

Planning & Real Estate Consultants

January 20, 2021

Dennis Sandow, Chair
Long Hill Township Planning Board
915 Valley Road
Gillette, New Jersey 07933

**RE: Applicant: Elite Properties at Long Hill, LLC
Address: 621 Valley Road (C.R. 512)
Block: 10801/ Lot: 3
R-MF-4 Multi Family Residential Zone 4
Preliminary and Final Major Site Plan**

Dear Chairperson Sandow and Members of the Board:

Elite Properties at Long Hill, LLC (the “Applicant”) is seeking Preliminary and Major Site Plan approval to develop 62-unit multifamily residential building on Block 10801, Lot 3 in Gillette. The property has a street address of 621 Valley Road. The following is a review letter of the application.

Documents Reviewed

The following documents have been reviewed in preparation of this letter:

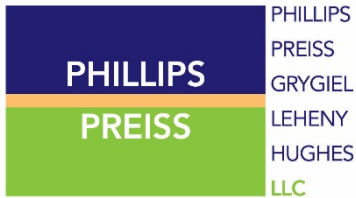
- Cover letter dated August 24, 2020 signed by Derek W. Orth, Esq.
- Application for Development dated August 13, 2020.
- Preliminary and Final Major Site Plans for Elite Properties Proposed Residential Development consisting of 21 sheets, signed and sealed by Joseph G. Jaworski, P.E. of Dynamic Engineering, dated August 7, 2020.
- Architectural Plans and Elevations for Gillette Crossing consisting of 7 sheets, prepared by John Saracco Architect LLC, dated August 6, 2020.

Site Description

The proposed project involves one tax lot: Block 10801, Lot 3 with a street address of 621 Valley Road. The property is ± 5 acres and is located on the south side of Valley Road to the east of Mountain Avenue. The rear of the lot backs on New Jersey American Water Company land which itself backs on the Passaic River. To the west of the site along Valley Road are commercial uses including restaurants, a Valero gas station, insurance offices, and doctors’ offices. Directly across the street is a strip mall which includes both commercial uses and a branch of the U.S. Post Office. To the east of the site along Valley Road are single-family residential uses. The lot is characterized by environmental constraints including wetlands and floodway areas and has some existing improvements on it. Approximately 65,000 square feet (or 1.5 acres) of the lot is shown as critical areas on the site plan drawings.

Proposed Project

The Applicant proposes to remove any improvements on the site and develop a multifamily residential building consisting of 62 units, 9 of which are proposed to be



Planning & Real Estate Consultants

reserved for low- and moderate-income households. The development will include 13 one-bedroom units, 35 two-bedroom units, and 5 three-bedroom units. The building is proposed to be four stories with three stories of residential uses above 77-spaces of ground floor structured parking. There will also be 28 surface parking spaces. Each floor of the building including the garage will have trash areas. The first residential floor will have a lounge, business center and storage areas. The second residential floor will have a gym and storage areas. The third residential floor will have storage areas. The exterior area of the site will include an entry drive from Valley Road leading to a turn around at the building entrance. A rain garden is proposed at the center of the turn around. A sidewalk is proposed along the Valley Road frontage heading westward. There will also be a detention basin in the front yard adjacent to Valley Road.

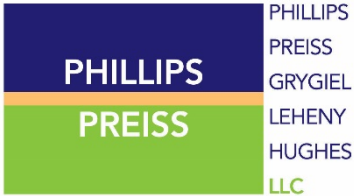
Relationship to Settlement Agreement with Fair Share Housing Center

The Township filed a declaratory judgment action on July 6, 2015 seeking a declaration of compliance with the Mount Laure doctrine and Fair Housing Act of 1985. Subsequently, the Township reached a settlement agreement with Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in the matter in accordance with In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015). The terms of the Settlement Agreement were memorialized in an agreement dated September 27, 2017 and included the requirement that the Township address its Fair Share obligation, in part, by rezoning Block 10801, Lot 3 indicated as “Gillette Office” in the agreement. The terms of the agreement indicated that the site could accommodate 62 housing units with a set aside of 9 affordable units for a rental project and 12 affordable units for an ownership project. By Ordinance #413-18, the Township adopted zoning regulations necessary to implement the Settlement Agreement including creating a new zone, the R-MF-4 Multifamily Residential Zone 4, on Block 10801, Lot 3. The Township Committee adopted Ordinance #460-20 in July 2020 which amended some of the zone standards for the R-MF-4.

Zoning Compliance

The R-MF-4 Multifamily Residential Zone 4 permits multifamily dwelling units for the provision of inclusionary affordable housing. The purpose of the R-MF-4 Zone district is to provide zoning for affordable housing which allows a realistic opportunity for the construction of very low, low and moderate income housing.

The zoning standards specify that development in the zone “shall be used for inclusionary affordable housing multi-family dwelling units.” Further, not less than 9 units (15 percent of the total number of units) shall be affordable to very low-, low- and moderate-income households for rental projects or 12 units (20 percent of the total number of units) for sale units. Any computation resulting in a fraction of less than 0.5 shall be rounded down; any computation resulting in a fraction of more than or equal to 0.5 shall be rounded up. The affordable units must meet the relevant income and bedroom distribution requirements of the Fair Housing Act (i.e., N.J.S.A.



Planning & Real Estate Consultants

52:27D-329.1) and Uniform Housing Affordability Controls (i.e. N.J.A.C. 5:80-26.3). Not more than 20 percent of the affordable units and nor more than 10 percent of the market rate units may have 3 or more bedrooms.

A zoning table indicating the zone requirements and proposed development compliance is provided below.

R-MF-4 Multifamily Residential Zone 4

Bulk Requirements	Required/ Permitted	Existing	Proposed	Relief Needed
Min. Lot Area (acres)	5	5.07	5.07	—
Max. Residential Density (dwelling units/acre)*	12	N/A	12.23	—
Min. Lot Width (ft.)	250	283.02	283.02	—
Min. Affordable Housing Set Aside (%)	15/20	N/A	15 (9 of 62 units)	—
Maximum building height for pitched roof structures.**	3 residential stories over parking/50 feet whichever is less	N/A	3/49.91	—
Maximum building height for non-pitched roof structures***	3 residential stories over parking/45 feet whichever is less	N/A	N/A	—
Min. Front Yard (ft.)	50	86.3	333.8	—
Min. Side Yard (ft.)	20	59.6	20.1	—
Min. Rear Yard (ft.)	50	293.8	233.2	—
Max. Building Coverage (%)	20	1.5	13.3	—
Max. Lot Coverage (%)	40	1.2****	25.4	—
Floor Area Ratio (FAR)	0.5	0.015	0.39	—
Buffer	10	N/A	10	V*****
Parking (1.5 spaces/unit)	93	N/A	105	—

V= Variance Required

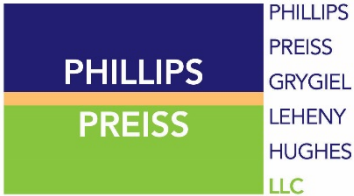
* The maximum density for residential development shall not exceed twelve (12) dwelling units per acre, unless a higher number is set forth in the Township's September 27, 2017 settlement agreement with the Fair Share Housing Center. The Settlement Agreement indicated 62 units on Block 10801, Lot 3 which equates to 12.3 dwelling units per acre on a 5.07 acre site.

** "Height" shall mean the vertical distance from a plane representing the average ground elevation around the foundation to a point 1/2 the distance between the top of the uppermost plate and the highest point of a pitched roof.

***"Height" shall mean the vertical distance from a plane representing the average ground elevation around the foundation to the top of the highest beams for a flat roof or to the deck level of a mansard roof.

****This number should be confirmed. Building coverage is included in the definition and calculation of lot coverage so it follows that lot coverage should be a greater number than building coverage. Please check these calculations on Sheet Number 3 for existing building and lot coverage.

*****Buffer appears to be less than 10 feet along Valley Road.



Planning & Real Estate Consultants

In addition to the above, the applicant seeks a design waiver from Section LU-151.1.2c which prohibit off-street parking or loading in any front yard.

Planning Comments

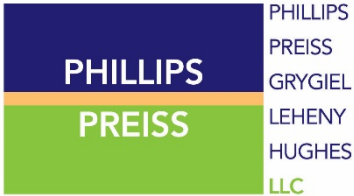
1. The Applicant shall provide expert planning testimony addressing the statutory proof pursuant to the Municipal Land Use Law in support of any “c” bulk variances and/or design waivers requested by the Applicant.
2. The Applicant should provide testimony on the location and bedroom count of the Mt. Laurel units to ensure compliance with UHAC’s bedroom distribution requirements. A review of the architectural floor plans indicated 8 affordable units broken down as follows:
 - First Floor: 2 two-bedrooms, 2 three-bedrooms = 4 affordable units
 - Second Floor: 2 two-bedrooms = 2 affordable units
 - Third Floor: 1 one-bedroom, 1 two-bedroom = 2 affordable units

According to the architectural plans cover sheet the building includes the required 9 affordable units which are broken down as follows:

- First Floor: 2 two-bedrooms, 2 three-bedrooms = 4 affordable units
- Second Floor: 1 one-bedroom, 2 two-bedrooms = 3 affordable units
- Third Floor: 2 two-bedrooms = 2 affordable units

The Applicant should confirm that this will be a rental project, reconcile the discrepancies between the plans, and ensure that 9 units of affordable housing are being provided. The Applicant should provide compliance with LU 122.3Ad5 which requires that not more than 20 percent of the affordable units and not more than 10 percent of the market units may have 3 or more bedrooms.

3. The architectural floor plans (PB-201-203) indicate that there will 20 units on floors 1 and 2 and 22 units on floor 3. However, PB-100 indicates that there will be 20 units on floors 1 and 3 and 22 units on floor 2. The plans should be consistent.
4. The Applicant should confirm that the affordable units will meet the income and bedroom distribution requirements of NJSA 52:27D-329.1 and NJAC 5:80-26.3.
5. The Applicant should indicate whether the balconies are covered. If they are covered they may count toward floor area ratio.
6. The Applicant should provide testimony as to whether any provisions are being made for bicycles.
7. The Applicant should provide testimony as to whether there will be provisions on site for electric car charging.
8. The Applicant should provide testimony regarding site operations, including trash removal and loading/deliveries, where moving vans are anticipated to park, etc. Additionally, the Applicant should indicate how a car in the parking garage will turn around at the eastern most end of the garage if said cannot find a parking space.



Planning & Real Estate Consultants

9. The Applicant should also provide testimony as to how many residents will have designated parking spaces and how the surface/garage spaces will be assigned if at all.
10. The Applicant should provide testimony as to where any guest parking spots would be located.
11. The Applicant should provide testimony regarding any outdoor amenities that could be provided for residents in terms of seating areas, barbeque areas, etc.
12. Per LU-152.3.h exterior mounted mechanical and electrical equipment shall be architecturally screened. Details regarding screening of mechanical equipment should be provided. Specifically, the location of the HVAC system and how it will be screened and dimensions and screening of any rooftop mechanicals.
13. The Applicant should indicate if a generator is proposed for the site and, if so, where.
14. The Applicant should indicate the colors of the proposed signage.
15. Please note that per LU-152.4, the painting of buildings in bold colors, patterns, checks or stripes is discouraged. The Applicant should provide testimony on the color blue proposed for the facades.
16. The Applicant should provide parking space dimensions for the garage spaces.
17. We defer to the Board engineer with regard to comments regarding landscaping, lighting and stormwater management.
18. We will provide a supplemental memorandum regarding the proposed architecture under separate cover.

We trust that the above information is responsive to your needs.

Respectfully submitted,

Elizabeth Leheny, AICP, PP

cc: Debra Coonce
Paul W. Ferriero PE, PP, CME, LEED AP, CFM
Jolanta Maziarz, Esq.