

Addendum Number Two:

This addendum includes commentary on the status of any financial support the Borough may contribute to the scattered site development project, as well as answers to questions submitted during the call for submissions.

Comment:

We can report at this time that the draft spending plan anticipates that the Borough will cover all acquisition costs for all sites and infrastructure costs up to the limit budgeted for that work. It is anticipated that the Borough may budget approximately \$1.55 million towards acquisition, infrastructure and construction costs. There is also a plan to use an additional \$181,000 from affordability assistance funds, if the project can make the case for increasing the number of very low-income units by a small number to justify that affordability expense. Please feel free to utilize these assumptions in your financial proformas.

Question: “On page 2 of the RFQ there is a note for Block 80, Lot 15.38 (149 Mine Brook Road) and Block 115, Lots 1 and 2 (47-3 and 47-4 Maple Street) stating that sewer connections are required. What does this mean?”

Answer: Sewer capacity at these sites are not an issue. Regarding Block 80, lot 15.38, sewer is available to the site. However, due to the lot’s topography, a pump station will be required to pump upwards to the sewer plant.

Regarding Block 115, Lots 1 and 2, the site is in the sewer service area. However, the sites are approximately 150 feet west of the Maple Street/Pine Street intersection where the sanitary sewer currently ends. There is currently a sanitary manhole at the intersection, including an 8-inch stub leading in the direction of the lots in question. Moreover, since these lots are within the service area, and since it is less than 400 feet from the end of the current system, a Treatment Works Approval can be granted from NJDEP within approximately 30 days, according to our experts. The Borough will secure the TWA.

Question: “The RFQ also says that the preferred outcome for Block 125, Lot 25 is 100% affordable senior. Is the Township interested in non-age restricted housing at the other sites?”

Answer: It is our understanding that the LIHTC program will not permit one site to be age restricted and the other sites to not be age restricted in a joint scattered site LIHTC application, and we do not want the other sites to be age restricted. Therefore, to accommodate the LIHTC program requirements, the Borough is going to review a recommendation from its affordable housing planner at its May Council meeting to encourage the selected developer to design this site to be more attractive to smaller and older households and via building design and amenities, but the project will not likely be permitted to restrict those units to 55 and older households as originally identified. It is the Borough’s recommendation that this site be planned in that manner.

Question: “What is the Township’s overall affordable housing obligation?”

Answer: The gap and prospective need number for Bernardsville is 215. However, the balance of this 215-unit obligation is planned to be met by a variety of other mechanisms. Therefore, the MINIMUM number of units required for this development is 50. However, the Borough would be willing to consider, and under the right circumstances would encourage additional units as an outcome from this project, especially to the extent that it would increase economic viability for the selected developer’s project. Please see Addendum 1 for more information on the types of typical site planning matters that should be taken into account when planning for additional density.