



# Proposed Redevelopment Chatham, NJ

Revised Town Plan  
04.27.2021



Prepared by:



Prepared for:



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# Site Overview



## Chatham, New Jersey

The vibrant character of Chatham Borough still reflects its early roots.

“The redevelopment of this Area is an integral component of the Borough’s broader effort to create healthy, livable neighborhoods and districts that are connected by safe, user-friendly multi-modal streets and transportation networks for Chatham residents, businesses, and visitors (bike, car, pedestrian, and public transit riders).”

- Borough of Chatham Post Office Plaza Redevelopment Plan, Issued April 9, 2019

**Historical Chatham**  
A Rich Architectural History



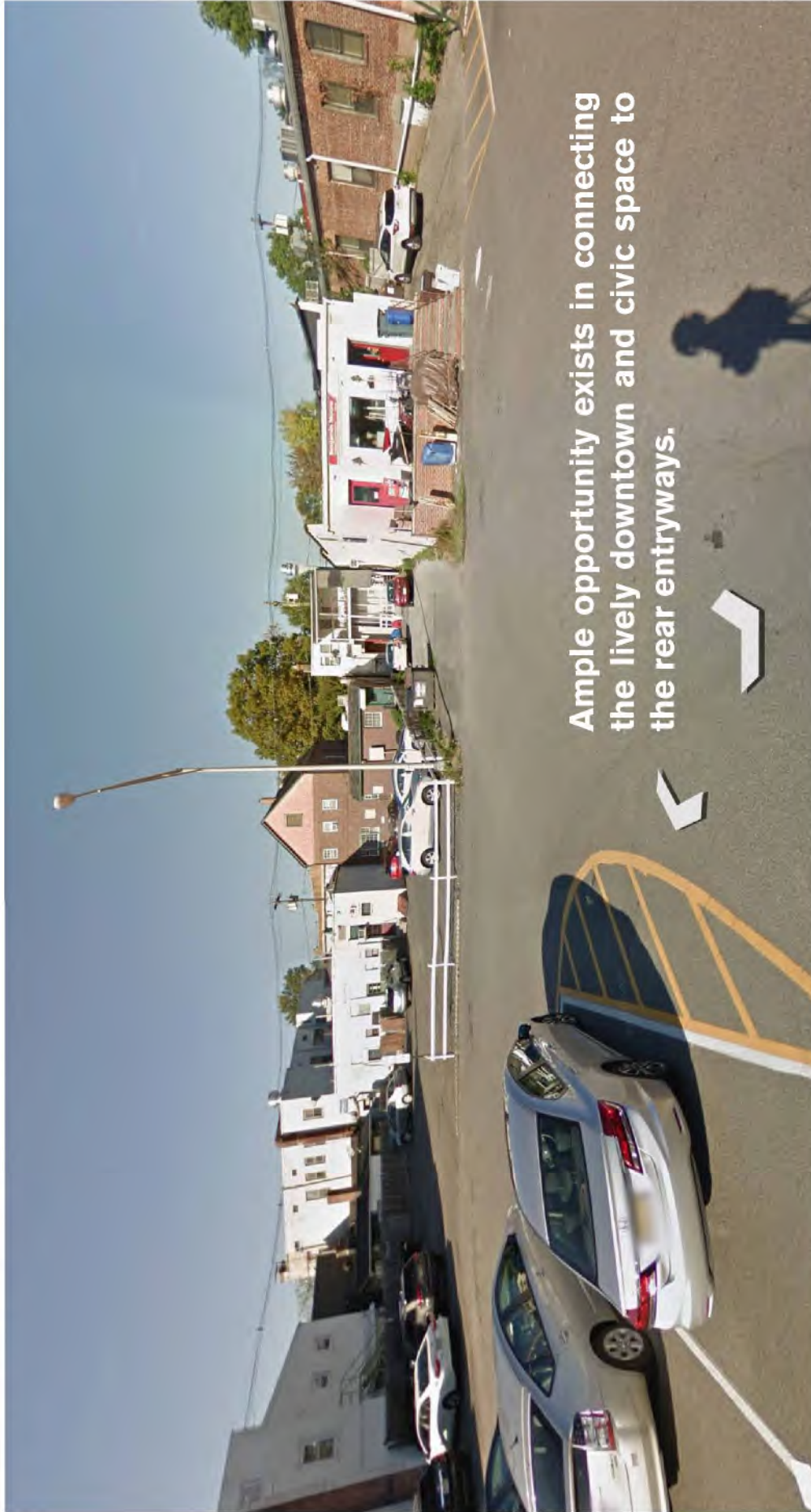
**Major**

**Chatham Today**  
A Walkable, Well-Preserved Downtown



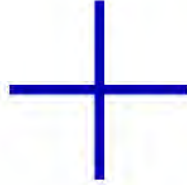
**Major**

**The Forgotten Rear**  
Main Street Retail Rear Entry Condition



**Major**

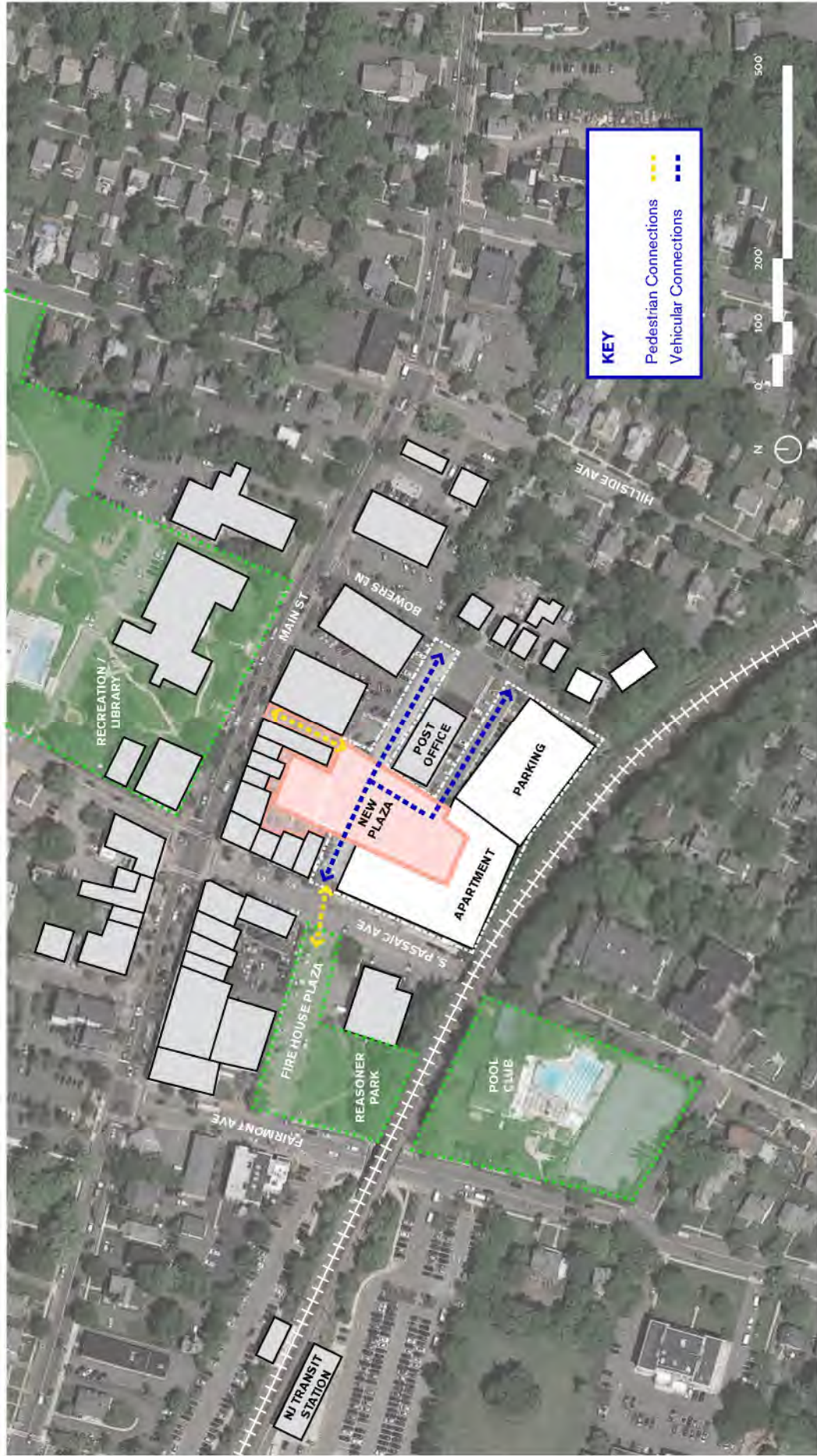
## Project Goal



**A new kind of civic space for Chatham:**  
A lifestyle square that combines living and shopping with outdoor amenities and parking. A place for Chatham residents and visitors alike.

## Major

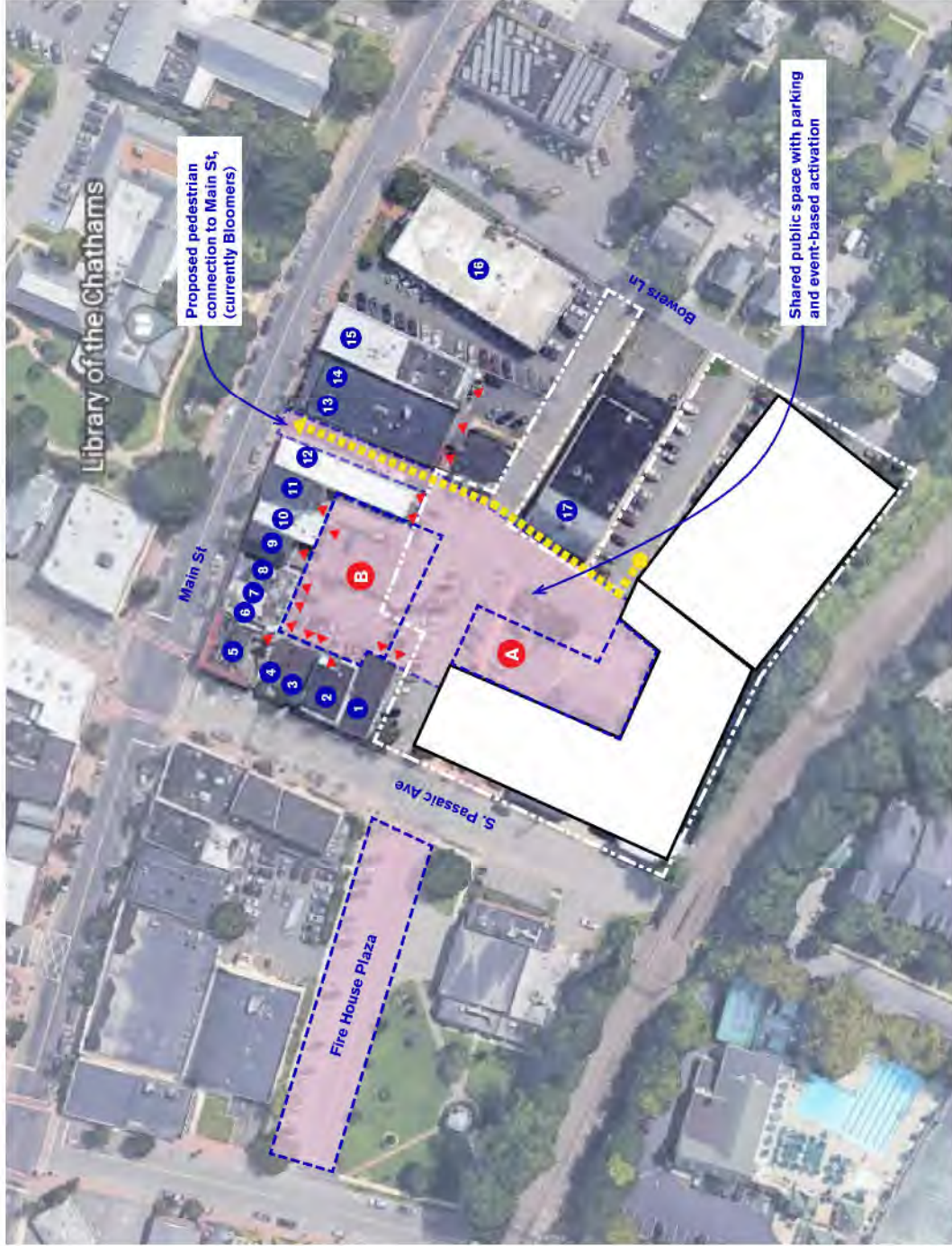
**Neighborhood Connection**  
Public access



**Major**



**Site Context**  
Public Plazas and Retail Connections



1. Doug Johann: All State Insurance
2. Quartet Home Goods Store
3. T M Ward Coffee
4. Chatham Hair Stylists
5. Mitsuba Japanese Cuisine
6. Namkeen Hot Chicken
7. Divine Organic Nails & Spa
8. 2 for 1 Cleaners
9. Unoccupied
10. Unoccupied
11. Sonny's Indian Kitchen
12. Benjamin Moore Hardware Store
13. D'oro Italian Restaurant
14. USPS
15. Chase Bank
16. Cronheim Mortgage
17. USPS

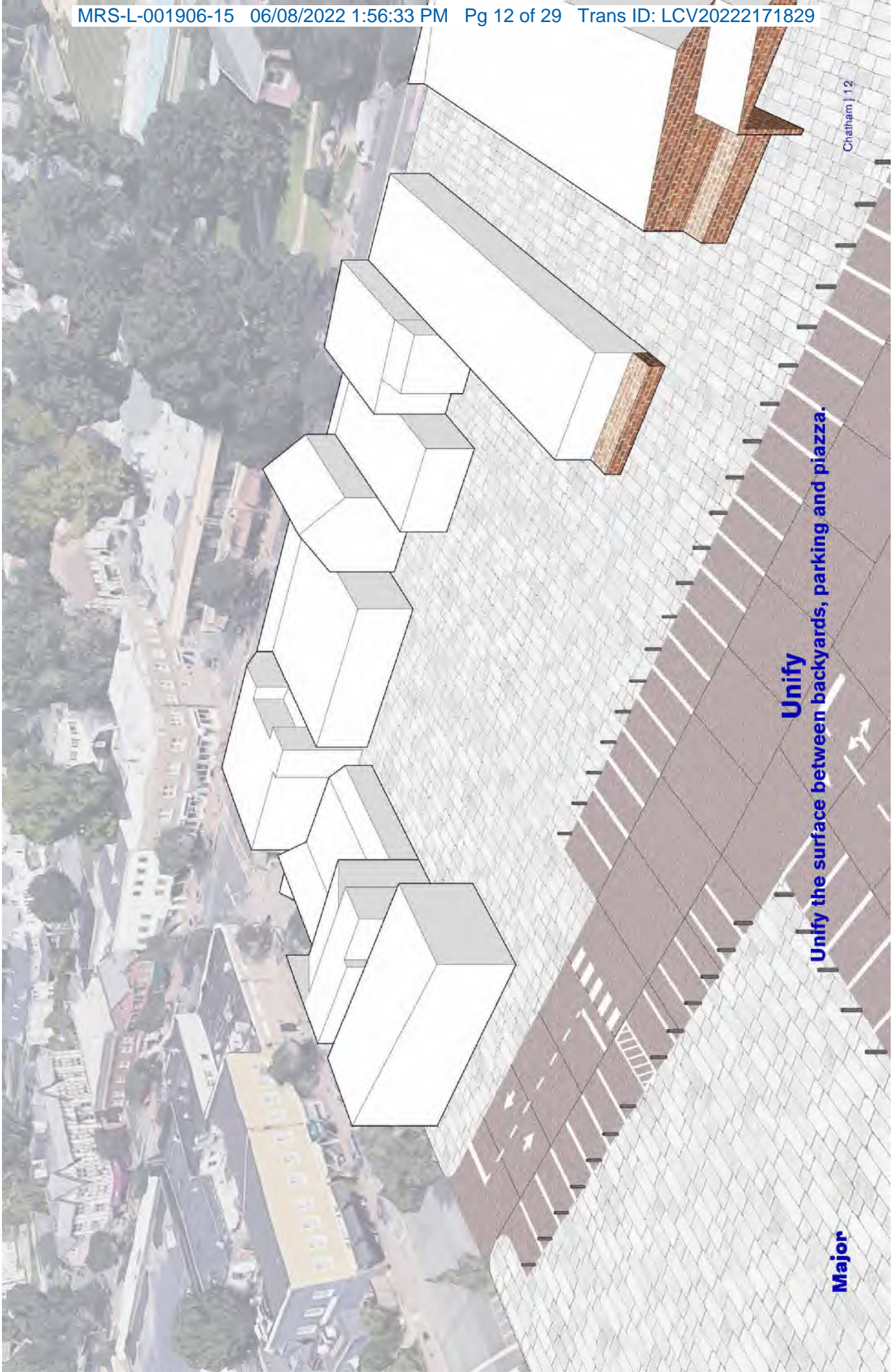
- A. Proposed Redevelopment Plaza
- B. Proposed Restaurant Plaza Extension  
(approx. 22 existing parking spaces)

## **Activating the Town Square By Providing Convenient Access**



## Existing Conditions

**Major**



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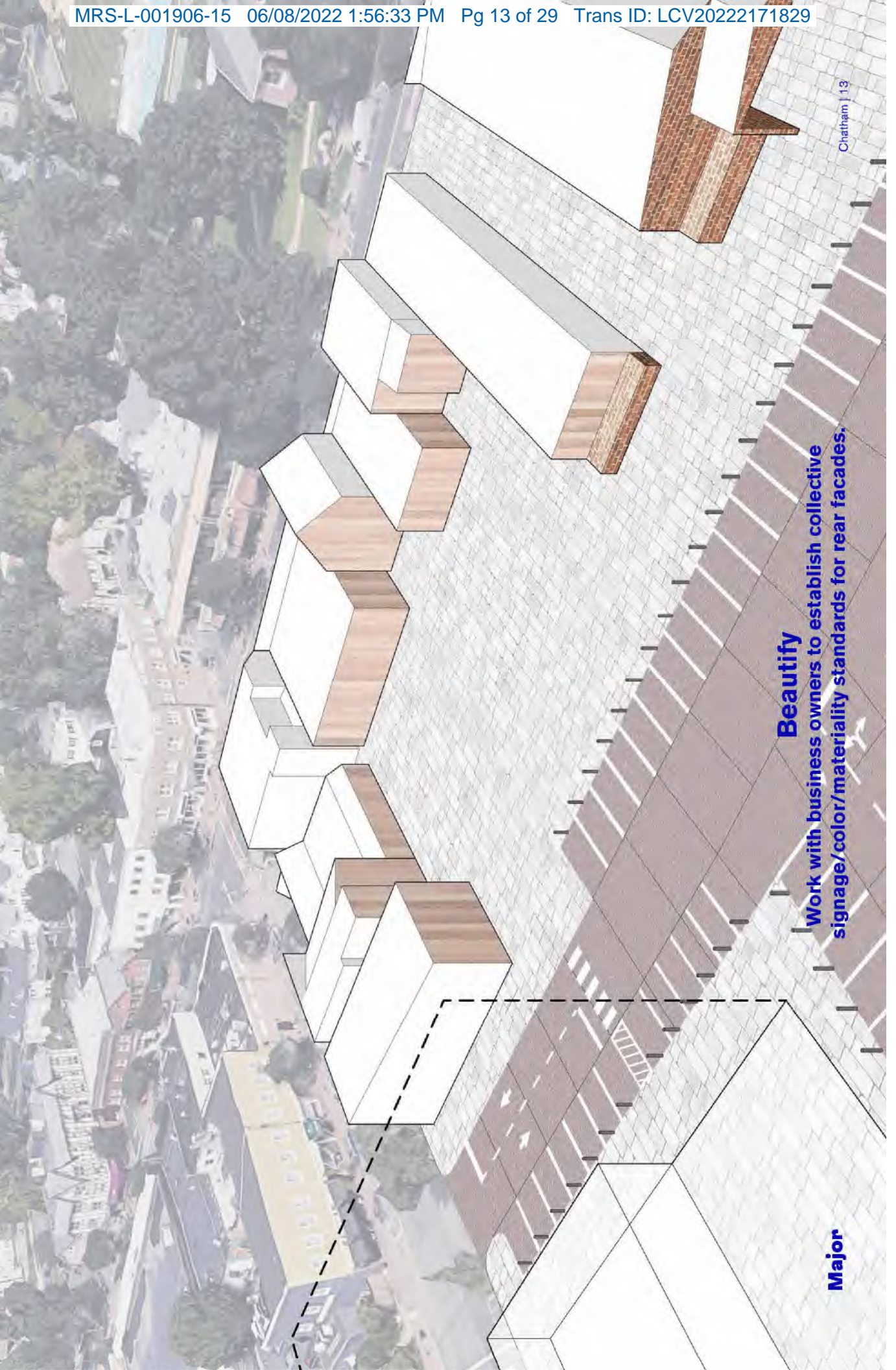
**Unify**  
Unify the surface between backyards, parking and piazza.

**Major**

## Beautify

Work with business owners to establish collective signage/color/materiality standards for rear facades.

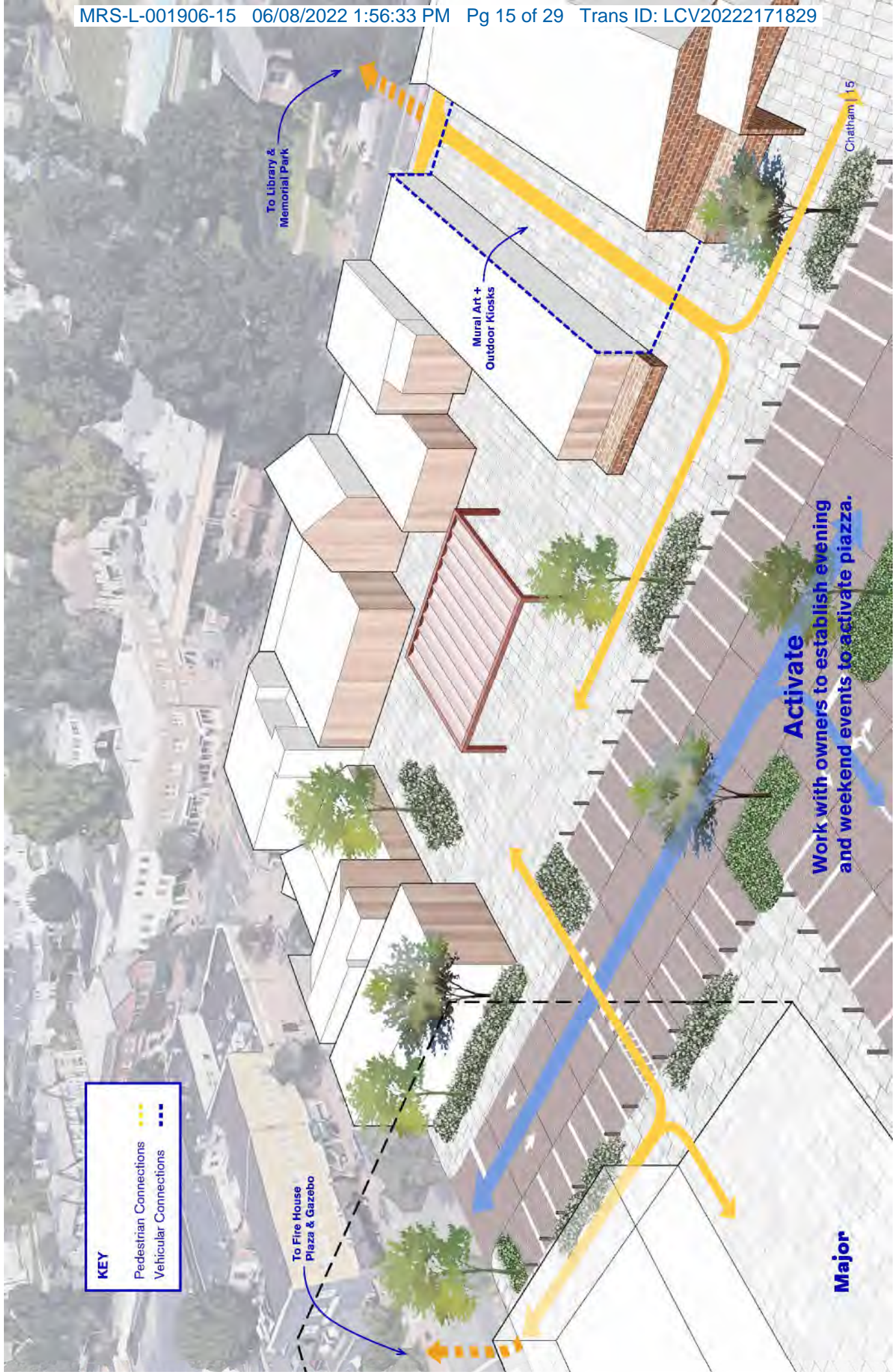
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**Decorate**  
Introduce plantings and public furniture.

**Major**





**KEY**

- Pedestrian Connections
- Vehicular Connections

To Library & Memorial Park

Mural Art + Outdoor Kiosks

To Fire House Plaza & Gazebo

**Activate**  
Work with owners to establish evening and weekend events to activate piazza.

**Major**

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## Existing Conditions

**Major**





Existing brick material on buildings to remain.

## Existing Conditions

**Major**



**Major**

**Unify**  
Unify the surface between backyards, parking and piazza.



## Beautify

Work with business owners to establish collective signage/color/materiality standards for rear facades.

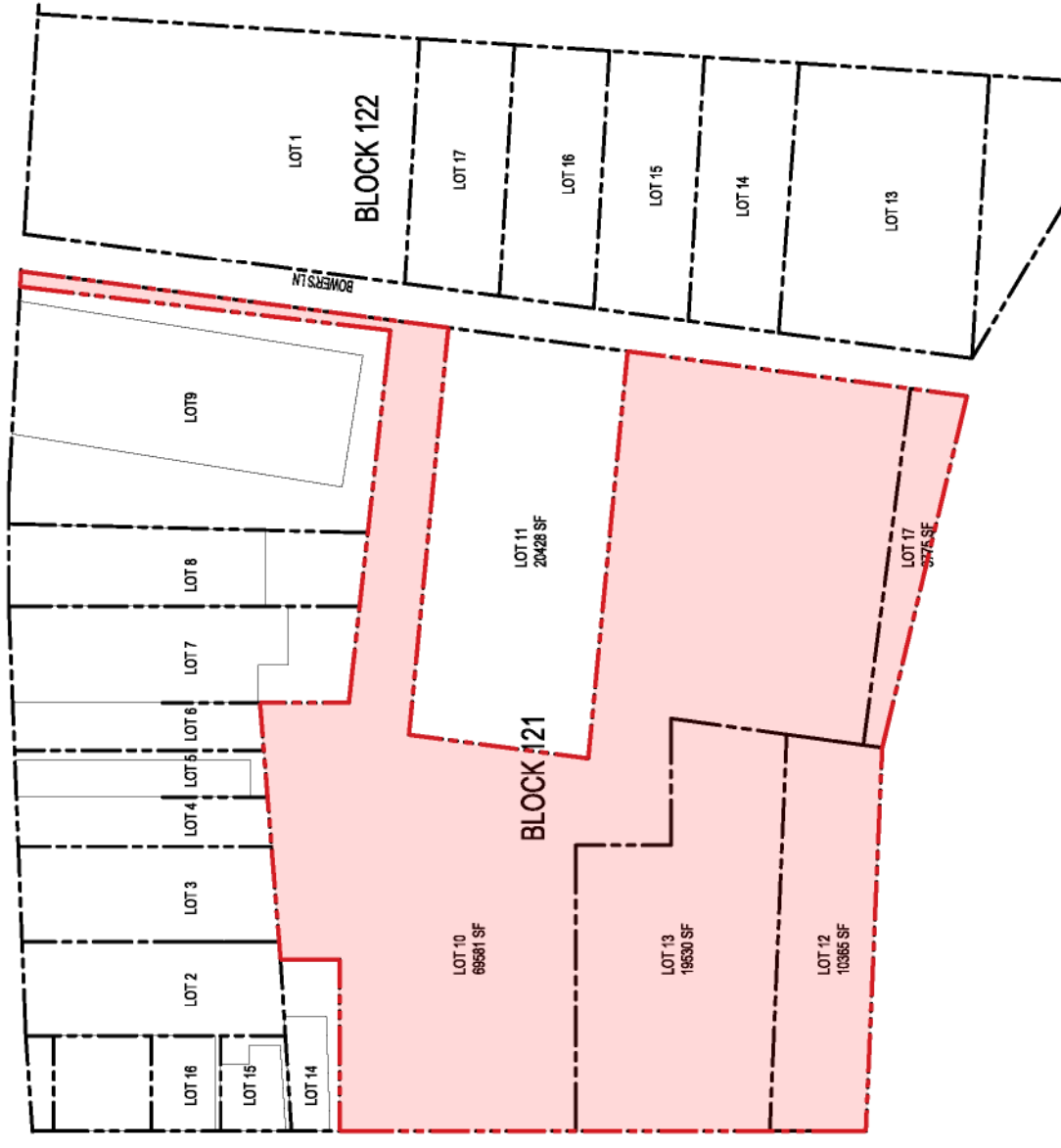


Decorate  
Introduce plantings and public furniture.



**Activate**  
Work with owners to establish evening and weekend events to activate piazza.

**Proposed Project Site**



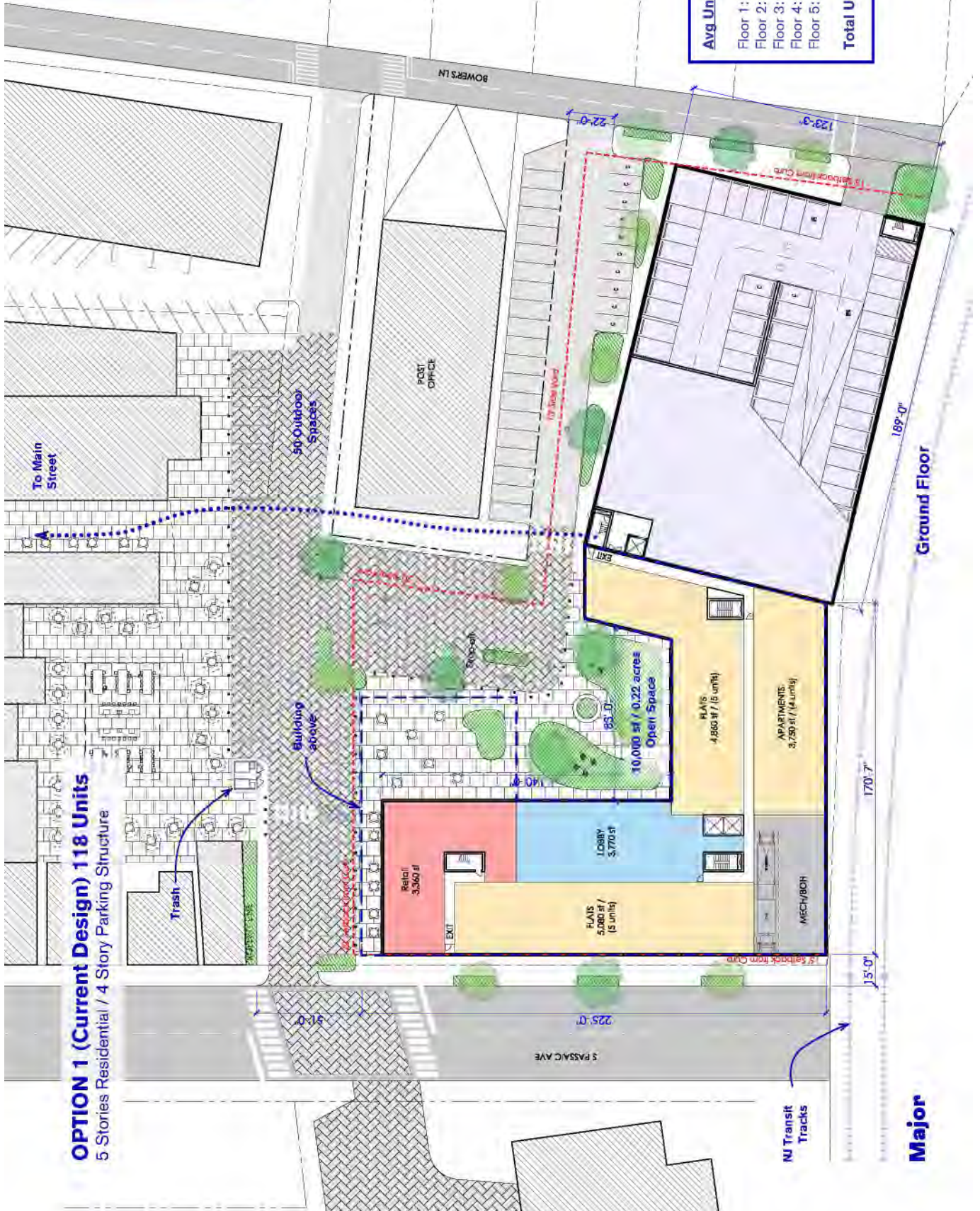
**Site Parameters**

East Parcel:	97,212 sf
West Parcel:	122,320 sf
<b>Total Redev. Area:</b>	<b>219,532 sf /</b> 5.08 Acres
<b>Project Site Area:</b>	<b>103,258 sf /</b> 2.37 Acres
<b>Required Open Space %:</b>	
Open Space (15,000 sf) /	
Total Site (219,532 sf) =	6.83%
103,251 sf (6.83%) =	7,052 sf

# Project Proposal

**KEY**

<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	Residential
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	Retail
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span>	Amenity
<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span>	Parking
<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	Mech / BOH



**OPTION 1 (Current Design) 118 Units**  
5 Stories Residential / 4 Story Parking Structure

<b>Avg Unit sf:</b>	975 sf/unit
Floor 1:	13,970 sf
Floor 2:	26,840 sf
Floor 3:	26,840 sf
Floor 4:	24,890 sf
Floor 5:	21,650 sf
<b>Total Unit Count =</b>	<b>118 units</b>

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Grand Floor

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NJ Transit Tracks

To Main Street

50 Outdoor Spaces

POST OFFICE

BOWERS LN

5 PASSAIC AVE

Building Setback

5'-0" Setback

10,000 sq ft / 0.22 acres  
Open Space

Retail  
3,560 sf

Lobby  
3,770 sf

FLATS  
5,080 sf / (5 units)

FLATS  
4,860 sf / (5 units)

APARTMENTS  
3,750 sf / (4 units)

MECH/BOH

170'-7"

15'-0"

189'-0"

123'-0"

22'-0"

5' Setback from Curb

5' Setback from Curb

EXIT

EXIT

EXIT

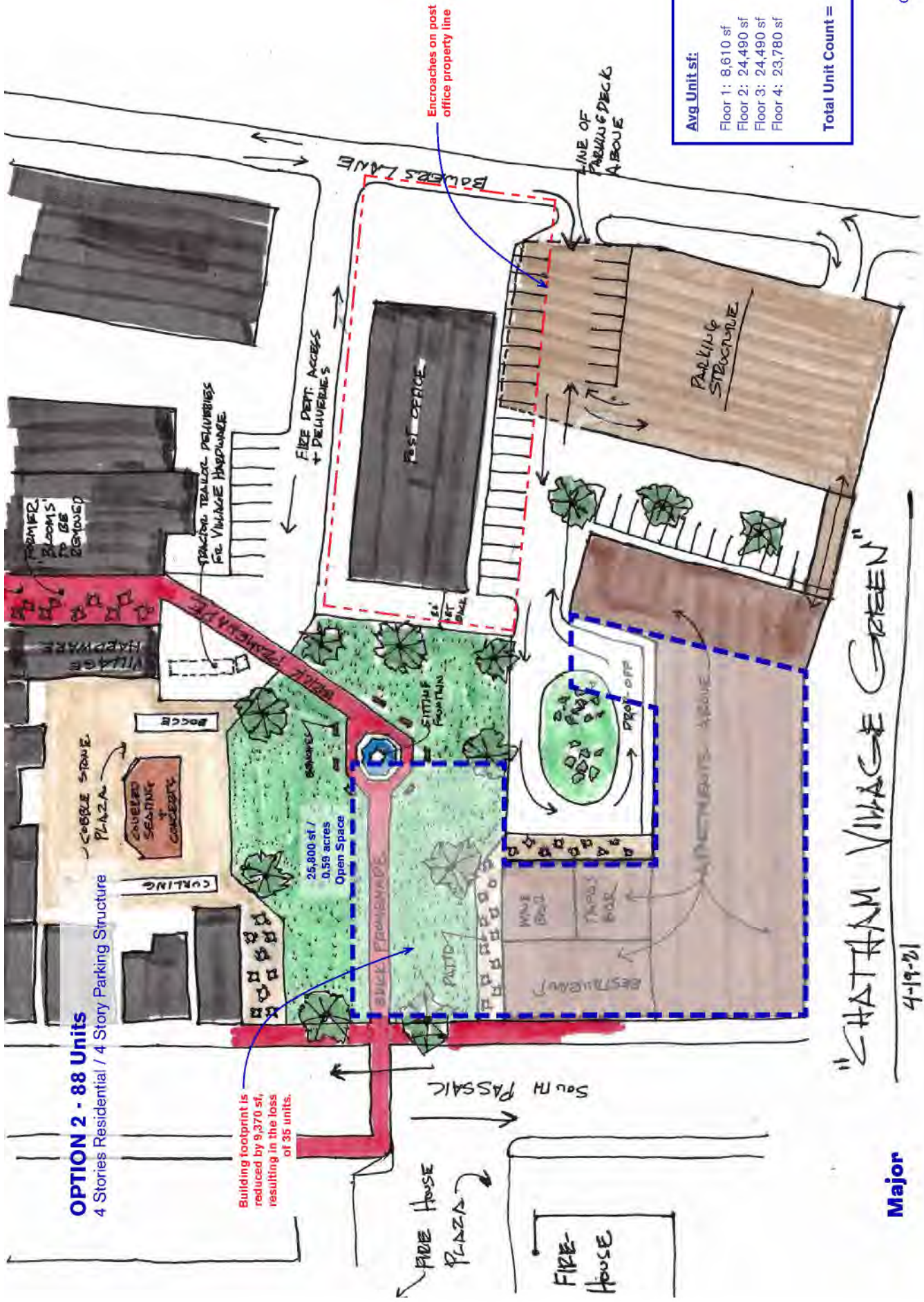
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**OPTION 2 - 88 Units**

4 Stories Residential / 4 Story Parking Structure

Building footprint is reduced by 9,370 sq ft, resulting in the loss of 35 units.

<b>Avg Unit sf:</b>	975 sf/unit
Floor 1:	8,610 sf
Floor 2:	24,490 sf
Floor 3:	24,490 sf
Floor 4:	23,780 sf
<b>Total Unit Count =</b>	<b>83 units</b>

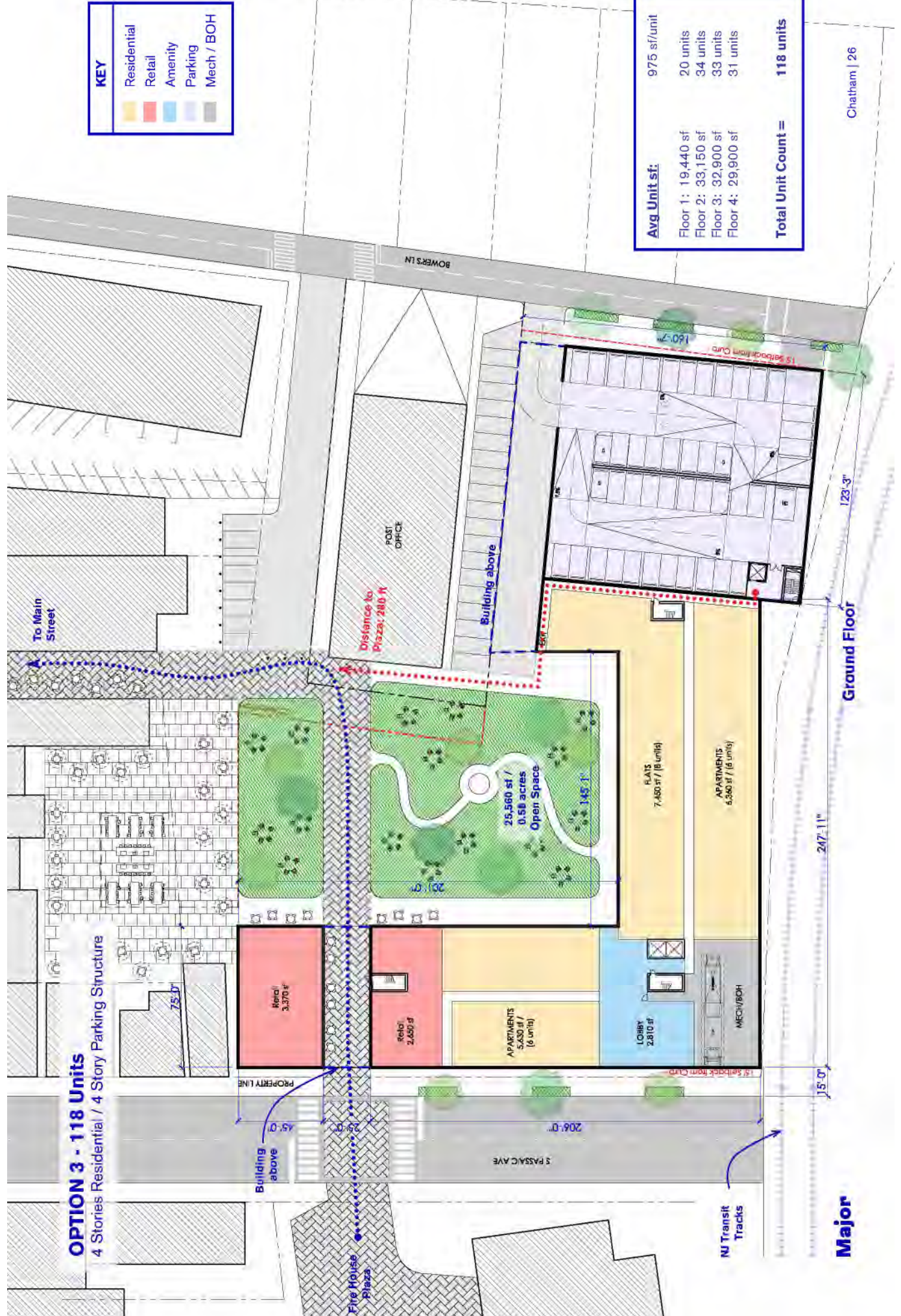
"CHATHAM VILLAGE GREEN"

4-19-21

**Major**

KEY	
	Residential
	Retail
	Amenity
	Parking
	Mech / BOH

**OPTION 3 - 118 Units**  
4 Stories Residential / 4 Story Parking Structure



<b>Avg Unit sf:</b>	975 sf/unit
Floor 1:	19,440 sf
Floor 2:	33,150 sf
Floor 3:	32,900 sf
Floor 4:	29,900 sf
<b>Total Unit Count =</b>	<b>118 units</b>

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Ground Floor

247'-11"

15'-0"

206'-0"

145'-0"

123'-3"

NJ Transit Tracks

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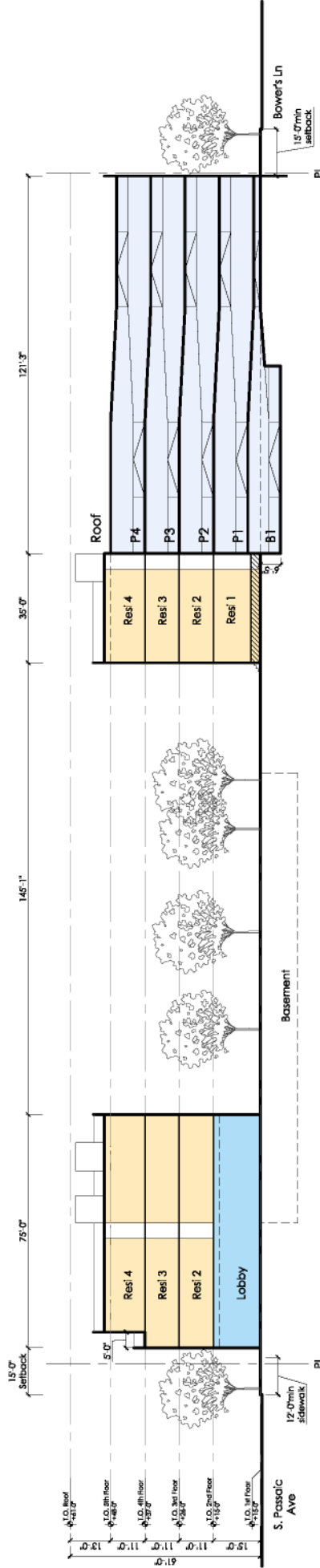
### OPTION 3 - 118 Units

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<span style="display:inline-block; width:15px; height:15px; background-color:grey;"></span>	Mech / BOH

<b>Avg Unit sf:</b>	975 sf/unit
Floor 1:	18,240 sf
Floor 2:	33,150 sf
Floor 3:	32,900 sf
Floor 4:	29,900 sf
<b>Total Unit Count =</b>	<b>118 units</b>

<b>Site Area:</b>	103,258 sf/ 2.37 Acres
<b>Density:</b>	2.37 x 50 units/Acre = 118 units Max
<b>Required Parking</b>	
Resi 1.3 / Unit =	153 spaces
Retail 4 / 1k sf* =	21 spaces
Existing Replacement =	105 spaces
<b>Bonus Spaces =</b>	<b>50 spaces</b>
Total Required =	279 spaces
Additional Resi Pkg =	0 spaces
<b>Total Provided =</b>	<b>279 spaces</b>
<b>Resi Parking Ratio =</b>	<b>1.3</b>



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**Diagrammatic Section**

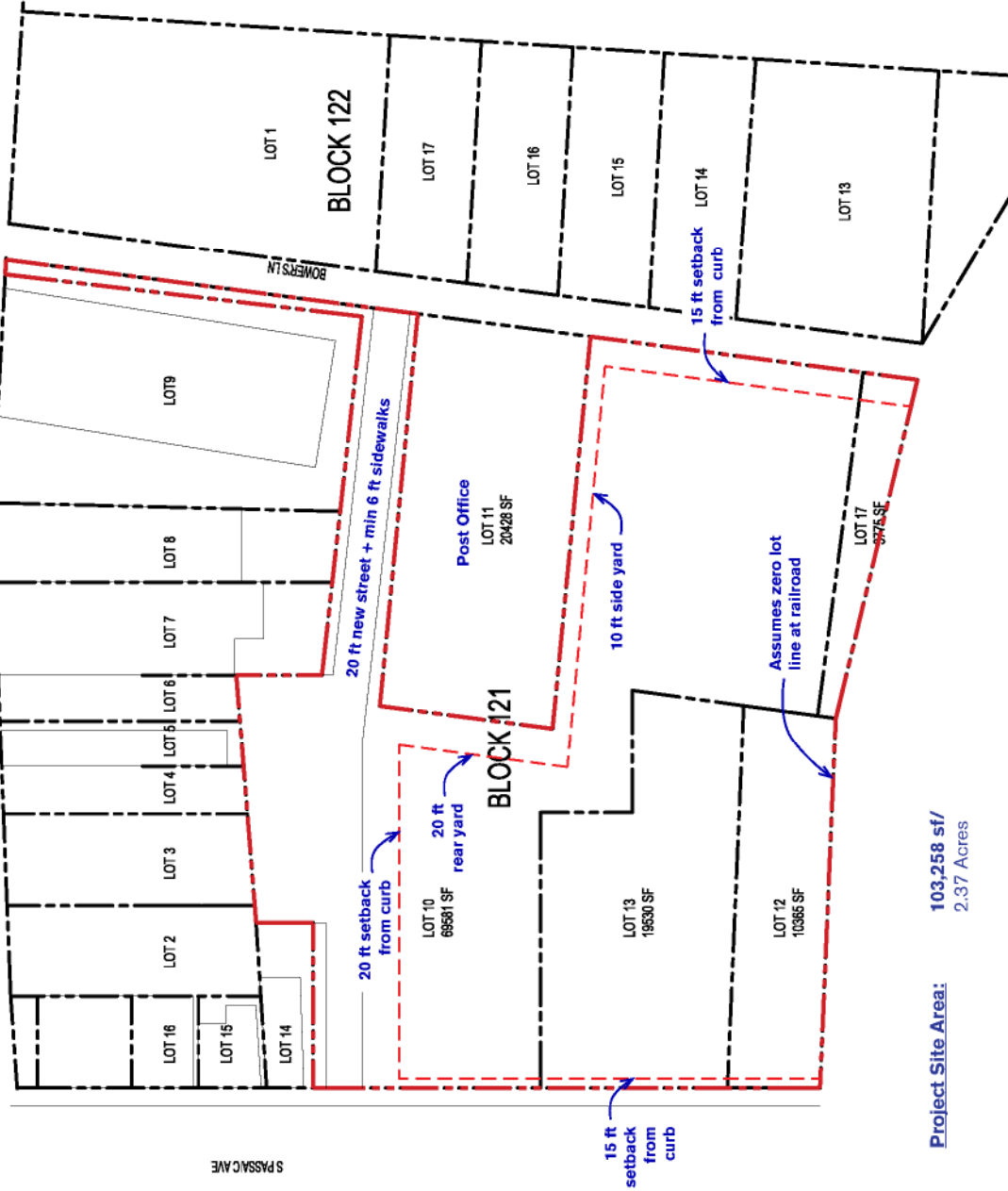
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Thank  
you!

# Major

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New York, NY 10004  
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## Redevelopment Requirements



**Project Site Area:** 103,258 sf/  
2.37 Acres

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Base Redevelopment Site Details	
Lot 10	69,581
Lot 12	10,365
Lot 13	19,530
Lot 17	3,775
<b>Total Area</b>	<b>103,251</b>
<b>Total Acres</b>	<b>2.37</b>
Total Area (with PO Site)	123,679
Total Acres (with PO Site)	2.83

Density As of Right	40 units / acre
<b>Units Permitted As of Right</b>	<b>94 units</b>
Units Permitted As of Right (with PO Site)	113 units
Density Bonus with additional 50 Public Parking Spaces	50 units / acre
<b>Units Permitted with Density Bonus</b>	<b>118 units</b>
Units Permitted with Density Bonus (with PO Site)	141 units

Parking Requirements	As of Right Scheme	Bonus Scheme
Residential - 1.3 spaces / unit	122.2	153.7
Retail - 4 spaces / 1K SF	12	11
Existing Parking Replacement	105	10
Bonus Parking	5	5
<b>Total Required Parking*</b>	<b>239.2</b>	<b>320.7</b>
Total Required Parking (with PO Site)*	263.9	350

Unit Type	Number of Units	NSF / Unit
1 Bed	33	35.11%
2 Bed	61	64.89%
<b>Total Units</b>	<b>94</b>	
	Avg SF / Unit	977

Unit Type	Number of Units	NSF / Unit
1 Bed	42	35.59%
2 Bed	76	64.41%
<b>Total Units</b>	<b>118</b>	
	Avg SF / Unit	975