

Application Narrative

Housing Development Corporation of Bergen County

570 Route 17 North (Block 1002, Lot 4.02), Upper Saddle River, N.J. 07458

The Applicant, Housing Development Corporation of Bergen County, obtained Site Plan approval, Bulk Variance approvals, and a Use Variance for height pursuant to N.J.S.A. 40:55D-70(d)(6) to construct 70 one-bedroom affordable housing units as memorialized by the Resolution of the Planning Board adopted on March 22, 2018 (the “**Prior Approvals**”). The approved project included a single four (4) story building with 70 one-bedroom units, along with various additional improvements (the “**Project**”). The Property is owned by the Borough of Upper Saddle River, and the Applicant has an option to ground lease the Property from the Borough and will be entering into the lease at the closing on the financing for the Project. The Applicant has obtained financing for the Project, which includes low income housing tax credit (LIHTC) financing administered by the New Jersey Housing and Mortgage Finance Agency (NJHMFA), and is in the process of finalizing and closing on the financing.

The Applicant now applies to the Board to amend the Prior Approvals. During the course of finalizing plans after the Prior Approvals and preparing construction grade plans, certain changes are required which create the need to return to the Board for an amended Site Plan approval and increasing the Use Variance for height pursuant to N.J.S.A. 40:55D-70(d)(6). As the building will be constructed of modular units and due to the prefabricated height of those units, and the need to maintain a proper roof pitch, the previously approved height will be slightly increased to 58.25 feet, and will be the approved 4 stories.

Additionally, the north wing of the building will be 30 feet shorter and the south wing of the building will be 86 feet shorter. Further, the building and site layout will be somewhat reconfigured, including: (1) removing the 60 under the building parking spaces to surface parking spaces, and as result all 71 parking spaces will be surface parking; (2) some of the units will be moved to the lower level, which was previously occupied by the parking garage; and (3) the trash room has been relocated. The revised site layout has reduced the height of the two retaining walls. The original “concrete wall” has been changed to a redi-rock wall which reduced the height to 10 feet on the lower level, which still requires a variance as a maximum of 6.5 feet on the lower level is permitted, but is 2 feet less than the 12 feet approved under the Prior Approvals. The original “keystone wall” has also been changed to a redi-rock wall, which has been reduced in height on its lower level and still complies with the height standards.

Additionally, a new stairwell to the lower level has been added in the northwest corner of the building for access to a utility room, as required by the utility companies. The wall of the stairwell also contains utility meters. The stairwell creates a side yard setback variance of 25 feet where 30 feet is required. The retaining wall for the stairwell requires a variance as it is 5 feet above grade. Aside from the foregoing, the revised building and site layout do not increase any of the other Bulk Variances granted under the Prior Approvals, or create the need for any new Bulk Variances or approvals. However, these changes will remove the need for the previously granted Bulk Variance for the rear yard setback of 445 feet, where a minimum of 450 feet is required, and the new rear yard setback will be 450.08 feet.