

Preserve Fairmount Avenue
95 Fairmount Avenue
Chatham, NJ 07928

December 21, 2015

Reverend Jocelyn Emerson
Stanley Congregational Church
94 Fairmount Avenue
Chatham, NJ 07928

Dear Reverend Emerson:

Thank you for hosting a small group of your neighbors on December 6, 2015 to explain that, if permitted to do so by Chatham Borough zoning authorities, Stanley Congregational Church plans to develop 12 condominium units on a portion of its Fairmount Avenue property. While it would have been helpful to have known of your plans at an earlier date, we do appreciate the opportunity to share our views with you even at this late date in the process.

While only a general overview of Stanley's project was presented at the meeting, we understand that some important elements of the plan are as follows: the Church, that has approximately 60 members, will remain for now; the present school and parking lot will be replaced with a three-story apartment building with ground-floor parking having ingress and egress directly to Fairmount Avenue; the building will cover almost the entire proposed lot and will be within 8 feet of the Fairmount Avenue sidewalk; there will be 12 condominium apartments in the structure; each unit will have 1-2 bedrooms and have between 1,250 and 1,800 square feet of space. It was also noted that Stanley has entered into a development contract with JMF Properties that is contingent upon receiving favorable zoning approval for its project from the Borough. We also understand that one of JMF's focus areas is the development and management of rental properties.

As you know from the meeting, your neighbors are opposed to the project for a variety of reasons, including the following:

First, what Stanley is proposing (12 apartment units on approximately 28,000 square feet of ground) is completely at odds with applicable Chatham zoning regulations which permit only single-family residences with minimum lot sizes of 15,000 square feet at the proposed site. There are zones for multi-unit development in Chatham, but your proposed development is not in one of them. Permitting any property owner in a single-family residential zone to do what Stanley is proposing would set an extraordinarily dangerous precedent. If a variance like this is permitted for one property owner, it would open the door for similar use by all property owners. Our view is that the character of our single-family neighborhoods should not be compromised because one property owner decides that the economics of multi-unit development supersedes the common good.

Second, Chatham's Master Zoning Plan stresses the importance of maintaining the character of neighborhoods and historical locations. Where Stanley is located on Fairmount Avenue is in the midst of many historical residences. A multi-unit project in the middle of one of Chatham's most significant historical areas would be a travesty and undermine one of the Borough's long-stated zoning goals. It would also be an event that your neighbors did not bargain for when they purchased homes in a single-family neighborhood, or when they pay tens of thousands of dollars in property taxes to maintain and support the integrity of that neighborhood.

Third, it appears that there are a whole host of other important zoning requirements that Stanley's plan would violate, including: lot coverage, building coverage, floor area ratio, setbacks, parking, and building height. It would also create a dangerous situation where a large number of vehicles would be regularly entering and exiting Fairmount Avenue in mid-block.

Stanley indicated that one of the options that it initially pursued but abandoned was the possibility of seeking a minor variance to develop two single-family lots on its property. This is the option that your neighbors strongly recommend that Stanley reconsider. Two new single-family homes built in keeping with the architecture of the neighborhood would be a welcome addition to the area, and not an unwelcome circumvention of zoning standards. While the sale of two single-family lots may not be as lucrative as the sale of 12 condominium units, it is what is called for under applicable zoning regulations and we hope that Stanley can abide by the same standards that apply to its neighbors.

It is our sincere hope that Stanley will reconsider its plans and work in a cooperative fashion with its neighbors to reach a solution that is in accord with the long-standing zoning regulations that have served our community so well over the years. In the interests of transparency, we are copying various Borough officials and JMF Properties on this letter.

Thank you for the opportunity to present our views.

PRESERVE FAIRMOUNT AVENUE

Tim & Maria Alden	15 Chandler Road, Chatham, NJ
Jay & Susan Allen	167 Fairmount Avenue, Chatham, NJ
Corky Andrews	16 Oliver Street, Chatham, NJ
Barbara Bennett	15 Oliver Street, Chatham, NJ
Chuck & Jennifer Bischoff	25 Fuller Avenue, Chatham, NJ
Joel & Karen Boroff	49 Fuller Avenue, Chatham, NJ
Joseph & Mary Ann Buga	30 Orchard Road, Chatham, NJ
Barbara Cappucci	119 Washington Avenue, Chatham, NJ

Mike Cerrick	24 Lum Avenue, Chatham, NJ
Ken & Foy Cooley	10 Orchard Road, Chatham, NJ
P.J. & Jennifer Cosgrove	9 Chandler Road, Chatham, NJ
Bob & Amy Crandall	161 Fairmount Avenue, Chatham, NJ
Jim & Kristen Cullen	26 Chandler Road, Chatham, NJ
Marylou Daley	12 Orchard Road, Chatham, NJ
Greg & Kerry Davis	25 Orchard Road, Chatham, NJ
Michael & Grace Dean	181 N. Passaic Street, Chatham, NJ
Graeme & Carol Dewar	95 Fairmount Avenue, Chatham, NJ
Andy & Carole Dinnhaupt	2 Chandler Road, Chatham, NJ
Greg and Breeanna Ebben	88 Fairmount Avenue, Chatham, NJ
Dan & Betsy Eigen	191 Hillside Avenue, Chatham, NJ
John & Fran Fauver	18 Chandler Road, Chatham, NJ
Ned & Mary Fitzpatrick	9 Oliver Street, Chatham, NJ
Gene & Grace Foca	29 Broadview Terrace, Chatham, NJ
Liz Gasser	105 Washington Avenue, Chatham, NJ
John & Sharon Gill	53 Chandler Road, Chatham, NJ
Curtis & Elsie Grow	20 Orchard Road, Chatham, NJ
Suzy Gumm	87 Fairmount Avenue, Chatham, NJ
Dan & Kate Handerman	9 Pihlman Place, Chatham, NJ
Michael & Patty Hart	178 Fairmount Avenue, Chatham, NJ
Don & Carol Jayne	32 Orchard Road, Chatham, NJ
Brian & Laura Jones	177 Hillside Avenue, Chatham, NJ
John & Kay Kaiser	10 Oliver Street, Chatham, NJ

Jay & Diane Kennedy	19 Orchard Road, Chatham, NJ
Peter & Sue Kerns	11 Oliver Street, Chatham, NJ
Joe Korkuch & Allison Hooper	15 Chatham Street, Chatham, NJ
Brian & Laura Jones	177 Hillside Avenue, Chatham, NJ
Jack & Sharon Knightly	65 Chandler Road, Chatham, NJ
John & Rosanne Leberfinger	24 Orchard Road, Chatham, NJ
Jane Maltby	52 Edgewood Road, Chatham, NJ
Brian & Colleen Markley	31 Chandler Road, Chatham, NJ
Jocelyn Mathiason & Curt Dawson	86 Fairmount Avenue, Chatham, NJ
Dan & Carolyn McCarthy	91 Fairmount Avenue, Chatham, NJ
James & Jane McMahan	80 Orchard Road, Chatham, NJ
Mike & Shawn McSweeney	99 Fairmount Avenue, Chatham, NJ
George & Kim Middleton	7 Orchard Road, Chatham, NJ
Nikki Miller	175 Hillside Avenue, Chatham, NJ
Mike & Julie Moran	23 Orchard Road, Chatham, NJ
Daniel & Virginia Moriarty	70 Fairmount Avenue, Chatham, NJ
Dan & Jenny Moskowitz	75 Chatham Street, Chatham, NJ
Robert & Juliann Muller	51 Broadview Terrace, Chatham, NJ
Kevin & Kate Murphy	14 Orchard Road, Chatham, NJ
Rhea & Dana Nall	152 Fairmount Avenue, Chatham, NJ
Jared & Ashleigh Overlee	40 Chatham Street, Chatham, NJ
Janice Perrone & Alain Charewicz	82 Fairmount Avenue, Chatham, NJ
Wendy Pierson	15 Oliver Street, Chatham, NJ
Mike & Mindy Pitonyak	115 Fairmount Avenue, Chatham, NJ

George & Cindy Ross	108 Fairmount Avenue, Chatham, NJ
Maurice & Marie Ryan	24 Oliver Street, Chatham, NJ
Andrea Skarra	26 Orchard Road, Chatham, NJ
Michael & Judith Splendorio	28 Lum Avenue, Chatham, NJ
John & Yvonne Travers	13 Orchard Road, Chatham, NJ
Gail Tucci	159 Watchung Avenue, Chatham, NJ
Vince & Odile Volpicelli	12 Lum Avenue, Chatham, NJ
Chip & Susan Von Heil	87 Watchung Avenue, Chatham, NJ
Ron Yarashefski	26 Oliver Street, Chatham, NJ