

4. CONCEPT PLAN AND NARRATIVE

Pursuant to the RFEI the township would like to create a minimum of sixteen (16) affordable housing units on the property dedicated by the Borough of Woodcliff Lake to the potential developer. The subject property is three (3) individual lots totaling 2.35 acres commonly known as Lot 1, 2, 9 / Block 2602 which borders North Broadway and Highview Road. In this section we will provide a narrative and concept plan on how we intend to develop the property.

Based on the Borough's affordable housing plan, the site will have access to both public water and public sewer located on North Broadway and Highview Road. All allocation for each service has been reserved by the township for this development project. The site will allow for the sixteen (16) units required under this RFEI but the Township is not opposed to have more units developed above the threshold indicated in the RFEI. The zoning for the property is currently R15 and based on the RFEI the site has been designated as a Redevelopment Zone which we assume will allow for the affordable housing development and allow for a complying application.

Since the site is broken up into 3 lots we will propose to develop and build two (2) 11 unit buildings and one (1) 4 bedroom community residence. This would provide for twenty-six (26) units of straight affordable housing units which exceeds the sixteen (16) units based on the housing element plan included in the RFEI. We will exceed the number of 1 and 2 bedroom units but keep the number of 3 bedroom as per the housing element plan by Phillips Preiss. The community residence will provide additional very low income units on top of the housing element plan since they will be designated for special needs residence 30% or less AMI.

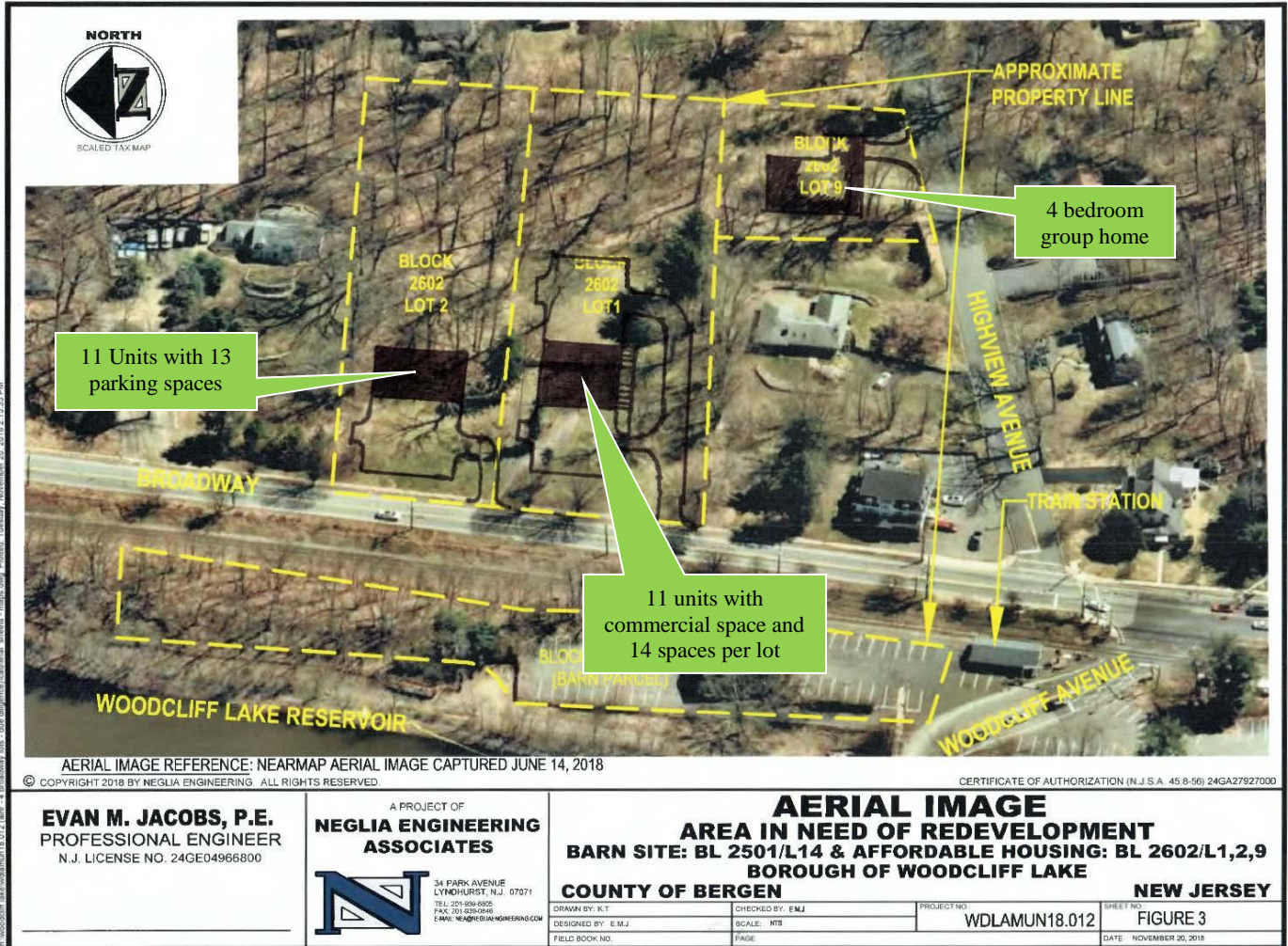
Based on our site walk through, the site fronts onto North Broadway for the two (2) 11 unit buildings and Highview Road for the community residence. All three sites have a flat area with steep slopes going away from North Broadway. Both eleven (11) unit buildings will be located on Lots 1 and 2. Lot 2 will have parking along North Broadway for 13 cars. Lot 1 will have 11 units and a commercial space on the ground floor with parking along North Broadway. The ground floor building walls will act as retaining walls for the slopes. The rear of the building will service the affordable units and there will be a driveway on the side of the building going to the rear of the building and parking to be in a flat area behind the building for the affordable units. The community residence will be located on lot 9 and will require retaining walls to create a flat area since the building will be one story and fully accessible.

Since the sites have some environmental issues, we propose to use the existing driveway cuts and driveway pavement for lot 1 to avoid any GP permits from the DEP since they will be considered existing impervious coverage.

BEDROOM COUNT

- 1 Bedroom – 1 Very Low, 1 Low, 4 Moderate
- 2 Bedroom – 1 Very Low, 3 Low, 8 Moderate
- 3 Bedroom – 1 Very Low, 1 Low, 2 Moderate
- Community Residence – 4 Very Low
- Total Income Units – 7 Very Low, 5 Low, 14 Moderate
- Total Units – 26 Units

This page and the following page will provide a conceptual site design based on the aerial photos provided by Phillips Preiss and photos of the proposed buildings that will be built on the site.



EXAMPLE OF 11 AFFORDABLE UNITS WITH COMMERCIAL SPACE BASED ON SLOPED SITE BUILT IN SPARTA, NJ



EXAMPLE OF 11 AFFORDABLE UNITS WITHOUT A COMMERCIAL SPACE ON A SLOPED SITE IN SPARTA, NJ



EXAMPLE OF 4 BEDROOM COMMUNITY RESIDENCE

Based on the narrative and concept plan above, we believe this is the best plan of action to get the project completed. Nouvelle, LLC reputation over the years building affordable housing projects either for low to moderate income or special needs consumers has been exceptional based on our ability to obtain funding for our service providers and completing projects on time. We are committed to providing housing for those who are most vulnerable and assist townships in meeting their affordable housing needs.

We look forward to hearing from the Borough and appreciate the opportunity.