Borough of Demarest																		
PROJECT/UNIT MONITORING - June 2021																		

Site / Program Name:	95 County Road			127 Hardenburgh Avenue			Accessory Apartment Ordinance			Downtown Rehabilitation Area			Sylco			Borough-wide Set-aside Ordinance		
Project Type:	Inclusionary			100% Affordable			Accessory Apartments			Inclusionary			Contribution			Inclusionary		
Block & Lot / Street:	Block 145, Lot 5			Block 23, Lot 13, 14, 15			TBD			Varies			Block 119, Lots 1.05, 1.06, 1.07 and Block 120, Lots 1.03 and 1.04			TBD		
Status:	Zoning adopted on 8.26.19 via Ordinance 1066-19			Redevelopment Plan, Amendment #1 Adopted 2.24.20			Zoning adopted on 8.26.19 via Ordinance 1069-19			Redevelopment Plan, Amendment #1 Adopted 2.24.20			Zoning adopted on 5.18.20 via Ordinance 1080-20			Zoning adopted on 7.29.19 via Ordinance 1068-19		
Date:																		
Length of Affordability Controls:	TBD			TBD			TBD			TBD			None			TBD		
Administrative Agent:	TBD			TBD			TBD			TBD			N/A			TBD		
Contribution:	N/A			N/A			N/A			N/A			$1,000,000.00			N/A		
Type of Units:	TBD			TBD			TBD			TBD			None			TBD		
Total Affordable Units:	TBD			TBD			TBD			TBD			0			TBD		
Income/Bedroom Distribution:	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR	1 BR	2 BR	3 BR
Very Low-Income																		
Low-Income																		
Moderate-Income																		
Comments:	The Borough awaits the filing of a site plan application.			This mechanism originally included only Lots 13 and 14. However, the Borough has commenced eminent domain proceedings on Lot 15 to expand the area and the size of the project. The Borough designated the United Way of Bergen Councy, LLC as the redeveloper of the sites on March 30, 2020. The Borough is in the process of drafting a Redeveloper's Agreement. United Way has prepared concepts of the site and a site plan application is anticipated to be filed in the fall of 2021.			Notice posted on Borough website on or about June 30, 2021 notifying residents of opportunity.			The Borough awaits the filing of a site plan application.			The Applicant filed an application on or about August of 2020. The Board approved the application for preliminary and final site plan approval on January 6, 2021. The Applicant then filed for amended preliminary and final site plan approval on or about March of 2021. The Board approved the application on May 5, 2021. The Borough awaits the commencement of construction, which will trigger the first of three payments that will total $1 million.			The Borough awaits the filing of a site plan application.		