

## APPLICATION STATEMENT

Emerson Affordable Housing, LLC

324 Main Street, Borough of Emerson, NJ - Block 304, Lot 3

In 2014, the Housing Development Corporation of Bergen County, obtained a Use Variance pursuant to N.J.S.A. 40:55D-70(d)(1) to construct affordable housing units for veterans or seniors as memorialized by the Resolution of the Land Use Board adopted on August 21, 2014, as the multi-family use is not permitted in the R-7.5 Single Family Residential Zone. The Housing Development Corporation of Bergen County then received Site Plan approval with Bulk Variances and other relief as memorialized by the Resolution of the Land Use Board adopted on November 6, 2014 (the “**Prior Approvals**”). The approved project has been constructed and includes seven (7) one-story buildings each with two (2) residential units, for a total of fourteen (14) units which are fully occupied. The Prior Approvals were transferred to the present Applicant, Emerson Affordable Housing, LLC, (which is wholly owned by Housing Development Corporation of Bergen County), and the Applicant entered into a Ground Lease with the property owner American Legion Emerson Post #269.

The Applicant now applies to the Board for Preliminary and Final Major Site Plan approval, Bulk Variance approvals, and a Use Variance for height pursuant to N.J.S.A. 40:55D-70(d)(6) to replace the prior American Legion building. The new building will be 2½ stories and will contain four (4) one (1) bedroom units, with one (1) unit on the first floor, and three (3) on the second floor. The first floor will also contain a meeting area, utility and storage rooms, bathrooms, a small kitchen and meeting hall, which will also be used by the American Legion Post 269 for its meetings and events. A new shed for the storage of yard maintenance equipment and storage is also proposed off the northwest corner of the parking lot. The parking lot is also being expanded and reconfigured to add eight (8) additional parking spaces for a total of 39 parking spaces which includes two (2) handicapped parking spaces four (4) EV Make-Ready Spaces and two (2) spaces with installed electrical vehicle charging stations, and 31 spaces were previously approved. The existing trash/recycling enclosure in the parking lot will also be reconfigured. A new sign and a flagpole in front of the new meeting building are also proposed.

The Use Variance for height is required as the Borough measures the height from the curb line at the street. The new meeting building is a 2½ story building and 27 feet high to the peak of the roof, which is conforming as 2 ½ stories and 32 feet are permitted, but due to the topography of the Property, when measured from the curb line at the street, creates a height of 38.52 feet. The Application also requires a variance for the number of parking spaces as 59 spaces required and 39 are provided, and 31 spaces were previously approved for a deficiency of 20 spaces which is reduced by 12 spaces for the required six (6) EV space (2 for 1 credit (12) up to 10% = or 5.9 spaces) resulting in a variance and a RSIS de minimis exception for a 14 space deficiency. The Application also requires a variance for impervious coverage as maximum of 15% is permitted, 48.5% is existing, and 53.9% is proposed to accommodate the additional parking spaces and reduce the magnitude of the parking variance. The existing rear yard setback variance of 34.85 feet will be continued and will not be expanded or exacerbated as a result of this Application. The free-standing sign of 13.3 square feet requires a variance as a maximum of 12 square feet is permitted.