

**BOROUGH OF WOODCLIFF LAKE
PLANNING BOARD
SPECIAL MEETING
JANUARY 24, 2018
MINUTES**

Call to Order:

The meeting was called to order at 8:00 p.m. at Borough Hall by Vice Chairman Langshultz.

Adequate Notice Statement:

The Vice Chairman announced that the Meeting, in accordance with the Open Public Meetings Law, P.L. 1975, Chapter 231. Notice of this meeting was posted in two newspapers, The Record and The Ridgewood News. Notice was also provided, in accordance with the Open Public Meetings Law, of the Planning Board's intention to conduct formal business at this meeting. The public was advised of the Planning Board's rule that the meetings will be concluded by 11:00 p.m.

Flag Salute

2018 REORGANIZATION

The following members were sworn in by Attorney Marc Leibman:

Mayor Designee: Thomas Panso (term ending December 31, 2018)

Class III Member: Councilman Corrado Belgiovine (term ending December 31, 2018)

Class IV: David Ciaudelli (term ending December 31, 2021)

Class IV: Albert Dattoli (term ending December 31, 2021)

Alternate 1: Jane Ann Whitchurch-Carluccio (term ending December 31, 2018)

Alternate 2: Nilufer DeSherer (term ending December 31, 2019)

The following members will be sworn in at the next Planning Board meeting:

Class 1: Mayor Carlos Rendo

Class II Member: Robert Friedberg (term ending December 31, 2018)

Class IV: Peter Michelis (term ending December 31, 2020)

Class IV: Chad Feinstein (term ending December 31, 2020)

Roll Call:

Corrado Belgiovine, Council

Present

Jane Ann Whitchurch-Carluccio, Alternate 1	Present
David Ciaudelli	Present*
Albert Dattoli, Chairman	Present
Nilufer DeSherer, Alternate 2	Present
Chad Feinstein	Absent
Robert Friedberg	Absent
Josephine Higgins	Present
Joseph Langshultz, Vice Chairman	Present
Peter Michelis	Absent
Thomas Panso	Present
Carlos Rendo, Mayor	Absent
Marc Leibman, Attorney	Present
Tonya Tardibuono, Secretary	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Present
John Pavlovich, Traffic Engineer	Not Requested

*8:12 p.m. arrival.

Vice Chairman Langshultz thanked former Chairman Fry for his service to the Woodcliff Lake Planning Board.

Former Board member Willford Morrison gave a speech thanking former Chairman Fry for his many years of service and dedication.

Vice Chairman Langshultz thanked Mr. Morrison for his years of service on the Woodcliff Lake Planning Board.

Ms. Higgins commented that Mr. Fry was on the Planning Board when she was Mayor of Woodcliff Lake. Mr. Fry served on the Planning Board for 22 years, 9 as Chairman and 5 as Vice Chairman. She thanked former Chairman Fry for his service to the Woodcliff Lake Planning Board.

Chairman / Vice Chairman of the Planning Board: A motion was made by David Ciaudelli to appoint Albert Dattoli as Chairman of the Planning Board for the year 2018. The motion was seconded by Ms. Higgins. A motion was made by Ms. Higgins to appoint Joseph Langshultz as Vice Chairman of the Planning Board for the year 2018. The motion was seconded by Mr. Dattoli. With all members in favor, Mr. Dattoli was named Planning Board Chairman and Mr. Langshultz as the Vice Chairman as the Planning Board for 2018.

Mr. Dattoli thanked the Board for his appointment. He said he hopes that he can be as good as Mr. Fry and Mr. Glemby before him.

Planning Board Attorney: A motion was made to appoint Marc Leibman of Kaufman, Semeraro and Leibman as the Planning Board Attorney for the year 2018 by Ms. Higgins, and seconded by

Mr. Claudelli. A roll call vote was taken. With all members in favor, Mr. Leibman was named Planning Board Attorney for 2018.

Planning Board Engineer: A motion was made to appoint Neglia Engineering as the Planning Board Engineering firm for the year 2018 by Mr. Belgiovine, and seconded by Mr. Langshultz. A roll call vote was taken, with all members in favor, Neglia Engineering was named Planning Board Engineer for 2018.

Planning Board Planner: A motion was made to appoint Richard Preiss of Phillips Preiss Grygiel, LLC as the Planning Board Planner for the year 2018 by Mr. Langshultz, and seconded by Ms. Higgins. A roll call vote was taken, with all members in favor, Richard Preiss was named Planning Board Planner for 2018.

Planning Board Traffic Consultant: A motion was made to appoint John Pavlovich of Jacobs Engineering as the Planning Board Traffic Consultant for the year 2018 by Mr. Langshultz and seconded by Ms. Higgins. A roll call vote was taken, with all members in favor, Mr. Pavlovich was named Planning Board Traffic Consultant for 2018.

Planning Board Secretary: A motion was made to appoint Tonya Tardibuono as the Planning Board Secretary for the year 2018 by Mr. Belgiovine, and seconded by Ms. Higgins. A roll call vote was taken, with all members in favor, Ms. Tardibuono was named Planning Board Secretary for 2018.

Resolution:

**Resolution No. 18-01
2018 Dates**

1. Approval of 2018 Planning Board Meeting Dates

A motion to approve the 2018 schedule of the Planning Board meetings was made by Mr. Belgiovine, seconded by Mr. Langshultz. A roll call vote was taken, with all members in favor, the 2018 dates were approved.

The Planning Board's Planner Mr. Richard Preiss spoke in length about where the Borough is with the Fair Share Plan. He explained that the Borough was under order to not divulge any information publically until December 2017, when the judge formally ratified the settlement. Attached is a copy of Mr. Preiss's outline of what he discussed at this meeting, as well as a copy of the Woodcliff Lake affordable housing obligation press release.

Board Questions / Comments:

Mr. Panso – Commented that Mr. Leibman and Mr. Preiss did a great job and got us the best deal possible.

Mrs. DeScherer – Commented that it sounds like a really good deal.

Mr. Claudelli – Asked when Rosengren will be developed? Mr. Leibman replied they are very eager to get started.

Mr. Langshultz – This all has to be done before 2025? Mr. Leibman and Mr. Preiss replied it will be faster than that. Mr. Preiss replied that our obligation is over that period of time. In our case there is pressure to move forward on Centennial Way and to get North Broadway started. Mr. Leibman commented that the agreement requires that construction commence within two years of the approval; however we have a built in 18 month extension that we can obtain on a motion to the court, provided we show that we have proceeded diligently and in good faith.

Mrs. Whitchurch-Carluccio – No Questions / Comments

Ms. Higgins – She questioned on the settlement agreement what they described as a family. Mr. Preiss replied no age restrictions. Ms. Higgins asked if the \$7,500 was paid to the FSHC Attorneys yet. Mr. Belgiovine was unsure. Ms. Higgins asked who is responsible for the annual report. Mr. Preiss answered that the Borough will need to appoint somebody as an Affordable Housing liaison.

Mr. Dattoli – Asked if the Mayor and Council was responsible to appoint somebody as the Affordable Housing liaison. Mr. Preiss said yes.

Mr. Belgiovine – Asked if Mr. Preiss or Mr. Leibman could put together a timeline for the Board. Mr. Leibman said that we have six months to adopt ordinances. Some towns are already requesting extensions from the court. We expect that we should be able to meet the time lines. Mr. Preiss commented that the developer fee ordinance has already been adopted. Mr. Belgiovine questioned the 25% reduction for seniors and if that percentage could be changed in the future. Mr. Preiss commented that this agreement is locked in and explained why this was agreed to. Mr. Leibman commented that if there is a 20% change we can petition the court with the changes.

Mr. Dattoli – Asked what will trigger the initiation of the Broadway project? Mr. Preiss said that is something he wanted to speak about in the redevelopment process.

Mr. Panso – Asked how does this relate to the master plan? Mr. Preiss said that the master plans are now in two parts, housing element and the master plan with land use.

Mr. Dattoli – Asked how the initiation of the change in the zoning begins. Mr. Preiss said that he anticipates that Broadway, Rosengren and the two overlay zones as part of the housing element. It may not be in his final form, but it will show that there is a serious intent to put that in place.

Mr. Preiss explained the process and what will be needed to be done. Mr. Leibman asked if he should ask for an extension, Mr. Preiss replied that he would let him know.

Ms. Higgins inquired about the new people PDI in what was formally the TEVA building. Mr. Belgiovine said that it's an overlay zone, so they can continue to occupy the building.

Mr. Preiss spoke about North Broadway. He explained that we have two options. We can adopt rezoning and then it would have to be put out for public bid; however if that property is designated as an area in need of redevelopment, then that property could go through the redevelopment process. That process would allow the Borough to be able to negotiate with a number of builders of their choosing without having to go through the public bid. This building will not be owned by the Borough. The site will be turned over to the developer and the builder will build 100% affordable housing, they will then operate the site. Mr. Dattoli asked why the municipality would not own the site. Mr. Preiss replied that the Borough could, but Mr. Preiss recommend that the town stay out of the housing business and he explained why. Mr. Dattoli asked Mr. Belgiovine if this is the direction that the Mayor and Council wants to take. Mr. Belgiovine replied yes, the Borough isn't looking to be in the business of being a landlord. Like Broadway Village, the Borough isn't involved. Ms. Higgins replied that's why we have CHIP. Mr. Langshultz asked if they are paying taxes. Mr. Preiss replied yes, at a reduced amount.

Mr. Panso asked what about properties that are contiguous. Mr. Preiss explained in detail how the redevelopment process works. He stated that the following would have to take place.

The Mayor and Council recommend to the Planning Board to undertake the preliminary investigation whether the area within those boundaries qualifies as an area of redevelopment.

The Planning Board would have Mr. Preiss's firm do a study. Mr. Preiss would then come back to the Planning Board with the completed study. The Planning Board will then give their recommendations to the Mayor and Council.

The Mayor and Council accepts the recommendation and adopts a resolution saying prepare a redevelopment plan.

Mr. Preiss's firm will prepare the plan. The redevelopment plan can either be introduced the same way as the other ordinances get introduced by coming back to the Planning Board or it would come directly to the Planning Board and they recommend it becomes adopted. Then the redevelopment plan that is in place will supersede the zoning.

Mr. Preiss stated that the entire process takes about six months.

Mr. Dattoli asked if this has been discussed with the Mayor and Council yet. Mr. Preiss replied that it was discussed informally towards the end of last year. Mr. Leibman stated that he spoke to the Mayor about conducting an area of need study and he was supportive.

Mr. Belgiovine asked if we could also include some other areas in the study, then we could pick and choose the areas that are in need of redevelopment. Mr. Preiss replied that is a great idea. You can have the area of need of redevelopment declared as a larger area. It doesn't mean that the redevelopment plan has to provide singular zoning. You can have a larger area studied, declared in need of redevelopment and then you can adopt your development plan as need be. Mr. Preiss said to rezone an area you can include requirements that the developer can do additional offsite improvements or contributions.

Mr. Dattoli stated that this would go very nicely with the Broadway corridor. Ms. Higgins asked some questions about the Broadway corridor project. Mr. Preiss said that one of the advantages is once it is being declared an area of redevelopment you don't have to adopt the same zoning over the whole piece. You can pick one piece for affordable housing and this piece is going to be parking and a restaurant. Mr. Dattoli asked if it would be the same contractor for each projects. Mr. Preiss said no, it would be different developers for each project. Mr. Belgiovine said this way it allows the Borough to have open discussions with developers about different needs and wants, and it's a more specific than just an open overlay zone. Mrs. DeScherer commented that this is a great idea, but we have to keep in mind that some of these areas are privately owned. Mr. Preiss said that you can handle this two ways, you can do it as a non-condemnation area of redevelopment and you designate it right from the beginning that way. That means there can be no taking, however you can also allow condemnation. For example if you have a whole area and a developer steps in and negotiates and buys all of the property, but one owner in the middle is holding out. Then you can step in. Mr. Belgiovine said you can choose condemnation, but that doesn't mean you have to use it.

Mr. Belgiovine asked if we expanded the scope of review, how much additional time does this add to this process. Mr. Preiss said it will not add a lot of extra time or additional expense.

Chairman Dattoli took a poll of all Planning Board members present asking if they were in favor of rezoning an area in need of redevelopment. All members present were in favor of area redevelopment.

Chairman Dattoli took a poll of all Planning Board members present asking if they were in favor of expanding the potential area in need of redevelopment. All members present were in favor of expanding the potential area in need of redevelopment.

Mr. Leibman commented that a lot of this will need to go to the Mayor and Council first.

Chairman Dattoli took a poll of all Planning Board members present asking if they were in favor of Mr. Preiss to continue working on the housing element plan. All members present were in favor of Mr. Preiss to continue working on the housing element plan for Woodcliff Lake.

Mr. Dattoli asked the new members to introduce themselves.

This is Mrs. Whitchurch-Carluccio's 2nd year serving on the Woodcliff Lake Planning Board. She is an insurance defense attorney. She has two children in the high school. Mrs. Whitchurch-Carluccio said that she is looking forward to working with the Board this year.

Ms. DeScherer is an attorney. She has two boys in high school. Ms. DeScherer gave her professional background and thanked the Board.

The meeting was opened to the public on a motion from Mr. Belgiovine, and seconded by Ms. Higgins, and carried by all. With no members of the public wishing to speak, **the meeting was closed to the public** on a motion from Mr. Langshultz, and seconded by Mr. Belgiovine, and carried by all

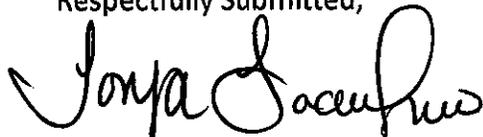
Minutes:

The minutes of January 9, 2017 were approved on a motion from Mr. Langshultz, seconded by Ms. Higgins, and carried by all members that were present at the January 9, 2017 meeting.

A discussion pertaining to the Woodcliff Lake Planning Board By-Laws will take place at the next Planning Board meeting.

The meeting was adjourned on a motion from Mr. Belgiovine, and seconded by Mr. Langshultz, and carried by all.

Respectfully Submitted,



Tonya Tardibuono
Board Secretary

**ANNUAL MEETING NOTICE
WOODCLIFF LAKE PLANNING BOARD**

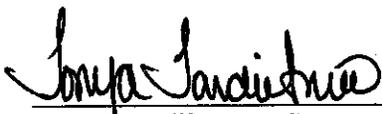
NOTICE IS HEREBY GIVEN, in accordance with the Open Public Meetings Act, that the following resolution 18-01 was adopted at the Reorganization Meeting of the Woodcliff Planning Board on Wednesday, January 24, 2018.

BOROUGH OF WOODCLIFF LAKE PLANNING BOARD
RESOLUTION – SCHEDULE OF MEETINGS 2018

Be it resolved, that pursuant to Section 13 of Public Law 1975, Chapter 231 of the Laws of the State of New Jersey, the meetings of the Woodcliff Lake Planning Board shall normally be held on the second Monday of each month and on any other days specified during the year, at Woodcliff Lake Borough Hall, 188 Pascack Road, Woodcliff Lake, NJ, at the hour of **8:00 p.m.** Such meetings shall be held on the following dates:

2018:

January 24 Reorganization
February 12
March 12
April 9
May 14
June 11
July 9
August 14 (Tuesday)
September 24
October 9 (Tuesday)
November 19
December 10
January 14, 2019 Reorganization



Tonya Tardibuono, Secretary
Secretary, Planning Board

WOODCLIFF LAKE
OUTLINE OF FAIR SHARE PLAN
December 12, 2017

1. Fair Share Numbers

- 1) Rehabilitation Share 19 units
- 2) Prior Round Obligation 170 units
- 3) Prospective Need 386 units^{1*}

2. Fair Share Housing Plan

- 1) Rehabilitation Share (BCHIP^{2*}) 19 units
- 2) Prior Round (RDP - Satisfied) 82 units
- 3) Prior Round Unmet Need 88 units
- 4) Prospective Need ~~270~~ units
386

3. Prospective Need Plan

- a. Vacant Land Adjustment (RDP) 29 units
 - Plan to meet RDP:
 - Extension of controls (Centennial) 5 units
 - North Broadway: 16 units of 100% affordable housing family rental housing (on lots 1, 2 & 9 of Block 2602; 2.69 acres X 6 per acre = 16)⁶
 - With 8 rental bonus total credits = 16 + 5 + 8 = 29 credits.

b. Unmet need

- Third round unmet need ~~270~~ - 29 = ~~241~~ units
- Cumulative unmet Need: 88 + ~~241~~ = ~~329~~ units
- Plan to address cumulative unmet need
 - i. 6 surplus units from round 2
 - ii. Centennial Way – Extension of controls – up to 17 units in excess of 5 counted towards RDP
 - iii. Overlay zoning of vacant TEVA office building (5 acres X 20 units per acre of senior housing with a 15%/20% set aside)
 - iv. Overlay zoning of VFW site for 12 units of Veterans family rental housing on undeveloped portion
 - v. Retention of overly zoning on lots 6 and 7 of Block 2303
 - vi. Mandatory future set-aside for multifamily projects (wherever multi-family is approved by variance, rezoning or redevelopment, a 15% rental or 20% for sale set-aside will be imposed).

Note: Also settled with Rosengren. Block 2205.01 Lots 2.01, 3, 4, 5 & 6 a 5 lot subdivision on ± 7 acres. Rezoned for 15 market rate townhouse with a payment in lieu of \$600,000 to AHTF.

15151

^{1*} Based upon Kinsey 20% cap. 1,930 housing units @ 20% = 386.

^{2*} Bergen County Home Improvement Program funds to rehabilitate 19 units.

WOODCLIFF LAKE SETTLES ITS AFFORDABLE HOUSING OBLIGATION

November 9, 2017

Mayor Carlos Rendo and the Council of the Borough Woodcliff Lake are pleased to announce that they have reached an agreement with Fair Share Housing Center (FSHC) on the Borough's affordable housing obligation. The settlement agreement was adopted by resolution at a Special Meeting of the Council last night at Borough Hall. The agreement paves the way for the Borough to have the settlement agreement ratified at a Fairness hearing before the end of the year, tentatively scheduled for December 13, 2017.

PROCESS AND CONFIDENTIALITY

The contents and nature of the settlement – including mediation with FSHC over the past year and half – could not be revealed until last night owing to a confidentiality order mandated by the Judge overseeing such mediation. However, in order to be as transparent as legally possible, and to have resident input on this issue, the Council went to extraordinary lengths in this regard. Two committees – with substantial resident representation – were convened to assist the Council in the mediation. Woodcliff Lake's Affordable Housing Committee, chaired by Warren Feldman, and comprising mostly residents and former Borough Councilmen, met at least a half dozen times to assist the Council with creating a program for extending the affordability controls of the existing Centennial Way project – one of the key components of the Borough's Plan. Three prominent and very active residents of the Borough, Cheryl Dispoto, Robert Nathin and Craig Padover, all of whom vigorously participated at the Broadway Rezoning and Affordable Housing workshop earlier this year, were added to the Mediation Committee (along with Council representatives and professionals). The Borough's Mediation Committee participated in the creation of the proposed Fair Share Plan upon which the settlement was based and met with FSHC's mediator, Josh Bauers, and the Court appointed master. All of the major elements of the proposed Fair Share Plan and the proposed settlement with an intervenor in this matter (Rosengren) were shared with and endorsed by the Mediation Committee.

The Borough also convened a Saturday workshop session at the Borough's Senior Center to seek the input of the residents of Woodcliff Lake. Input at this workshop largely shaped the Borough's ultimate settlement including rejection of the proposed adoption of overlay zoning over the Broadway corridor to allow a mixed use or multi-family development, and replacing this proposed overlay zoning with overlay zones over the Teva site and the VFW property as more appropriate locations to meet this requirement.

SETTLEMENT TERMS

A. Affordable Housing Obligation

The framework for the settlement negotiations between the Borough and FSHC was the report of Dr. David Kinsey, FSHC's affordable housing consultant, dated May 16, 2016 in which the Borough's 3-part obligation was calculated as follows:

- **Rehabilitation Share – 19 units**
These are the number of current substandard homes occupied by low and moderate income residents, for which funding to allow for renovation is required.
- **Prior Round Obligation – 170 units**
This is the cumulative obligation of the Borough to meet the affordable housing obligation in the first 2 rounds, 1987-1999.
- **Prospective Need – 552 units**
This is the Borough's future affordable housing obligation for the period of 1999 to 2025.

B. Borough's Proposed Fair Share Plan

Per the settlement agreement, the Borough has negotiated and agreed to the following to meet its 3-part obligation.

- **Rehabilitation Share** – The Borough will participate in the Bergen County Housing Improvement Program, to rehabilitate all 19 units.
- **Prior Round Obligation** – The Borough was able to lower its obligation in the second round to 82 units by undertaking a Vacant Land Analysis, and met this obligation through 3 mechanisms: 2 affordable housing projects with 22 units at Centennial Way and 18 units at the Broadway Village site; and by transferring 39 credits to Paterson via a Regional Contribution Agreement (the latter which mechanism is no longer available).
- **Prospective Need** – FSHC agreed to reduce the Borough's prospective need number by 30% through settlement of this matter – thereby reducing the obligation from 552 to 386 units.
- The Borough conducted a Vacant Land Analysis which lowered the Prospective Need to 29 units of "Realistic Development Potential" (which must be met through either building 100% affordable housing, rezoning property for higher density, multi-family development with a 20% affordable set-aside, or by other mechanisms) and an "Unmet Need" of 357 units (which must be met through mechanisms such as "overlay zoning").

The table below illustrate the mechanisms the Borough has agreed to adopt to meet its Prospective Need Obligation. Additional details are provided following the tables.

Plan to Meet Realistic Development Potential		
<u>Project</u>	<u>Mechanism</u>	<u>No. of Units</u>
• Centennial Way	Extension of Controls	5
• North Broadway	100% Affordable Family Rental Housing Project	16
• Rental Bonuses	Granted for Affordable Family Rental Units	<u>8</u>
	Total	29

Plan to Meet Unmet Need		
<u>Project</u>	<u>Mechanism</u>	<u>No. of Units</u>
• Round Two	Surplus Credits	6
• Centennial Way	Extension of Controls	*(See description below)
• Vacant Teva Office Building	Overlay Zoning	15-20
• VFW	Overlay Zoning	<u>12</u>
• AHO Zone	Overlay Zoning	*(See description below)
• See		

An Explanation of each follows:

- Centennial Way – In 1993 the Borough agreed to build 22 affordable housing units on Centennial Way, which it did, and imposed a restriction requiring occupancy/ownership by low and moderate income households for 20 years. Such controls have expired (or are due to expire). The Borough will offer each owner a payment to extend such control for another 30 years.
- North Broadway – Since Round 2 in the 1990's, the Borough has spent over a million dollars from its Affordable Housing Trust Fund to purchase 3 lots located on Broadway, just north of Highview Avenue (see Figure 1) to build a 100 % affordable housing project. The Borough is obligated as part of its third round to build such housing on the site. The Borough intends to provide all 16 units as affordable family rental housing (thereby being eligible for 8 additional bonus credits), by soliciting proposals from affordable housing developers. Some additional funding is likely to be necessary to make this project feasible, as will be discussed below (See "Settlement with Intervenor"). However, by building 16 100% affordable housing on the North Broadway site, the Borough will avoid having to permit 80 units of inclusionary multi-family housing elsewhere in the Borough (16 affordable units or 20% of the total, and the remaining 64 as market rate units).
- Teva Overlay Zone – The Borough will adopt overlay zoning which will still permit the reuse of the office building as is, or in its place a 100 unit age-restricted (55+ only) project with either 15 affordable units if the project is rental (similar to Four Seasons) or 20 affordable units if the units are for sale. (See Figure 2.)
- VFW Property – If, and only when the VFW facility ceases to function, a 12 unit affordable rental project for veterans and their families will be permissible on this Borough-owned site, which is located north of Woodcliff Avenue on North Broadway. (See Figure 3.)

- AHO Overlay Zone Continuance – An affordable housing overlay zone was adopted by the Borough over the Comfort Auto Rental site (at the Hillsdale border) in round 2. This overlay zone will remain as part of the Borough's affordable housing plan and continue to mandate that 20% of the units in any future residential redevelopment project be restricted to low and moderate income households. (See Figure 4.)

C. SETTLEMENT WITH INTERVENOR

- During the pendency of the mediation, the owner of a ± 7 acre parcel located on Old Pascack Road and Pascack Road, known as the "Rosengren Site", sought to have this site which was previously approved for a 5 lot single family home subdivision, rezoned to permit 43 townhouses. The Borough has negotiated a settlement with Rosengren, which is to be incorporated into the Borough's affordable housing plan to build only 15 townhouse units on site – all of which will be high-end, market rate townhouses, as illustrated in Figures 5 and 6. Essentially instead of permitting 43 townhouses, in place of each of the 5 single-family homes a 3-unit townhouse building as shown in Figures 5 and 6 would be permitted. The cul-de-sac roadway which has already been constructed, will still be utilized to provide access to these units.
- Very careful consideration in the proposed concept site plan was given to insure that much of the site's natural grade and existing mature vegetation along the rear and sides of the site (adjacent to single family residences) would be maintained, and that the units be no taller than such homes (a maximum of 35 feet high) and smaller than such homes (a maximum of 3,500 square foot per unit). In this way, the project can be accommodated with limited impact on the neighboring properties. Additionally, each unit is expected to sell in excess of one million dollars similar to the types of high end units developed within the Enclave project in Montvale and in the Saddle River Grand project in Saddle River. Based upon the number of school children generated by the Enclave and Saddle River Grand, the Rosengren development is projected to generate only approximately 3 total school children, while generating a substantial ratable for the Borough.
- In exchange for this rezoning, Rosengren will contribute \$600,000 to the Borough's Affordable Housing Trust Fund. These funds will be utilized to support and supplement Borough expenditures on extending affordability controls at Centennial Way and development of the North Broadway affordable family rental project. Finally, by settling with Rosengren, the Borough will have eliminated the final roadblock to its proposed affordable housing plan, and thereby be granted immunity from any potential litigators or objectors on affordable housing until 2025.