet of the affected property who were served, showing the lot and block numbers of each property as the same appear on the municipal tax map, and, if required by the nature of the application, the names and addresses of the utilities registered in the Township of Chatham that also were served with notice.

There is also attached a copy of the affidavit of proof of publication of notice in The Chatham Courier, the official newspaper of the Township of Chatham, which is marked "Exhibit C."

_____
(Signature of Applicant or Attorney)

Sworn and subscribed to before me this
_____day of _____20__

_____
Notary Public of the State of New Jersey

TOWNSHIP OF CHATHAM

LAND DEVELOPMENT ORDINANCES REGARDING FEES

30-17 FEES.

There is hereby established in connection with various applications for development and other matters which are the subjects of this chapter the following schedule of fees. (Ord. No. 2-79 § 311)

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	$400.00
2.	Minor Subdivision - Simple Lot Line Change	$150.00
3.	Minor Subdivision - Three lots or less	$375.00
4.	Preliminary Plat - Major Subdivision	$300.00 plus $150.00 per lot
5.	Final Plat - Major Subdivision	$300.00 plus $100.00 per lot
6.	Preliminary Site Plan	$300.00 plus $50.00 for each 1,000 square feet or fraction thereof
7.	Conventional Final Site Plan	One-half of fee for Preliminary Plan Site
8.	Conventional Preliminary Site Plan	$300.00 plus $50.00 per 1,000 square feet of floor area or fraction thereof
9.	Multi-Family Final Site Plan	One-half of fee for Preliminary Site Plan
10.	Multi-Family Master Development Plan Multi-Family Housing Development	$1,500.00 plus $50.00 per dwelling unit
11.	Waiver of Complete Site Plan Approval	$300.00

b. *Technical Review Fees.* In addition to the filing fees required by subsection 30-17.1a., an applicant shall pay fees equal to the costs incurred for the technical review of the application by the Township Engineer, the planning consultant of the Planning Board and any other professional expert or consultant whose review, study,

research and reports and/or testimony is deemed necessary by the municipal agency in order to assure compliance with State and Township laws, ordinances, rules and regulations.

Technical review fees shall be calculated in accordance with the actual time required for review at rates established by a schedule of professional fees adopted and from time to time amended by resolution of the Township Committee, which schedule shall be maintained in the office of the Township Clerk for public inspection.

At the time of filing an application for development the applicant shall pay to the Township an initial deposit for technical review fees in accordance with the following schedule:

1.	Concept Plan	$1,000.00
2.	Minor Subdivision - Simple Lot Line Change	$750.00
3.	Minor Subdivision - Three lots or less	$500.00 per lot
4.	Preliminary Plat - Major Subdivision	$750.00 plus $500.00 per lot
5.	Final Plat – Major Subdivision	One-half the cost of Preliminary Plat
6.	Preliminary Site Plan Conventional	$50.00 per 100 sq. ft. of gross floor area (1)
7.	Final Site Plan Conventional	One-half of fee for Preliminary Site Plan
8.	Preliminary Site Plan Multi-Family	$50.00 per 100 sq. ft. of gross floor area
9.	Final Site Plan Multi-Family	One-half of fee for Preliminary Site Plan
10.	Master Development Plan Multi-Family Housing Development	$2,500.00 plus $50.00 per dwelling unit
11.	Waiver of Complete Site Plan Approval	3 times the application fee
12.	Master Plan Amendment	$750.00
13.	Zone Change	$750.00

(1) Gross Floor area shall be which ever is greater existing or proposed.

The filing fee and technical review fee initial deposit for an application to amend a previously approved subdivision or site plan shall be the same as the respective fees required for an original application.

There shall be no technical review of a concept subdivision or a concept site plan unless the applicant specifically requests a Technical Coordinating Committee review and agrees to pay the technical review fee of the professional experts or consultants engaged by the Township for such purpose. Whenever a Technical Coordinating Committee review of a concept subdivision or site plan is requested, the applicant shall pay to the

Township an initial deposit for technical review fees in an amount based upon an estimate by the municipal agency of the technical review fees that will be incurred but in no event less than one thousand ($1,000.00) dollars.

Both the application fee and the initial deposit for Technical Review Fees shall be paid to the Township at the time of filing an application for development. The technical review fees are to cover costs incurred for the technical review of the application by the Township Engineer, Planning Consultants, and any other professional consultant required to report upon the application in order to assure compliance with the provisions of this chapter.

Technical review fees shall be calculated in accordance with the actual time required for review at rates established by a schedule of professional fees adopted and from time to time amended by resolution of the Township Committee, which schedule shall be maintained in the office of the Township Clerk for public inspection.

The initial deposit, as well as any additional fees for technical review shall be held in escrow by the Township in an account separate from the general funds of the Township and separate from any other such account as more particularly set forth in subsection 30-17.10. All interest earned on any account shall be retained in the account until paid over as provided herein and in accordance with subsection 30-17.10.

The Township Administrator shall from time to time certify to the Township Committee the costs of the technical review of the application and costs of reports and/or testimony as determined in accordance with the aforementioned schedule of professional fees. If the Township Committee determines the costs as certified to be reasonable, then such amount shall be withdrawn from the escrow account and paid over to the Township as an item of miscellaneous revenue.

Prior to any transfer from the escrow account, the Township Administrator shall notify the applicant by certified mail, return receipt requested, of the nature and amount of the costs of technical review, reports and/or testimony which have been approved by the Township Committee. The applicant may file a written objection with respect thereto with the Township Clerk within ten (10) days of the receipt of the aforesaid notice, in which event a hearing shall be held by the Township Committee on notice to all parties in interest. After such hearing the Township Committee may affirm or modify its original approval of the technical review fee costs by resolution adopted by a majority of the total membership of the Township Committee, which resolution shall include findings of fact and conclusions.

An applicant may at any time examine Township records with respect to an escrow account and expenditures there from.

All deposits for technical review fees shall be made prior to the performance of the professional services which the deposit is intended to cover.

c. *Additional Escrow Funds Required.* Before an application requiring the deposit of escrow funds shall be deemed complete by the approving authority, the applicant shall post the required escrow amount with the Township Clerk in the form of cash, certified check or money order. Additional escrow funds may be required when the escrow has been depleted to twenty (20%) percent of the original escrow amount. The Township Clerk shall promptly notify the appropriate Board when escrow funds have been so depleted. Professional consultants and experts shall inform the approving authority as to the additional anticipated costs. The approving authority will in turn notify the applicant as to the amount of additional escrow funds which must be posted. No action shall be taken on the application until adequate additional funds have been deposited by the applicant with the Township Clerk.

(Ord. No. 2-79 § 311.1; Ord. No. 9-79 § 2; Ord. No. 1-80 § 14; Ord. No. 1-82 §§ 1–3; Ord. No. 10-81 § 1; Ord. No. 10-85 §§ 1–2; Ord. No. 35-85 § 1; Ord. No. 8-86 § 5; Ord. No. 1-88 §§ 1–2; Ord. No. 20-90; Ord. No. 94-10 § 1; Ord. No. 2000-026 §§ 2–4)

30-17.2 Conditional Uses, Variances and Appeals.

A technical review fee initial deposit shall be required in an amount equal to three (3) times the application fee, which fee, as well as any additional technical review fee which may be subsequently required, shall be held and administered in the same manner as technical review fees under subsection 30-17.1.

	Type of Application	*Application Fee*
a.	Conditional Use	$500.00
b.	Appeals from decision of a Construction or Zoning Official pursuant to subsection 30-47.1	200.00
c.	Interpretation of Zoning Map or Zoning regulations or for decisions on other special questions pursuant to subsection 30-47.2	$200.00
d.	Variances pursuant to subsection 30-47.3 from lot area, lot dimensional, setback and yard requirements.	200.00
e.	Variances from use regulations pursuant to subsection 30-47.4.	600.00
f.	Direction pursuant to subsection 30-47.6 for issuance of a permit for building or structure in the bed of a mapped street or public drainage way, flood control basin or public area reserved on an official map.	200.00
g.	Direction pursuant to subsection 30-47.7 for issuance of a permit for a building or structure not related to a street.	200.00
h.	The fees in subsections a. through g. inclusive above shall be in addition to any applicable fee in connection with a subdivision or site plan as provided in subsection 30-17.1.	
i.	Appeals to the Township Committee pursuant to Section 30-13	300.00

(Ord. No. 2-79 § 311.2; Ord. No. 9-79 § 3; Ord. No. 9-79 § 4; Ord. No. 20-90; Ord. No. 2000-026 § 5)

30-17.3 Temporary Uses.

The fee shall be one hundred fifty ($150.00) dollars. (Ord. No. 2-79 § 311.2A; Ord. No. 9-79 § 5; Ord. No. 20-90)

30-17.4 Copy of Decision.

Copy of decision of governing body to interested party in connection with an appeal pursuant to Section 30-13—ten ($10.00) dollars. (Ord. No. 2-79 § 311.3)

30-17.5 Cost of Publication.

Publication in newspaper of decision of governing body on an appeal pursuant to Section 30-13—Cost of Publication. (Ord. No. 2-79 § 311.4)

30-17.6 Inspection Fees and Costs.

The developer shall pay fees and costs equal to the expenses incurred with respect to:

a. The inspection of on-site, on-tract, off-site and off-tract improvements constructed or installed by the developer in accordance with the terms and conditions of subdivision and/or site plan approval;

b. The testing of materials or construction work performed by the developer in the event that such testing is deemed necessary by the Township;

c. The analyses of tests to determine compliance by the developer with any monitoring standards established by the terms and conditions of subdivision or site plan approval; and

d. The inspection of improvements constructed or installed by the developer for purposes of determining compliance with any maintenance obligations of the developer.

The improvements constructed or installed to meet the requirements of subdivision of site plan approval which are the subject of inspection include the following: pavement sub grade, base course pavement, surface course pavement, curbing, sidewalks, storm drainage facilities, sanitary facilities, street signs, topsoil and erosion protection, grading, landscaping and monuments.

A developer shall whenever feasible give notice at least twenty-four (24) hours in advance of the undertaking of any work which is the subject of inspection. Overtime inspection will not be provided unless special arrangements are made therefore prior to the overtime period.

Inspection fees shall be calculated in accordance with the actual time required for inspection at rates established by a schedule of inspection fees adopted and from time to time amended by Resolution of the Township Committee, which schedule shall be maintained in the office of the Township Clerk for public inspection.

Inspection costs shall be reasonable expenses for analyses and tests by a recognized qualified firm plus fifteen (15%) percent for administration.

At the time of the grant of final subdivision or site plan approval by the Planning Board, or prior to the commencement of any work or improvements before final approval, the developer shall pay to the Township an

initial deposit for inspection fees and costs. Such initial deposit shall be calculated in accordance with the following table:

Estimated Cost of Improvements	*Initial Deposit*
Less than $5,000	Seven (7%) percent of the estimated cost
$5,000 to $49,999	$350.00 plus six (6%) percent of excess over $5,000.00
$50,000 to $150,000	$3,050.00 plus four (4%) percent of excess over $50,000.00
Over $150,000	$7,500.00 plus two (2%) percent of excess over $150,000.00

The estimated cost of improvements shall be established by the Township Engineer and shall be based upon current charges by contractors for work of a similar nature and shall include a twenty (20%) percent contingency.

Each deposit made by a developer for inspection fees and costs shall be held in escrow by the Township in an account separate from the general funds of the Township and separate from any other such account as more particularly set forth in subsection 30-17.10.

All interest earned on any account shall be retained in the account until paid over as provided herein and in accordance with subsection 30-17.10.

The Township Administrator shall from time to time certify to the Township Committee inspection fees as determined in accordance with the aforementioned schedule of inspection fees adopted by the Township Committee, as well as any inspection costs. If the Township Committee determines the fees and/or costs as certified to be reasonable, then the amount thereof shall be withdrawn from the escrow account and paid over to the Township as an item of miscellaneous revenue.

Prior to any transfer from an escrow account, the Township Administrator shall notify the developer by certified mail, return receipt requested, of the nature and amount of the inspection fees and/or costs which have been approved by the Township Committee. The developer may file a written objection with respect thereto with the Township Clerk within ten (10) days of the receipt of the aforesaid notice in which event a hearing shall be held by the Township Committee on notice to all parties in interest. After such hearing the Township Committee may affirm or modify its original approval of the inspection fees and/or costs by resolution adopted by a majority of the total authorized membership of the Township Committee, which resolution shall include findings of fact and conclusions.

A developer may at any time examine Township records with respect to the trust account and expenditures there from.

All deposits for inspection fees and costs shall be made prior to the performance of the inspection services which the deposit is intended to cover.

In the event that the initial deposit made by an applicant is not sufficient to cover all inspection fees and/or costs with respect to the development for which the deposit was made, upon request by the Township the developer shall make such further deposit or deposits as may be necessary to cover further inspection fees and/or costs.

After the issuance of a report by the Township Engineer that all subdivision and/or site plan improvements have been completed, inspected and approved, and after all inspection fees and/or costs have been paid from the escrow account for the development, the Township Treasurer shall refund to the developer all deposit monies remaining in the escrow account, together with the interest, if any, which the developer is entitled to receive. After the interest which the Township is entitled to receive is paid over to the Township, the escrow account shall be terminated.

Inspection shall not relieve the developer from the obligation of performing work strictly in accordance with the plans and specifications approved therefore or the obligation of performing work in a workmanlike manner using first-class materials. Until such time as the Township Committee shall approve the construction and installation of any improvements by a resolution adopted pursuant to the provisions of N.J.S. 40:55D-53, any improvement not meeting the aforesaid plans, specifications or standards shall be replaced, reconstructed or repaired by the developer despite any previous oversight or error in inspection.

(Ord. No. 2-79 § 311.5; Ord. No. 20-80 § 1; Ord. No. 1-82 § 4; Ord. No. 35-85 § 2; Ord. No. 94-10 § 3)

30-17.7 Additional Fees to Be Paid by Applicants and Appellants.

a. Situations may occur in which expenses necessary in processing applications for development or in acting upon appeals are not otherwise provided for and covered by the fees set forth in the preceding articles of this chapter. Such expenses may involve extensive studies of applications and testimony by experts, consultants or other individuals including engineering, land use, planning and environmental consultants, or expenses incurred in connection with holding special meetings, including attorneys' fees. In the event that any such situations occur, the Planning Board, Zoning Board of Adjustment or Township Committee, as the case may be, before rendering a decision, whether preliminary or final in nature, may require that the applicant or appellant pay such additional fees as may be required for reimbursement of such additional expenses not otherwise provided for by this chapter.

b. In addition to all other fees specified in this chapter, an applicant or appellant shall pay the actual costs incurred by the Planning Board, Zoning Board of Adjustment or Township Committee, as the case may be, for recording verbatim, by use of a shorthand reporter or stenographer, all public hearings whether regular or special, in excess of three (3) hearings upon any application for development or appeal to the Township Committee, as well as the furnishing of copies of transcripts of any such hearing required by the applicant, appellant, Planning Board, Zoning Board of Adjustment or Township Committee, as the case may be, in consideration of the application or appeal.

(Ord. No. 2-79 § 311.6)

30-17.8 Payment of Fees.

a. **All fees required by this chapter shall be paid by check or money order drawn to the order of the Township of Chatham. Any check for fees in excess of five hundred ($500.00) dollars shall be in the form of a certified or bank check, or an attorney's bank or trust check. Except as otherwise provided, all fees shall be paid at the time of the filing of any application or appeal and shall be submitted with the application or appeal**.

b. All permits, determinations, resolutions, decisions or certificates of approval are subject to the payment of all fees provided for in this chapter, and no approvals shall be given or decisions rendered by the Planning Board,

Zoning Board of Adjustment or Township Committee, as the case may be, until proof has been submitted that all requisite fees have been paid to the Township.

c. In the event that an applicant shall fail to pay within thirty (30) days, upon written notification by the Township Clerk, any and all fees required by this chapter, the fees shall be charged against the property which is the subject of the application, and the amount so charged shall become a lien and a tax upon the property and be added to and be part of the taxes next to be assessed and levied thereon, and enforced and collected with interest by the same officers and in the same manner as other taxes.

(Ord. No. 2-79 § 311.7; Ord. No. 2000-026 § 6; Ord. No. 2005-11 § 1)

30-17.9 Other Fees.

The payment of fees pursuant to the provisions of this chapter shall not relieve an applicant from the payment of any other fees required by any other chapter or provision thereof. (Ord. No. 2-79 § 311.8)

30-17.10 Escrows; Interest on Escrows.

Each deposit for technical review fees, inspection fees and costs, performance guarantees, maintenance guarantees or monies otherwise held in escrow for an applicant or developer pursuant to this chapter, shall be held in escrow by the Township in an account separate from the general funds of the Township and separate from any other account. The account shall be in a banking institution or savings and loan association in this State insured by an agency of the Federal Government, or in any other fund or depository approved for such deposits by the State, in an account bearing interest at the minimum rate currently paid by the institution or depository on time or savings deposits. The Township Treasurer shall notify the applicant in writing of the name and address of the institution or depository in which the deposit is made and the amount of the deposit. For a given subdivision or site plan application there shall be separate accounts for the concept, preliminary and final application stages. (Ord. No. 94-10 § 4)

TOWNSHIP OF CHATHAM

LAND DEVELOPMENT ORDINANCES REGARDING FEES

SECTION 30-75.2

SCHEDULE OF ZONING REQUIREMENTS

TOWNSHIP OF CHATHAM

Zone	Primary Use	Maximum Stories	Height Feet	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	Minimum Lot Width: Street Line (ft.)	Minimum Lot Width: Setback Line (ft.)	Minimum Yards (ft.): Front	Minimum Yards (ft.): Rear	Minimum Yards (ft.): Side	Side Yards Combined (1)	Maximum Lot Coverage: Buildings	Maximum Lot Coverage: Buildings and Impervious Surfaces
R-1	One-Family Dwellings												
	Conventional Lot (2a)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	— SECTION 30-78.11 —	
	Clustered Lot (2a)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	— SECTION 30-78.11 —	
	Lot Size Averaging (2a)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	— SECTION 30-78.11 —	
R-1A	One-Family Dwellings												
	Conventional Lot (2b)	2-1/2	35	100,000	400	225(3)	250	100	75	35	35%	— SECTION 30-78.11 —	
	Lot Size Averaging (2b)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	— SECTION 30-78.11 —	
R-2	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	60,000	300	160(6)	200	75	75	30	35%	— SECTION 30-78.11 —	
	Lot Size Averaging (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	— SECTION 30-78.11 —	
R-2A	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	60,000	300	160(6)	200	75	75	30	35%	— SECTION 30-78.11 —	
	Lot Size Averaging (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	— SECTION 30-78.11 —	
	Townhouses	---------- SEE SECTION 30-78.6 ----------											

SECTION 30-75.2 SCHEDULE OF ZONING REQUIREMENTS—Continued

TOWNSHIP OF CHATHAM

Zone	Primary Use	Maximum Stories	Height Feet	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	Minimum Lot Width: Street Line (ft.)	Minimum Lot Width: Setback Line (ft.)	Minimum Yards (ft.): Front	Minimum Yards (ft.): Rear	Minimum Yards (ft.): Side	Side Yards Combined (1)	Maximum Lot Coverage: Buildings	Maximum Lot Coverage: Buildings and Impervious Surfaces
R-2B-1	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	60,000	300	160(6)	200	75	75	30	35%	— SECTION 30-78.11 —	
	Clustered Lot (2c)	2-1/2	35	30,000	240	110(7)	125	50	60	20	35%	— SECTION 30-78.11 —	
	Lot Size Averaging (2c)	2-1/2	35	30,000	240	110(7)	125	50	60	20	35%	— SECTION 30-78.11 —	
	Recreational Use	SEE SECTION 30-78.10											
R-2B-2	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	60,000	300	160(6)	200	75	75	30	35%	— SECTION 30-78.11 —	
	Clustered Lot (2c)	2-1/2	35	30,000	240	110(7)	125	50	60	20	35%	— SECTION 30-78.11 —	
	Lot Size Averaging (2c)	2-1/2	35	30,000	240	110(7)	125	50	60	20	35%	— SECTION 30-78.11 —	
	Recreational Use	SEE SECTION 30-78.10											
R--3	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	20,000(10)	200	90(7)	100	50(8)	50	15	30%	— SECTION 30-78.11 —	
R--4	One-Family Dwellings												
	Conventional Lot (2c)	2-1/2	35	10,000	115	75(9)	75	25	45	15	—	— SECTION 30-78.11 —	

SECTION 30-75.2 SCHEDULE OF ZONING REQUIREMENTS—Continued

TOWNSHIP OF CHATHAM

Zone	Primary Use	Maximum Stories	Height Feet	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	Minimum Lot Width: Street Line (ft.)	Minimum Lot Width: Setback Line (ft.)	Minimum Yards (ft.): Front	Minimum Yards (ft.): Rear	Minimum Yards (ft.): Side	Side Yards Combined (1)	Maximum Lot Coverage: Buildings	Maximum Lot Coverage: Buildings and Impervious Surfaces
R--5	One-Family Dwellings Conventional Lot (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	— SECTION 30-78.11 —	
R--5A	One-Family Dwellings Conventional Lot (2c)	2-1/2	35	41,250	275	125(5)	150	75	75	25	35%	— SECTION 30-78.11 —	
	Senior Housing	SEE SECTION 30-78.12											
R-6A	Townhouses	SEE SECTION 30-78.7											
R-6B	Townhouses	SEE SECTION 30-78.8											
R-7	Apartments	SEE SECTION 30-78.9											
AH	Affordable Housing	SEE SECTION 30-79											
B-1	Retail Business	2-1/2	35	45,000	225	200	200	60(10)	50	25	—	20%	60%
B-2	Retail Business	2-1/2	35	45,000	225	200	200	60(10)	50	25	—	20%	60%
PI-1	Professional and Institutional	2-1/2	35	217,800	600	360	360	75	75	50	—	15%	40%

SECTION 30-75.2 SCHEDULE OF ZONING REQUIREMENTS—Continued

TOWNSHIP OF CHATHAM

Zone	Primary Use	Maximum Stories	Height Feet	Minimum Lot Area (sq. ft.)	Maximum Depth of Meas'mts.(ft.)	Minimum Lot Width		Minimum Yards (ft.)			Side Yards Combined (1)	Maximum Lot Coverage	
						Street Line (ft.)	Setback Line (ft.)	Front	Rear	Side		Buildings	Buildings and Impervious Surfaces
PI-2	Professional and Institutional	2-1/2	35	45,000	225	200	200	75	75	50	50%	15%	40%
PCD	Planned Commercial Development	SEE SECTION 30-82											

NOTES:

(1) Percentage of Average Lot Width for Side Yard Determination as defined in Article 2.

(2a) Density shall not exceed one (1) lot for every three and one-half (3 1/2) gross acres of subdivision tract area.

(2b) Density shall not exceed one (1) lot for every two and one-half (2 1/2) gross acres of subdivision tract area.

(2c) Density shall not exceed one (1) lot for every one and one-half (1 1/2) gross acres of subdivision tract area.

(3) One hundred fifty (150) feet on a permanent cul-de-sac.

(4) Ninety (90) feet on a permanent cul-de-sac.

(5) One hundred twenty-five (125) feet on a permanent cul-de-sac.

(6) Sixty (60) feet on a permanent cul-de-sac.

(7) Except that if there are three (3) or more developed lots on the same side of the street within two hundred (200) feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as fifty (50) feet then the front yard of the undeveloped lot shall not be required to be deeper than the deepest front yard of such developed lots, provided, however, that in no event shall the front yard of the undeveloped lot be less than thirty-five (35) feet.

(8) Fifty (50) feet on a permanent cul-de-sac.

(9) Except that if there are three (3) or more developed lots on the same side of the street within two hundred (200) feet of any particular undeveloped lot and none of such developed lots has a front yard as deep as sixty (60) feet then the front yard of the undeveloped lot shall not be required to be deeper than the deepest front yard of such developed lots, provided, however, that in no event shall the front yard of the undeveloped lot be less than twenty-five (25) feet.

(10) Minimum lot area 25,000 sq. ft. for corner lot.