

## Chapter 8

### OPEN SPACE AND LAND USE

#### PUBLIC AND NON-PROFIT OPEN SPACE

The Chatham Township Open Space Committee acquires land for preservation and trails and monitors open space. According to the map prepared for the OSC in 2010 by the engineering firm of Hatch Mott MacDonald public and non-profit open space in the Township breaks down as

County of Morris (**dark blue**) 616 acres  
Great Swamp Watershed Association (**light blue**) 3.4 acres  
Passaic River Coalition (**orange**) 20 acres  
School District of the Chathams (**pink**) 66 acres  
Township of Chatham (**yellow**) 306 acres  
US Fish & Wildlife Service (**brown**) (Great Swamp National Wildlife Refuge) 1397 acres

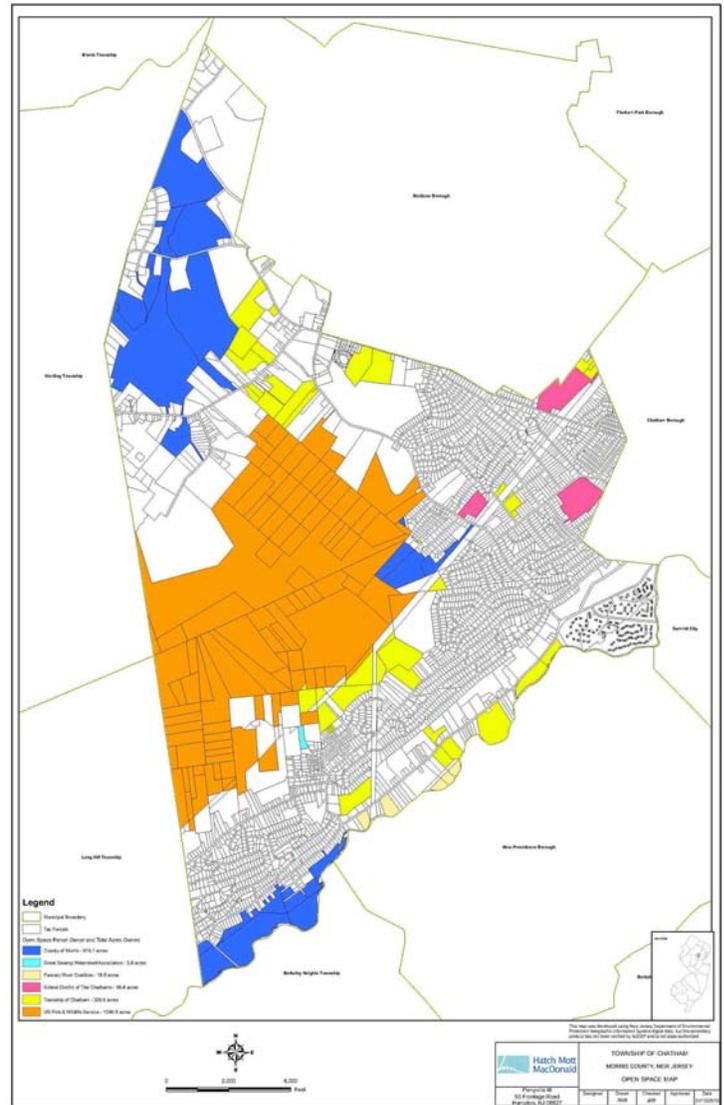
Chatham Township outside of the Great Swamp National Wildlife Refuge contains about 4,000 acres so about a quarter of Township non-Refuge land is owned by governmental or non-profit entities. Another 200 acres are protected by conservation easements.

Municipal parks in Chatham Township include the playground and ball field on the grounds of the municipal building at 58 Meyersville Road and

- Green Village Pond Conservation Area on Green Village Road, Block 144, Lots 38, 39, 19.01, 29.53 acres
- Green Village Park, site of the annual lighted Christmas tree, Block 48.22, Lot 1, 0.2 acre
- Esternay Park, formerly called the Shale Pit, on Fairmount Avenue, Block 62.08, Lot 18, 14.4 acres
- Shunpike Field on Shunpike Road, Block 128, Lot 18, 15.35 acres
- Shunpike Field Extension on Shunpike Road, Block 128, Lot 17, 17.86 acres
- Nash Field on Southern Boulevard, Block 48.17, Lot 126.01, 14.36 acres
- Nash Field Extension on Southern Boulevard, Block 48.16, Lot 123, 6.21 acres
- Colony Recreation Center, Tennis Courts, on School Avenue, Block 105, Lots 1 & 6, 2.07 acres
- Colony Recreation Center, Colony Pool, on School Avenue, Block 106, Lots 1 & 10, 5.51 acres
- Gates Avenue Park on Gates Avenue, Block 115, Lot 8, 0.2 acre
- Fairmount Campsite on Fairmount Avenue, Block 17, Lot 86, 9.71 acres
- Riverside Park along the Passaic River on River Road, Block 62, Lots 1 & 2, 15.83 acres
- Woodland Park adjacent to Cougar Field, 6.6 acres

Morris County parks in Chatham Township are

- Passaic River Park on River Road, between Bridge Street and Central Avenue
- Morris County Outdoor Education Center, off Southern Boulevard
- Loantaka Park, off Loantaka Lane



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## LAND USE

Land Use/Land Cover Type	1986		1995		2002		2007		Change 1986-2007	
	<i>Acres</i>	%	<i>Acres</i>	%	<i>Acres</i>	%	<i>Acres</i>	%	<i>Acres</i>	%
Agriculture	207	3.5	140	2.3	131	2.2	126	2	-81	-39
Barren Land	26	.4	7	.1	14	.2	21	1	-5	-18
Forest	1,091	18.2	1,063	17.7	1,026	17.1	976	16	-115	-11
Urban	2,184	36.5	2,301	38.4	2,350	39.2	2,402	40	218	10
Water	40	.7	50	.8	49	.8	55	1	15	38
Wetlands	2,440	40.7	2,428	40.5	2,417.7	40.4	2,409	40	-31	-1

Land Use/Land Cover (see the 2010 Banisch Build-out and Capacity Analysis appended )

Chatham Township consists of 9.4 square miles (6016 acres), anchored by the Great Swamp, which is surrounded by a variety of natural and man-made landscapes that contribute to the Township's desirable quality of life. This variety is quantified in the table above, which shows that the Township in 2007 had an abundance of wooded wetlands, primarily found throughout the Great Swamp Preserve and extending north and into the southerly portion along the Passaic River.

Wetlands accounted for 40% (2,409 acres) of land cover in the Township followed by urban, or developed, lands comprising 40% (2,402 acres). The more developed areas are located along the eastern and southern portions of the Township. With the combined wetland and urban categories comprising almost 80% of the Township's land cover, the remaining 20% of Township land cover consists of forest land, farmland, barren land and water, which contribute to the diversity of landscape character in the Township. The network of interconnected lands of the Great Swamp and other preserved open space areas offer residents and visitors access to this diverse ecosystem.

Chatham Township has seen only minor land cover changes since 1986, as seen in the table above which identifies land cover in 1986, 1995, 2002 and 2007. Since 1986 urban (developed) areas have increased by 10% (218 acres) while agricultural areas have decreased by 39% (-81 acres) and forest areas shrank by 11% (111 acres). While this is a typical pattern wherever developed land replaces agricultural and forested areas, nonetheless the 50 acres of forested land lost between 2002 and 2007 accounts for nearly half of all forested lands lost since 1986.

Major open space acquisitions have occurred over the past few years. Purchased by Chatham Township: northern Averett tract, southern portion of Kirby tract with the rest preserved by a conservation easement and a no-further-development agreement, the former Stoller parcel on Green Village Road. Purchased by Morris County: Platt tract, parcels on Loantaka Lane South.

## ZONING DISTRICTS

The Township currently includes a mix of districts devoted to residential, commercial, industrial and conservation uses. The following are descriptions of the various land use districts, their intended purposes and standards for development.

### Residential Districts

#### R-1: Residence District

The R-1 districts are primarily located north of the Great Swamp National Wildlife Refuge in the northern portion of the Township along Green Village Road and Loantaka Way. Another location of the R-1 district is on the

southern boundary of the Great Swamp north of Meyersville Road. The R-1 District permitted uses include single-family dwellings and municipal parks and playgrounds. The R-1 district requires a minimum of lot area of 100,000 square feet with lot averaging allowed. The Township should also consider overlay zoning that would provide tract area adjustments to account for natural resource restrictions, including floodplains, erodible soils, steep slopes and wetlands.

#### R-1A: Residence District

The R-1A District is located in the southern portion of the Township on the northern side of River Road from Central Avenue to Southern Boulevard. The permitted uses in the R-1A district are single-family dwellings and municipal parks and playgrounds. The minimum lot size for the district is 100,000 square feet with lot averaging provisions allowed. This zone includes the Township's most sensitive steep slope areas along with extensive areas of highly erodible soils. The Township should also consider overlay zoning that would provide tract area adjustments to account for natural resource restrictions, including floodplains, erodible soils, steep slopes and wetlands.

#### R-2: Residence District

The R-2 District is found south of River Road from Central Avenue to Passaic Street. Another area of R-2 is located on the eastern boundary of the Township north of Fairmount Ave. The final location of R-2 District is found running the entirety of Green Village Road on the north side. The R-2 District also allows permitted uses of single-family homes and municipal parks and playgrounds. The minimum lot size in the R-2 District is 60,000 square feet with available lot averaging provisions.

#### R-2A: Residence District

The R-2A District is located along Southern Boulevard and Shunpike Road. The R-2 District allows for single family dwellings and municipal parks, as well as townhouses. The minimum lot size in the R-2A district is 60,000 square feet for single-family homes with lot averaging provisions allowed. Townhouses in this district require a minimum area of 25 acres.

#### R-2B-1: Residence District

The R-2B-1 district is located along the eastern side of Shunpike Road in the vicinity of the Fairmount Country Club. Permitted uses in this district include single-family residences, municipal parks and playgrounds, and private membership golf courses or other recreational uses. The minimum lot size permitted in the district is 60,000 square feet for residential uses, with available lot averaging provisions, and 95 acres for private recreational uses.

#### R-2B-2: Residence District

The R-2B-2 district is similar to the R-2B-1 district in that it allows for single-family dwellings, municipal parks and playgrounds and private recreation clubs. However, the R-2B-2 district allows for an expanded use listing of private recreational clubs such as swimming, shuffleboard, handball, basketball and other activities. The R-2B-2 district is located across Shunpike Road, on the westerly side, from the R-2B-1 district. The minimum lot size for the district is 60,000 square feet for single-family dwellings, with allowable lot averaging provisions, and 30 acres for recreational uses.

#### R-3: Residence District

The R-3 district encompasses much of the more developed southern region of the Township. The R-3 district permits single-family dwellings and municipal parks and playgrounds. The minimum lot size in the district is 20,000.

#### R-4: Residence District

The R-4 district is located in various pockets in the Township. The first is located north of Fairmount Avenue in the Mountain Road Neighborhood. Another location is west of Shunpike Road in the Gates and Mitchell Avenue area. The third is located west of the high school in the Longwood Avenue area. The R-4 district is also found in the east of the high school along Shunpike Road. Finally a small pocket of R-4 district is found along Prospect Place in the northern portion of the township. The R-4 district permits single-family dwellings and municipal parks and playgrounds. The minimum lot size in the district is 10,000 square feet.

#### R-5: Residence District

The R-5 district is found running north of River Road from Ventral Avenue to Passaic Street and a small district located north of Green Village Road. This district allows for single-family dwellings and municipal parks and playgrounds with a minimum lot size of 41,250 square feet.

#### R-5A: Residence District

The R-5A district is found in on the southern side of Green Village road near Hickory Place. The permitted uses in the R-5A district are single-family dwellings, municipal parks and playgrounds and senior housing. The minimum lot size for single-family dwellings in this district is 41,250 square feet and 10 acres for senior housing.

#### R-6A: Townhouse District

The R-6A district is located in the southern portion of the Township in the Hillside Avenue area. This district has a permitted use of townhouse and manor houses. The minimum lot area in the district is 50 acres. The maximum density in this district is a total of 307 units.

#### R-6B: Townhouse District

The R-6B district is similar to the R-6A district and is located in the Mt. Vernon Avenue area. The R-6B district allows for townhouses and manor houses with a minimum lot size of 50 acres. The maximum density in this district is a total of 593 units.

#### AH: Affordable Housing

The AH district is located along Shunpike Avenue on the western side across from Fairmount Country Club. The purpose of the AH district is to address the Township's fair share obligation and need for low and moderate income housing. The permitted uses in the district are residential development consisting of not more than 25 apartment style dwellings. The maximum coverage allowable in the district is not to exceed 15% of the lot area.

#### R-7: Apartment District

The R-7 district is located along Hickory Place south of Green Village Road. The district requires a minimum lot area of 20 acres with a maximum density of 8 dwelling units per acre.

#### Non-residential Districts

##### B-1: Business Center District

The B-1 district is located at the intersection of Green Village Road and Shunpike Road. The district's permitted uses are retail stores, cleaning and tailoring shops, restaurants, theaters, banks and professional offices. The minimum lot area is 45,000 square feet with a maximum building coverage of 20%.

##### B-2: Neighborhood Business District

The B-2 district is located on the western border of the Township on the southern side of Green Village Road. The permitted uses in this district are retail shops and stores and restaurants. The minimum lot area for the district is 45,000 square feet with a maximum building coverage area of 20%.

##### PI-1: Professional and Institutional District

The PI-1 district is located along Shunpike Road south of the intersection with Hickory Place. The district permits professional office buildings, banks, funeral homes, nursery schools and buildings for tennis, squash, handball and other court sports. The minimum lot area in the district is 217,800 square feet with 15% maximum building coverage.

##### PI-2: Professional and Institutional District

The PI-2 district is similar to the PI-1 district and is located on the northerly side of the intersection of Shunpike and Green Village Road. The district permits professional office buildings and banks. The minimum lot area for the district is 45,000 square feet with a maximum building coverage of 15%.

#### PCD/PRN: Planned Commercial District with Planned Residential Neighborhood Overlay

The PCD district comprises Giralda Farms, located at the northern tip of the Township, north of Woodland Road. The by-right permitted uses in the district are limited to office buildings. The minimum lot area is 20 acres with a maximum building coverage of 10%. The Planned Residential Neighborhood Overlay will permit the substitution of residential units for office space when developed as part of a planned residential neighborhood. A General Development Plan process may be useful in guiding the appropriate development of this district.

### Conservation Districts

#### CP – County Park District

The County Park District includes all lands that are owned by the County for park and recreational purposes. This district includes the Loantaka Brook Reservation areas to the north and east of the Great Swamp Refuge.

#### WA – Wilderness Area District

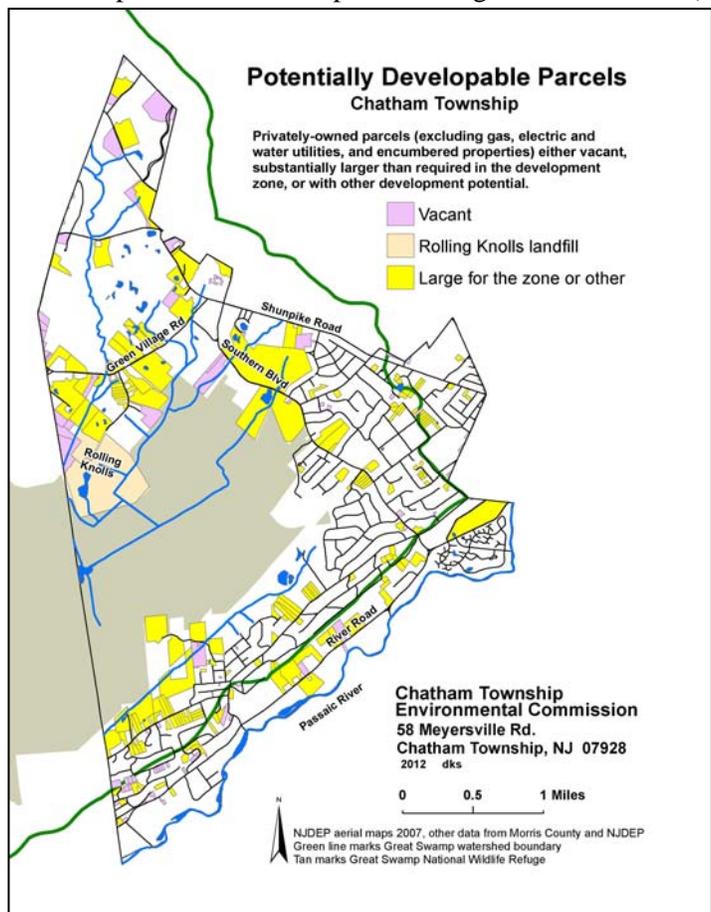
The WA district encompasses the Great Swamp National Wildlife Refuge.

### PARCELS WITH POTENTIAL FOR DEVELOPMENT

Since the last revision of the Natural Resources Inventory in 1999 extensive tracts of vacant land have been preserved (Averett, Platt, Kirby, Woodland Park, Stoller, Shunpike Field Annex, parcels along the Passaic River).

Several sizable private parcels, along Meyersville Road, Fairmount Avenue, and Shunpike Road, are now protected by conservation easements because of the presence of wetlands. Several parcels on Loantaka Lane South have been acquired by the Morris County parks department. The Passaic River Coalition recently acquired four parcels along the Passaic River.

Using data from the NJDEP GIS website, land cover in Chatham Township in 1986 is contrasted with land cover in 2007 in the Land Use/Land Cover Environmental Map (appended). Most of the development in the township occurred in the mid 1950s to the late 1980s - Noe Avenue and Old Farm Road/Ferndale Avenue, Wickham Woods, Geoffrey Court area, Jodi Lane, Susan Drive, Candace Lane and Tree Top Lane areas, Chatham Glen Condominiums, and the apartments and shopping area at Hickory Tree. Development occurred at a slower pace after the late 1980s, partly due to a ban on expansion of the sewage treatment plant. More recent developments include Rose Valle Estates and Melrose Estates at Hickory Tree and small subdivisions such as Sycamore Hill, Kincaid Lane, and on Candace Lane. Currently being developed are the vacant parcels on Longview Road.



View larger version in maps list - CT\_PotentialDevelop.pdf

Chatham Township Code (30-96.6) states, "Use of Existing Vacant Lots for Single Family Dwelling. -- Any vacant lot or plot legally established and existing which fails to comply with the minimum lot area or dimension requirements, or both, of this chapter may be used for a single family dwelling if not otherwise prohibited in such

district in which it lies provided all of the following requirements are complied with: a. The vacant lot is in single ownership as defined in this chapter, and b. All requirements except lot area or dimension requirements are complied with. (Ord. No. 2-79 § 705.5)."

Parcels are considered potentially subdividable if they are larger than about twice the required size for their zone or are tracts so extensive that upon rezoning they could accommodate many private dwellings or condominiums.

The Rolling Knolls landfill, a Superfund site in the R-1A zone, is in a class by itself and is shown separately on the map. Declared "an area in need of redevelopment" by the Chatham Township Committee in 2010 the landfill is undergoing testing by the USEPA. Remediation will follow. See the Apgar Report (appended).

Based on a unanimous recommendation from the Planning Board, the committee approved the 152 acre former landfill as an 'area in need of redevelopment.' By designating the site as a redevelopment area, the committee can change both the standards for redevelopment and the zoning that would allow for non-residential use of the property. A non-residential use can lead to a less intrusive form of remediation for the site that would have a much smaller impact on Green Village residents.

#### LAND CLASSIFICATION (CODES) IN MORRIS COUNTY 11-27-12

Chatham Township Town code is 1405

Class 1	Private non-farm non-commercial vacant land
Class 2	Residential
Class 3A&B	Farm (Active, Qualified)
Class 4A	Commercial
Class 4B	Industrial
Class 4C	Apartments
Class 5A&B	Railroad
Class 15A	Public school property
Class 15B	Educational
Class 15C	Public property
Class 15D	Religious and non-profit
Class 15E	Cemeteries
Class 15F	Other

#### References

- Morris County Planning Department at <http://morrisplanning.org/publications.asp>.
- Chatham Township Recreation and Open Space Inventory, DECM-OR Book 21462 Pg 1261 recorded in the office of the Morris County Clerk 12-29-2009.
- Chatham Township Master Plan, 2010.
- Build-out and Capacity Analysis, Banisch Associates, 2007.

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Below is a list of current Class Code C1 (vacant) privately-owned parcels prepared by the Chatham Township tax assessor and also a list of privately-owned potentially subdividable parcels queried using GIS software from 2012 Morris County parcel data are included below. Properties with demolished dwellings being redeveloped are considered vacant.

Chatham Township ClassCode C1(vacant) properties 11-20-12 (Chatham Township Tax Assessor)

Block	Lot	Tax Map Page	Type	Block	Lot	Tax Map Page	Type	Block	Lot	Tax Map Page	Type
2	5	25		53	6.01	29		95.01	14	59	
6	3	1		54	7	29		95.01	15	59	
7	13	1		55	12.01	29		95.01	16	59	
8	4	1		57	9	29		95.01	30	59	
14	47	21		61	16	28		102.03	2	45	
14	48.01	21		62	52	28	Utility	102.04	11	45	
15	1	24		62	60	31		102.08	37	56	Utility
15	7	24		62	71	34		102.11	3	55	Utility
16	70	21		62	105	49	Utility	105	5	55	Utility
17	78	32	Utility	62.09	2	28	Utility	113	1	36	Utility
18	93	35	Utility	63	2.01	28		114	1	36	Utility
18	94	35	Utility	63	3	28	Utility	115	1	36	Utility
20	15	24		63	4	28		115	29	36	Utility
20	16	24		63	5.01	28		128	25	58	
20	17	24		63	7	30		129	1	43	
20	18	24		63	9.01	30	Utility	129	2	43	
20	20	24		63	11.01	30	Utility	129	4	43	
23	15	24		63	12.01	30	Utility	129	5	43	
32	2	24		63	15	33		129	6	43	
32	6	24		67	16	52		129	7	43	
32	8	24		69	15	53		130	17.01	43	
33	1	24		69	15.03	53		130	18	43	
33	14	24		69	49	53		130	28	43	
33	17	24		77	2.03	62		135	19.45	42	
33	20	24		77	2.07	62		135	19.46	42	
35	8.12	2		77	5	62		135	19.47	42	
37	5.01	23		77	6	62		135	19.48	42	
37	12	23		77	7	62		135	19.50	42	
38	42.06	27		78	10	62		135	19.51	42	
38	44.02	27		78	19.03	62		135	19.56	42	
38	45	27		78	20	62		138	1	42	
48	2	2		78	20.01	62		138	4	42	
48	3	2	Utility	78	21	62		139	1	7	
48	12	2	Utility	78	22	62		139	1.01	7	
48	12.01	3	Utility	79	6	61		139	2	7	
48	52	21	Utility	79	9	61		139	3.01	7	
48	54	21	Utility	80	6	61		139	3.02	7	
48	55	21	Utility	82	1	61		139	3.03	7	
48	56	21	Utility	82	2	61		139	3.04	7	
48	73	32	Utility	83	3	61	Utility	139	15	9	
48	76	32	Utility	83	31	61	Utility	139.01	2	7	
48	95	35	Utility	84	3	61	Utility	140	1.01	10	
48.01	14	47		84	9	61		140	1.02	10	
48.10	104	47	Utility	90	15	60		140	3.01	10	
48.14	107	46	Utility	90	27	60		140	4.03	10	
48.14	110	6	Utility	91	6	60		141	7	11	
48.14	113.23	36	Utility	91	7	60		141	9.04	14	
48.15	117.06	37		91	17	60		142	2	12	
48.16	121	38		92	12	60		143	1.05	12	
48.16	122	38		92	13	60		143	5	12	
48.18	140.01	17	Utility	93	4	60		143	6	12	
48.19	157	18		93	7	60		144	25	40	
48.20	186	4		94	1	60		144	40	16	
48.20	187	4		95	15	60		144	41.01	16	
48.20	187.01	4		95	16	60					
48.20	188	4		95	16.01	60					
48.20	189	4		95	17	60	Utility				
48.21	158.01	5		95	30	59					
48.21	165.01	5		95	31	59					
48.21	165.04	5		95	31.01	59					
49	1	29		95.01	13	59					

Block	Lot	Class Code	CodeDesc	LandDesc	Zoning	Tax Map Page
2	9	2	RESIDENTIAL	1.060 AC	R-3	25
6	5	2	RESIDENTIAL	1.066 AC	R-3	1
8	10	2	RESIDENTIAL	1.108 AC	R-3	1
9	1	2	RESIDENTIAL	1.646 AC	R-3	1
11	3	15D	CHURCH & CHARITABLE PROPERTY	1AC	R-4	
12	1.06	2	RESIDENTIAL	08.6601 AC	R-1	2
12	7	2	RESIDENTIAL	2.75 AC	R-3	2
12	10	2	RESIDENTIAL	2.473 AC R-3/R-1	R-3	2
12	10.01	2	RESIDENTIAL//ANIMAL SHELTER	2.00 AC R-3/R-1 1.9560 AC R-3/R-1	R-3	2
12	10.03	2	RESIDENTIAL	1	R-3	2
12	11	2	RESIDENTIAL	14.22 AC R-3/R-1	R-3	2
12	13	2	RESIDENTIAL	1.04 AC	R-3	2
13	15	2	RESIDENTIAL	1.122 AC	R-3	22
13	17	2	RESIDENTIAL	2.555 AC R-3/R-1	R-3	22
13	17.01	2	RESIDENTIAL	1.909 AC R-3/R-1	R-3	22
13	17.02	2	RESIDENTIAL	4.60 AC	R-1	22
13	18	2	RESIDENTIAL	1.274 AC	R-3	22
13	28	2	RESIDENTIAL	24.38 AC	R-1	22
14	61.01	2	RESIDENTIAL	1.335 AC	R-3	21
14	62	2	RESIDENTIAL	6.94 AC	R-1	21
15	18	2	RESIDENTIAL	1.478 AC	R-3	24
17	79	2	RESIDENTIAL	1.56 AC	R-3	32
17	81.09	2	RESIDENTIAL	1.7384 AC R-3/R-1	R-3	32
17	81.11	2	RESIDENTIAL	3.300 AC	R-3	32
17	82	2	RESIDENTIAL	3.27 AC	R-3	32
17	83	2	RESIDENTIAL	2.13 AC R-3/R-1	R-3	32
17	84	2	RESIDENTIAL	3.68 AC R-3/R-1	R-3	32
17	85	2	RESIDENTIAL	3.55 AC R-3/R-1	R-3	32
17	90	2	RESIDENTIAL	1.644 AC	R-3	32
17	90.01	2	RESIDENTIAL	1.247 AC	R-3	32
17	90.02	2	RESIDENTIAL	1.019 AC	R-3	32
17	91	2	RESIDENTIAL	1.414 AC	R-3	32
17	91.01	2	RESIDENTIAL	1.3820 AC	R-3	32
32	10	2	RESIDENTIAL	1.75 AC	R-3	24
32	14	2	RESIDENTIAL	1.198 AC	R-3	24
35	5.04	2	RESIDENTIAL	1.320 AC	R-3	2
35	5.05	2	RESIDENTIAL	1.750 AC	R-3	2
35	5.06	2	RESIDENTIAL	1.5854 AC	R-3	2
35	5.07	2	RESIDENTIAL	1.3256 AC	R-3	2
36	10.01	2	RESIDENTIAL	1.150 AC	R-3	23
36	12	2	RESIDENTIAL	1.90 AC	R-3	23
36	13	2	RESIDENTIAL	1.29 AC	R-3	23
36	14	2	RESIDENTIAL	1.119 AC	R-3	23
36	15	2	RESIDENTIAL	1.30 AC	R-3	23
36	16	2	RESIDENTIAL	1.187 AC	R-3	23
36	16.01	2	RESIDENTIAL	1.197 AC	R-3	23
36	16.02	2	RESIDENTIAL	1.159 AC	R-3	23

36	16.03	2	RESIDENTIAL	1.420 AC	R-3	23
36	16.07	2	RESIDENTIAL	1.277 AC	R-3	23
37	21	2	RESIDENTIAL	1.786 AC	R-3	23
38	6	2	RESIDENTIAL	1.117 AC	R-3	27
38	42.04	2	RESIDENTIAL	1.61 AC	R-3	27
38	42.05	2	RESIDENTIAL	1.77 AC	R-3	27
39	13.01	2	RESIDENTIAL	1.239 AC	R-3	23
39	21	2	RESIDENTIAL	1.158 AC	R-3	23
39	30	2	RESIDENTIAL	2.0300 AC	R-3	23
48	8	2	RESIDENTIAL	8.62 AC	R-1	2
48	42	2	RESIDENTIAL	10.00 AC	R-1	22
48	46	2	RESIDENTIAL	10.11 AC	R-1	21
48	251	2	RESIDENTIAL	18.75 AC	R-1	3
48.01	13	2	RESIDENTIAL	1.405 AC	R-3	47

Chatham Township Potentially Developable Properties 11-20-12 Page 2 of 3

Block	Lot	Class Code	CodeDesc	LandDesc	Zoning	Tax Map Page
48.04	22	2	RESIDENTIAL	1.630 AC	R-3	46
48.04	23	2	RESIDENTIAL	1.379 AC	R-3	46
48.04	24	2	RESIDENTIAL	1.291 AC	R-3	46
48.04	25	2	RESIDENTIAL	1.185 AC	R-3	46
48.04	26	2	RESIDENTIAL	1.06 AC	R-3	46
48.14	16	2	RESIDENTIAL	386 X 149 TRI	R-3	46
48.14	112	2	RESIDENTIAL	3.1620 AC	R-3	46
48.15	117	4A	COMMERCIAL	33.56 AC	R2B2	37
48.15	117.01	4A	COMMERCIAL	35.17 AC	R2B2	37
48.17	138	2	RESIDENTIAL	2.95 AC	R-2	39
48.18	140	3B	FARM QUALIFIED	30.80 AC	R-1	17
48.18	144	3B	FARM QUALIFIED	7.850 AC	R-1	17
48.18	145.03	2	RESIDENTIAL	1.278 AC	R-3	17
48.18	148	2	RESIDENTIAL	1.0138 AC	R-3	17
48.19	155	2	RESIDENTIAL	15.35 AC R-3/R-1	R-3	18
48.20	183	3B	FARM QUALIFIED	14.840 AC	R-1	4
48.20	184	3B	FARM QUALIFIED	15.48 ACRES	R-1	4
48.21	162	2	RESIDENTIAL	1.31 AC	R-3	5
48.21	164	2	RESIDENTIAL	52069SF	R-3	5
48.21	164.02	2	RESIDENTIAL	67225SF	R-3	5
48.21	164.04	2	RESIDENTIAL	46764SF	R-3	5
48.21	164.05	2	RESIDENTIAL	48354SF	R-3	5
48.21	164.06	2	RESIDENTIAL	51278SF	R-3	5
48.21	164.07	2	RESIDENTIAL	45577SF	R-3	5
48.21	164.08	2	RESIDENTIAL	50130SF	R-3	5
48.21	165	2	RESIDENTIAL	3.053 ACRES R-3/R-1	R-3	5
48.21	167	2	RESIDENTIAL	5.56 AC R-3/R-1	R-3	5
48.21	174	3B	FARM QUALIFIED	25.64 AC	R-1	5
48.21	182	3B	FARM QUALIFIED	15 ACRES	R-1	5
50	1.03	2	RESIDENTIAL	1.162 ACC	R-3	29
58	3	2	RESIDENTIAL	0.572 AC	R-4	29

61	10	2	RESIDENTIAL	200X275	R-3	28
62	4	2	RESIDENTIAL	1.106 AC	R-3	49
62	50	2	RESIDENTIAL	1.199 AC	R-3	31
62	51	2	RESIDENTIAL	1.774 AC	R-3	31
62	54	2	RESIDENTIAL	6.404 AC R-5/R-1A	R-5	31
62	56	2	RESIDENTIAL	10.55AC R-5/R-1A	R-5	31
62	67	2	RESIDENTIAL	8.48 ACRES R-5/R-1A	R-5	31
62	69	2	RESIDENTIAL	4.9800 AC R-5/R-1A	R-5	31
62	70	2	RESIDENTIAL	4.00 ACRES R-5/R-1A	R-5	34
62	74	2	RESIDENTIAL	4.12 AC	R-5	34
62	75	2	RESIDENTIAL	4.35 ACRES	R-5	34
62	87	2	RESIDENTIAL	4.49 AC	R-1A	49
62	93	2	RESIDENTIAL	5.10 ACRES	R-1A	49
62	100	2	RESIDENTIAL	1.49 AC	R-3	49
62	101	2	RESIDENTIAL	1.608 AC	R-3	49
62.01	45.02	2	RESIDENTIAL	1.57 AC	R-3	49
62.01	67	2	RESIDENTIAL	1.105 AC	R-3	49
62.01	68	2	RESIDENTIAL	53924 SF	R-3	49
62.01	69	2	RESIDENTIAL	47607 SF	R-3	49
62.02	20	2	RESIDENTIAL	1.047 AC	R-3	34
62.08	20	4A	COMMERCIAL	1.34 ACRES	R-3	28
62.12	1	2	RESIDENTIAL	1.056 AC	R-3	31
63	9.03	2	RESIDENTIAL	10.72 AC	R-2	30
66	1	3B	FARM QUALIFIED	28.240 AC	R-2	51
68	2	15D	CHURCH & CHARITABLE PROPERTY	1.91 AC	R-3	53
70	12	2	RESIDENTIAL	1.628 AC	R-3	54
72	5	2	RESIDENTIAL	1.057 AC	R-3	53

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Block	Lot	Class Code	CodeDesc	LandDesc	Zoning	Tax Map Page
74	37	2	RESIDENTIAL	0.554 AC	R-4	54
74	39	2	RESIDENTIAL	22170 SF	R-4	54
75	1.01	2	RESIDENTIAL	22320SF	R-4	54
75	1.04	2	RESIDENTIAL	0.525 AC	R-4	54
75	1.05	2	RESIDENTIAL	27245SF	R-4	54
75	3	2	RESIDENTIAL	31157SF	R-4	54
83	1	2	RESIDENTIAL	1.09 AC	R-3	61
83	16	2	RESIDENTIAL	1.03 AC	R-3	61
83	22	2	RESIDENTIAL	1 ACRE	R-3	61
83	23	2	RESIDENTIAL	1 ACRE	R-3	61
83	24	2	RESIDENTIAL	1 ACRE	R-3	61
83	25	2	RESIDENTIAL	1 ACRE	R-3	61
83	26	2	RESIDENTIAL	1 ACRE	R-3	61
83	27	2	RESIDENTIAL	1 ACRE	R-3	61
83	29	2	RESIDENTIAL	1 ACRE	R-3	61
83	35	2	RESIDENTIAL	1.322 AC	R-3	56
83	50	2	RESIDENTIAL	1.041 AC	R-3	56
83	51	2	RESIDENTIAL	1.016 AC	R-3	56
83	55	2	RESIDENTIAL	1.020 AC	R-3	56

83	56	2	RESIDENTIAL	1.527 AC	R-3	56
84	10	2	RESIDENTIAL	480X92	R-3	61
84	10.01	2	RESIDENTIAL	91X495	R-3	61
85	9	2	RESIDENTIAL	210X210	R-3	61
88	21	2	RESIDENTIAL	0.724 AC	R-4	61
88	25	2	RESIDENTIAL	0.590 AC	R-4	61
95	11	2	RESIDENTIAL	51366SF	R-3	60
96	1	2	RESIDENTIAL	1.020 AC	R-3	56
102.01	16	15D	CHURCH & CHARITABLE PROPERTY	7.87AC	R-3	45
102.01	18	15D	CHURCH & CHARITABLE PROPERTY	10.530 AC	R-3	45
102.01	19	2	RESIDENTIAL	1.060 AC	R-3	45
102.06	5	2	RESIDENTIAL	57030SF	R-3	56-1
102.08	4	2	RESIDENTIAL	1.043 AC	R-3	56-1
102.08	5	2	RESIDENTIAL	1.046 AC	R-3	56-1
102.08	35	2	RESIDENTIAL	1.04 AC	R-3	56-1
102.08	36	2	RESIDENTIAL	1.03 AC	R-3	56-1
102.08	46	2	RESIDENTIAL	1.0 AC	R-3	56-1
102.11	5.01	15D	CHURCH & CHARITABLE PROPERTY	3.02 AC	R-3	55
113	115.12	2	RESIDENTIAL	1.059 AC	R-3	36
124	15	2	RESIDENTIAL	151548SF	R-3	44
128	10.01	4A	COMMERCIAL	95.51 AC	R2B1	43
128	14	2	RESIDENTIAL	1.47 AC	R-3	58
128	16	15D	CHURCH & CHARITABLE PROPERTY	8.76AC	R-3	58
				1.08 AC R-2/R-		
135	1	15B	OTHER SCHOOL PROPERTY	4	R-4	42
135	9	15B	OTHER SCHOOL PROPERTY	14.28 AC	R-2B	42
135	38	4A	COMMERCIAL	4.55 AC	R-2A	42
139	10	2	RESIDENTIAL	6.09 AC	R-1	9
139	54	2	RESIDENTIAL	8.04 AC	R-2	6
139	61	3B	FARM QUALIFIED	7.21 AC	R-2/B	6
141	8	4B	INDUSTRIAL	17.30 AC	R-1	14
142	4.01	15F	HEALTH & WELFARE & INSTITUTIONS	16.18 AC	R-1	12
144	19.03	3B	FARM QUALIFIED	12.50 AC	R-1	15
144	22	2	RESIDENTIAL	5.82 AC	R-2	40
144	24	2	RESIDENTIAL	4 AC	R-2	40
144	39.02	2	RESIDENTIAL	5.63 AC	R-2	40
144	48	3B	FARM QUALIFIED	9.03 AC	R-1A	16
144	49	2	RESIDENTIAL	6.92 AC	R-1	6
144	49.01	2	RESIDENTIAL	5.57 AC	R-1	6
144	50	2	RESIDENTIAL	5.47 AC	R-1	6

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