

**FROM THE BOROUGH CLERK'S OFFICE
PHASING REQUIREMENT AT THE VILLAGE**

(For Councilperson James E. Maher)

R E S O L U T I O N

WHEREAS, subparagraph (d)(4)(b) of subsection 14-9.3 of section 14-9 "Planned Residential Developments" of the zoning ordinance of the Borough of Old Tappan, as recently amended by Ordinance No. 605-97, permits the Mayor and Council to waive the ordinance requirements for the phasing of construction of affordable units for any developer of a planned residential development by resolution, provided the New Jersey Council On Affordable Housing (hereinafter "COAH") waives this requirement for such developer; and

WHEREAS, the Mayor and Council are desirous of considering alternative proposals for meeting its fair share of affordable housing as determined by COAH; and

WHEREAS, principals of The Village and DeWolf Road Associates have presented an alternative proposal for the Borough to meet its fair share of affordable housing; and

WHEREAS, in order to allow time for the Borough and the Planning Board to consider and, if desired, to implement the proposal by The Village and DeWolf Road Associates, the phasing schedule for the construction of affordable housing units at The Village will need to be altered; and

WHEREAS, the Borough has filed a motion with COAH seeking a waiver from the phasing requirements of COAH's regulations for The Village;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Old Tappan, County of Bergen and State of New Jersey, that, in accordance with subparagraph (d)(4)(b) of subsection 14-9.3 of section 14-9 "Planned Residential Developments" of the zoning ordinance of the Borough of Old Tappan, the phasing requirements for the construction of affordable housing are hereby waived subject to the following conditions:
at the Village

- 1) approval of such waiver by the New Jersey Council On Affordable Housing;
- 2) approval by the Old Tappan Planning Board of amendments to The Village's preliminary and final site plan approval consistent with this resolution and the approval of such waiver by the New Jersey Council On Affordable Housing; and
- 3) under any circumstances, The Village shall not construct more than one pair (over and under) of affordable housing units in any one building nor shall it construct affordable housing units immediately adjacent to one another.

BE IT FINALLY RESOLVED that a certified copy of this Resolution be forwarded to the Old Tappan Planning Board, the Planning Board Attorney, the New Jersey Council On Affordable Housing and the Borough Attorney.

INTRODUCED BY : Councilperson James E. Maher

SECONDED BY : Councilperson Robert Zacccone

ROLL CALL : Ayes-4, Nays-2(Binaghi and Kramer)
Absent-0

APPROVED : _____
RAYMOND R. WISS
Mayor

ATTEST : _____
MARIE KOEHLER, RMC/CMC
Borough Clerk

DATED : **March 31, 1997**