

**MEMORANDUM OF UNDERSTANDING**

BY AND BETWEEN

**BOROUGH OF FAR HILLS**

AND

**MELILLO EQUITIES, LLC**

REGARDING

**DEVELOPMENT OF A RESIDENTIAL DEVELOPMENT PROJECT  
WITH INCLUSIONARY AFFORDABLE HOUSING**

**IN**

**THE BOROUGH OF FAR HILLS  
COUNTY OF SOMERSET, STATE OF NEW JERSEY**

**WHEREAS**, in compliance with the New Jersey Supreme Court decision in In re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), on or about July 2, 2015, the Borough of Far Hills (“Borough”) filed an action with the Superior Court of New Jersey, entitled In the Matter of the Application of the Borough of Far Hills, County of Somerset, Docket No. SOM-L-903-15, seeking a Judgment of Compliance and Repose approving its Fair Share Plan, in addition to related reliefs (the “Compliance Action”); and

**WHEREAS**, Melillo Equities, LLC (“Melillo”) approached the Borough with alternative proposals for the potential development of inclusionary, residential rental developments; one of which involved the properties identified as Block 5, Lot 4, located at 220 Route 202, consisting of approximately 42.3± acres (“Errico Acres”), and Block 15, Lot 3, located at 39 Dumont Road, Block 15, Lot 4, located at 43 Dumont Road, Block 15, Lot 5, located at 45 Route 202, and Block 15, Lot 1.01, located at 49 Route 202, consisting of approximately 2.1± acres (“Far Hills Proper”); and

**WHEREAS**, after ongoing discussions, negotiations and mediations between the Borough and Melillo, the parties have agreed upon the general terms of a mixed use, residential development of the Far Hills Proper site, and an inclusionary affordable residential development of the Errico Acres site; and

**WHEREAS**, the Borough and Melillo wish to enter into this Memorandum of Understanding (“MOU”) to memorialize the agreed upon terms of the inclusionary, residential development and mixed use development of the Errico Acres and Far Hills Proper sites, respectively, with the additional and more specific terms and conditions of said development to be further negotiated and agreed to in additional agreements, and wherein the terms of this MOU

are to be incorporated into a formal settlement agreement with the Borough and the Fair Share Housing Center (“FSHC”) to be filed with the Court in connection with the Compliance Action.

**NOW, THEREFORE**, for good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the mutual covenants and obligations hereinafter set forth, the Borough and Melillo hereby set forth in this Memorandum of Understanding that the following general terms that shall apply to the future development of the Errico Acres and Far Hills Proper sites:

1. Melillo (its successors and/or assigns) agrees to develop, construct, or otherwise build an inclusionary, residential development at the Errico Acres site subject to the following conditions:

- a. Affordable Housing Component – The residential development shall have an inclusionary affordable housing component of not less than twenty five (25) non age restricted, family rental affordable housing units and four (4) age-restricted rental units (for a total of 29 affordable rental units); which are to be developed as very low, low and moderate income affordable housing units to qualify as such pursuant to the terms of the applicable affordable housing regulations, Court Order, Court Special Master requirements, and the Uniform Housing Affordability Controls (“UHAC”) regulations, N.J.A.C. 5:80-26.1, *et seq.*, and any subsequent laws and regulations of the State of New Jersey. While the market-rate units in the proposed residential development will be for-sale units, the affordable housing units shall be rental units. In addition to the foregoing, the affordable units shall remain affordable rental units for a period of at least thirty (30) years (“Deed-Restriction Period”). At the end of the 30 years, the deed restrictions shall be governed by UHAC or any successor laws or regulations of the State of New Jersey. The Parties agree that the affordable housing units are to be included in the Borough’s Fair Share Plan to be approved and credited by the Court in the Compliance Action; which may be eligible for family rental bonus credits.
- b. Density of Development – The residential development of the Errico Acres site shall be developed with a permitted density of up to one hundred thirty four (134) total units, including not less than twenty five (25) non age restricted, family rental affordable housing units and four (4) age-restricted rental units (for a total of 29 affordable rental units).
- c. Residential Development / Development Regulations – The specific terms and specifications for this development shall be in substantial compliance with the development identified in the proposal and concept plan attached hereto and made a part hereof as Exhibit A, entitled “Affordable Housing Proposal,” dated September 21, 2018. The residential development of the Errico Acres site shall be governed by a rezoning of the property, with the specific terms of same to be in substantial compliance with the terms and conditions set forth

herein, inclusive of the proposal and concept plan attached hereto as Exhibit A.

- d. Open Land/Development Restrictions – Melillo agrees to maintain as undeveloped open land or otherwise restrict the development of approximately 21.0± acres located at the westerly portion of the site, fronting U.S. Highway Route 202; with the exception of the existing barn and development of the required driveway/roadway from U.S. Highway Route 202 to access the residential development at the Errico Acres site. The final form of the preservation or development restriction to maintain these 21.0 acres as undeveloped open land, including the purposes and permitted uses and ownership therein, shall be subject to the Borough's approval.
- e. Development Bulk Regulations – While the final development setbacks and related bulk regulations for the residential development of the Errico Acres site will be subject to further negotiation and shall be memorialized in the final zoning ordinance to be adopted by the Borough, the parties agree that the residential development shall be set back approximately 750 feet from the proposed right-of-way along U.S. Highway Route 202, and will have a minimum side yard setback buffer to its property line of approximately 100 feet; subject to final engineering of the site by Melillo and approval by the Borough. Additionally, the height of the residential development shall not exceed three (3) stories and/or thirty-eight feet and six inches (38' 6") in height in a walkout condition as measured from the average finished grade around each building.
- f. Sanitary Sewer – The parties acknowledge that the residential development of the Errico Acres site will require an extension of the sewer line and sewer service area, which shall be the responsibility of Melillo. The parties agree that the design and size of the new sewer line shall limit the extension of the sewer service area and sewer service to the Errico Acres site and shall be designed as a force main or other similar design that shall preclude connection to the sewer line by any of the existing properties along U.S Highway Route 202, or properties within Far Hills Borough located between and adjacent to Errico Acres and the existing terminus of the sewer line in Route 202. Accordingly, Melillo will provide sewer service to the Errico Acres site from the south westerly direction along U.S Highway Route 202, subject to final engineering and approval by the utility authority. The Borough agrees to reasonably assist with and provide an endorsement with a signature of any documentation necessary, including without limitation, a site-specific wastewater management plan amendment and/or water quality management plan and the treatment works application to the NJDEP, for Melillo to obtain all necessary approvals to extend the sanitary sewer service to the Errico Acres site in compliance with the terms herein. The Borough also confirms, to the extent that it can, that there is adequate capacity at the New Jersey

American Water Sewer Plant and within the sewer conveyancing lines to services the Errico Acres Project as proposed.

Melillo shall be responsible for all administrative tasks required to secure a site-specific wastewater management plan amendment to the Borough's chapter of the Somerset County Water Quality Management Plan / Wastewater Management Plan for sewer service to the Errico Acres site. Melillo shall provide all documentation prepared for submission to the NJDEP for the Borough's review prior to submission to the NJDEP for the Borough's review and comment.

Melillo shall be responsible for any costs associated with applying for and securing a site-specific wastewater management plan amendment, treatment works approval, the purchasing of sewer capacity, along with any and all sewer connection fees necessary to serve the residential development at the Errico Acres site. To the extent that the Borough must incur costs associated with endorsement of and support for the required NJDEP wastewater management plan and treatment works approvals, Melillo shall pay those costs reasonably incurred by the Borough to provide said endorsements and support.

- g. Rezoning -- The Borough and Melillo agree that the inclusionary, residential development shall be permitted by way of rezoning and zoning ordinance amendment to be adopted by the Borough within six (6) months after the final approval of this MOU and settlement agreement with FSHC by the Court. The Borough shall initiate a re-examination of the Master Plan to include the proposed residential development, including the required inclusionary affordable housing component. Melillo agrees to pay the cost for Master Plan and zoning ordinance amendments that the Borough incurs to facilitate the rezoning of the property for the development contemplated herein pursuant to Section 7 herein.

2. Melillo (its successor and/or assigns) agrees to develop, construct, or otherwise build a mixed use (commercial/residential) development at the Far Hills Proper site subject to the following conditions:

- a. Affordable Housing Component -- The existing six (6) age-restricted, rental affordable housing units located at the property identified as Block 15, Lot 1.02, 25 Dumont Road, shall remain, subject to the existing affordable housing agreements, deeds, restrictions and regulations, which may be extended upon the expiration of the current affordable housing restriction terms by agreement of the parties subject to UHAC or any successor laws or regulations of the State of New Jersey. The Parties agree that the affordable housing units are to continue to be included in the Borough's Fair Share Plan to be approved and credited by the Court in the Compliance Action; which may be eligible for bonus credits. The parties further acknowledge that two

apartments have been occupied by tenants who do not meet the age restriction but who are income qualified, on which the Borough agrees to not enforce the age restriction as to the present tenants, with the anticipation that future tenants may revert to being age-restricted.

- b. Mixed-Use Development – In addition to the existing 6 age-restricted, rental affordable housing units, the mixed use development of the Far Hills Proper site shall be developed with permitted residential development of up to ten (10) total residential rental units, and up to 7,900 square feet of commercial development. The mixed-use development will consist of three buildings with ground floor retail and luxury rental residential units on the second and third floors. The buildings include the redevelopment of the existing firehouse, and the demolition of the existing structures located only on Lots 3, 4 and 5 in Block 15, which is only a portion of the Far Hills Proper property for the construction of new structures at the street corner of Dumont Road and U.S. Highway Route 202, with related improvements.
- c. Residential/Commercial Development / Development Regulations – The specific terms and specifications for this development shall be in substantial compliance with the development identified in the proposal and concept plan attached hereto and made a part hereof as Exhibit A, entitled “Affordable Housing Proposal,” dated September 21, 2018. The residential and commercial development of the Far Hills Proper site shall be governed by a rezoning of the property, with the specific terms of same to be in substantial compliance with the terms and conditions set forth herein, inclusive of the proposal and concept plan attached hereto as Exhibit A. The commercial uses permitted within the 7,900 square feet of commercial development shall include boutique-type retail and professional office uses, with small bistro, café uses, with the complete list of permitted and prohibited uses to be further negotiated and detailed in the zoning ordinance.
- d. Development Setbacks – While the final development setbacks and related bulk regulations for the residential development of the Far Hills Proper site will be subject to further negotiation and shall be memorialized in the final zoning ordinance to be adopted by the Borough, the parties agree that the mixed use development shall not exceed two and a half (2.5) floors and 38.5 feet in height.
- e. Sanitary Sewer – Melillo shall be responsible for any costs associated with improving the sewer lines to serve the project, along with any and all sewer connection fees necessary to serve the mixed use development at the Far Hills Proper site. The Borough agrees to reasonably assist with and provide any documentation necessary for Melillo to obtain all necessary approvals to provide the sanitary sewer service to the Far Hills Proper site in compliance with the terms herein. The Borough shall assist in the negotiation of the sewer connection fees with the utility company for a reduction in connection fees to

an appropriate amount for an inclusionary development. The Borough also confirms, to the extent that it can, that there is adequate capacity at the New Jersey American Water Sewer Plant and within the sewer conveyancing lines to services the Errico Acres Project as proposed.

- f. Parking – Melillo shall provide the requisite parking (currently calculated at 58 parking spaces) as surface parking, to be located on-site, off-site and street parking. The Borough will also provide Melillo with access and permission to park on Borough property described as Block 15, Lot 7. That parties will agree upon the actual location of the designated parking spaces.
- g. Rezoning – The Borough and Melillo agree that the mixed use commercial and inclusionary residential development shall be permitted by way of rezoning and zoning ordinance amendment to be adopted by the Borough within six (6) months after the final approval of this MOU and settlement agreement with FSHC by the Court. The Borough shall initiate a re-examination of the Master Plan to include the proposed residential development, including the required inclusionary affordable housing component. Melillo agrees to pay the cost for Master Plan and zoning ordinance amendments that the Borough incurs to facilitate the rezoning of the property for the development contemplated herein pursuant to Section 7 herein.

3. The Borough shall review and approve the final development plans, building elevations, architectural floor plans, design standards, building materials, streetscape improvements, amenities and like development information, which shall be agreed upon and included in the zoning ordinance to be negotiated and adopted by the Borough. The parties understand and agree that the final development plans, including architectural design, building materials and amenities shall be of such quality meeting the current planning, style and standards of the Borough.

4. Open Space/Off-Tract/Affordable Housing Contributions. Melillo agrees to contribute the sum of four hundred thousand (\$400,000.00) dollars to the Borough in lieu of installing on-site recreational improvements as set forth in the Open Space/Recreation Ordinance of the Borough. It is the intention of the parties that such contribution is made to enhance the J. Malcolm Belcher Fairgrounds in lieu of providing recreational and/or active amenities on site. Such contribution to the Borough will be deposited into the Borough's Open Space/Recreation Fund or other similar account pursuant the provisions of the fully enforceable Borough Ordinance.

Melillo further agrees to contribute an additional sum of four hundred and fifteen thousand (\$415,000.00) dollars to the Borough to assist with the Borough's development of off-site improvements and related expenses caused by the development of the Errico Acres and Far Hills Proper sites; in addition to assisting the Borough with the provision of affordable housing opportunities in the Borough in addition to those being provided at the Errico Acres and Far Hills Proper sites. This contribution is being provided to the Borough for off-site improvements or

other uses based on the new obligations created on the Borough because of the developments proposed herein. Such contribution may also be utilized by the Borough to provide additional realistic affordable housing opportunities in the Borough. Such contribution may further be utilized by the Borough in connection with any and all professional expenses relating to the rezoning of the Errico Acres and Far Hills Proper sites.

Both of these contributions are being made voluntarily to provide for off-tract improvements, public amenities and green spaces will help to encourage a more vibrant, inviting and walkable downtown; as well as for the assistance of the Borough to provide for affordable housing opportunities in addition to those provided at the Errico Acres and Far Hills Proper sites. The Borough shall have sole discretion over the final utilization of the contributions, subject to the terms herein. These contributions to the Borough will be made at such time all governmental approvals needed to develop the Errico Acres site as proposed are issued and unappealable.

5. The Borough acknowledges that in order for Melillo to construct the mixed use commercial and inclusionary, residential development Melillo will be required to obtain any and all necessary and applicable agreements, approvals, and permits from all relevant public entities and utilities having jurisdiction thereof. The Borough agrees to cooperate with Melillo's efforts to obtain all required approvals and permits from all relevant public entities and utilities having jurisdiction thereof for the development of both Errico Acres and the Far Hills Proper sites. The parties acknowledge that the Planning Board understands the intent of this agreement is to develop the site in accordance with the concept plans attached hereto. Melillo shall be entitled to any benefits, protections, and obligations afforded to developers of inclusionary developments, other than what Melillo has agreed to in this MOU. Accordingly, the Borough will not impose development standards and/or requirements that are considered to be unreasonably "cost generative." In addition, the Borough agrees to process the site plan application submitted by Melillo simultaneously, and not consecutively, with the required governmental permits and approvals for an amendment to the Borough's wastewater management plan and/or water quality management plan, as may be necessary.

6. The parties understand and agree that this Memorandum of Understanding sets forth the general agreed upon terms for the development of the inclusionary, residential, development of the Errico Acres site and mixed use development of the Far Hills Proper site. Nothing herein shall bind or otherwise restrict the parties from negotiating and agreeing to additional and more specific terms of development.

7. Upon approval of the settlement agreement filed with the Court, Melillo agrees to enter into an escrow agreement with the Borough for the deposit of monies in escrow with the Borough to be utilized to tender payment of reasonable fees for professional services, including legal, engineering and planning services, being provided in conjunction with the preparation and adoption of the Master Plan Reexamination (only if a partial reexamination is done specifically for the Errico Acres and Far Hills Proper sites) and zoning ordinance implementing the rezoning of the Errico Acres and Far Hills Proper sites for the residential and mixed use developments. The total amount of money spent by the Borough on its professionals for the purposes described in this Paragraph 7 shall reduce the contribution of Melillo set forth in Paragraph 4 herein. Notwithstanding, the parties acknowledge and agree that the contributions set forth in Paragraph

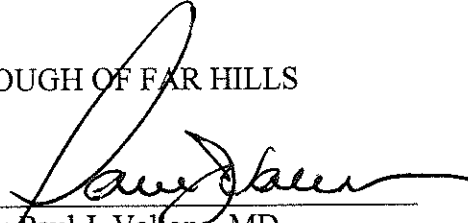
4 herein shall not affect any and all escrows required in connection with applications with the Borough land use board.

8. The Borough and Melillo hereby agree to act in good faith in the negotiation of the final terms of the development, along with the preparation of the zoning ordinance setting forth the development regulations for the inclusionary, residential, development at the Errico Acres and Far Hills Proper sites as set forth herein. The parties further agree to proceed in good faith in proceeding through the rezoning process and developing the site in compliance with the terms set forth herein. The Borough agrees to provide drafts of the revised zoning ordinance to Melillo prior to adoption for review and comment by Melillo.

9. Miscellaneous. This Memorandum of Understanding shall be governed by, and construed and enforced in accordance with, the laws of the State of New Jersey. This Memorandum of Understanding may be modified or amended only by a written instrument signed by both parties. This is a negotiated agreement wherein both parties were represented by legal counsel. This Memorandum of Understanding shall not be construed against any party by virtue of its counsel having prepared same or part thereof. This Memorandum of Understanding may be executed in counterparts, with facsimile signatures shall be deemed original signatures.

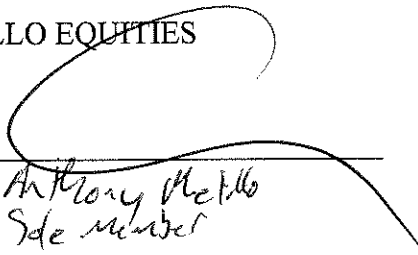
IN WITNESS WHEREOF, the Borough and Melillo have executed this Memorandum of Understanding as of the dates set forth below.

BOROUGH OF FAR HILLS

By:   
Name: Paul J. Vallone, MD  
Title: Mayor

Dated: 10/9, 2018

MELILLO EQUITIES

By:   
Name: Anthony Melillo  
Title: Side member

Dated: 10/9, 2018



**AFFORDABLE HOUSING PROPOSAL**

Project Submission  
September 21, 2018

STRICTLY PRIVATE AND CONFIDENTIAL



# SUMMARY

Melillo Equities proposes to contribute 29 affordable rental units (20.1% affordable set aside), equating to 42 Fair Share Housing Credits, as part of the municipality's Fair Share Housing Obligation. Credits will be generated from the following two project locations:

LOCATION #1  
ERRICO ACRES

**Summary:** We propose the develop of property located along Route 202 into a 134-unit residential community. We have partnered with **Pulte Homes** (information on Pulte provided in Appendix) to complete this objective.

**Ownership:** Contract Purchaser

**Address:** 220 Route 202

**Zone:** R6

**Proposed Development**

- 105 – Townhome Units (market rate)
- 25 – Family Rental Units (affordable)
- 4 – Age Restricted Rental Units (affordable)

LOCATION #2  
FAR HILLS PROPER

**Summary:** We propose the revitalization of properties, located along the corner of Dumont and Route 202, into that of a mix-use development.

**Ownership:** Fee Simple

**Addresses:** 39 Dumont Rd (*Contract Purchaser*)  
43 Dumont Rd  
45 Route 202  
49 Route 202

**Proposed Development**

- 7,900 – Commercial SQFT
- 10 – One Bedroom Rental Units (market rate)



# ERRICO ACRES

## PROJECT SUMMARY

### LOCATION #1 ERRICO ACRES

The property, located at 220 Rt 202, totals 42.3 acres and sits along State Highway Rt 202, across from Far Hills Country Day School. Currently, the property is home to multiple families with no farming operations conducted (*not* farmland assessed).

We hope for our proposal to accomplish three main goals. Firstly, to achieve the greatest level of consensus from Far Hills residences by shouldering a lion's share of affordable units in a manner consistent with the municipality's prior round of Affordable Housing (Polo Club). Secondly, to maximize open space by clustering the proposed development within an area comprising of approximately 21 acres, leaving approximately 21 contiguous acres as natural landscape. Lastly, to preserve the viewshed for adjacent property owners, in addition to Route 202. We have proposed an ~750ft setback from the proposed right-of-way along State Highway Route 202, in addition to minimum side yard setbacks of ~100ft.

The site is currently located outside of the Sewer/Water District. We propose to connect into public utilities located near the entrance of the Polo Club.

We also agree to contribute the sum of eight hundred thousand (\$800,000.00) dollars to the Borough, in lieu of installing on-site improvements, as set forth in the Open Space/Recreation Ordinance of the Borough. We strongly believe that the addition of public amenities and green spaces will help to encourage a more vibrant, inviting and walkable downtown. The Contribution to the Borough will be deposited into the Borough's Open Space/Recreation Fund pursuant the provisions of the fully enforceable Borough Ordinance. The Contribution to the Borough will be made at such time all governmental approvals needed to develop the Errico Acres site as proposed are issued and unappealable.

# PROJECT SUMMARY



## Unit Count:

- 105 – Townhomes (market rate)
- 25 – Family Rental Units (affordable)
- 4 – Age Restricted Rental Units (affordable)

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- 134 – Total Residential Units

## Townhome Characteristics

- 3 to 4 Bedroom Units
- Building height not to exceed 3 stories in a walkout condition
- Parking as rendered

## Total Acreage:

- ~21.85 Acres Developed
- ~20.75 Acres Preserved

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- 42.30 Total Acreage

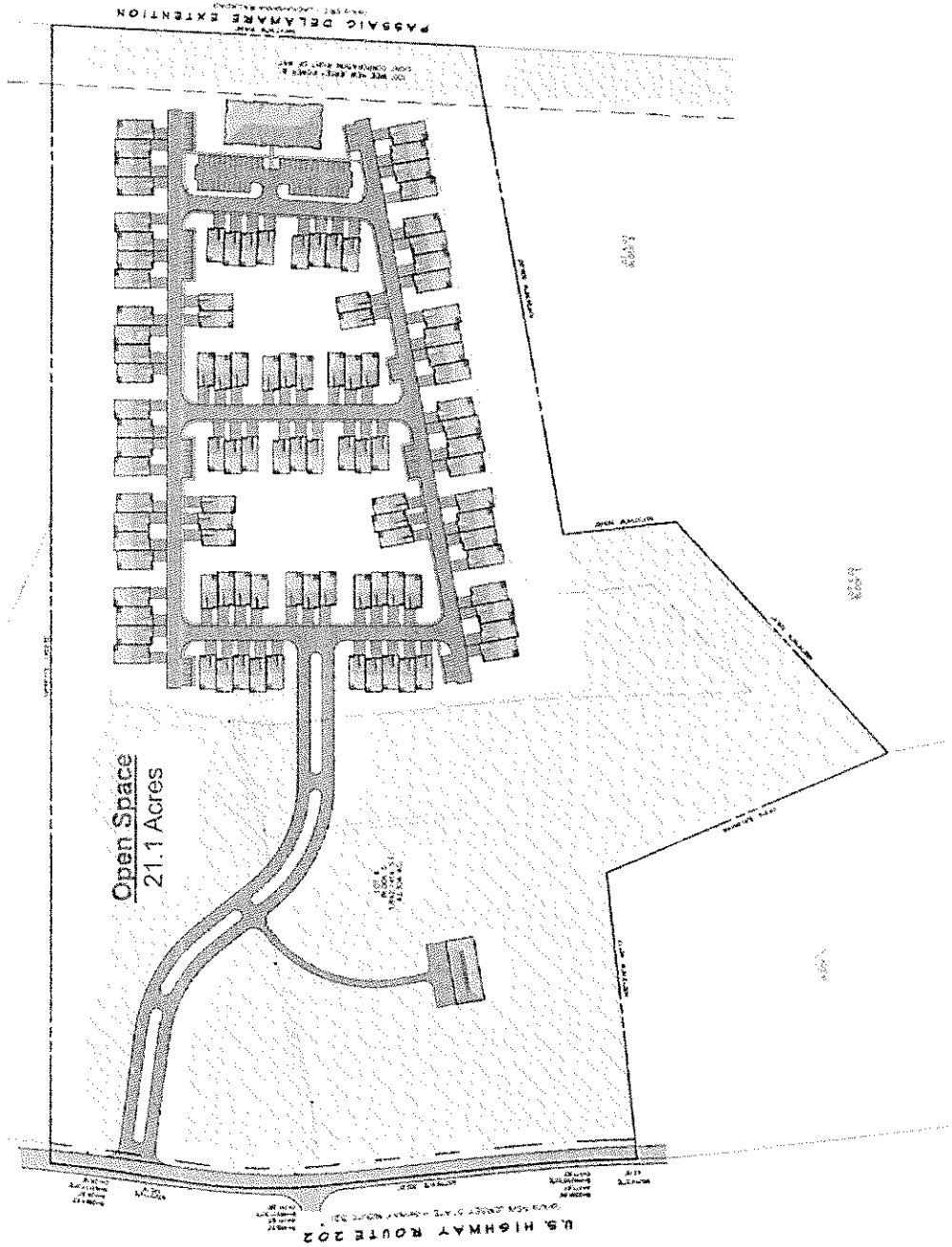
Zone: R6

Sewer Connection Fee: Paid by Owner

Tax Abatement: No PILOT required



# CONCEPT SITE PLAN



CONCEPT OVERLAY



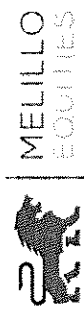
WAITING ON UPDATED OVERLAY

*Note: Nearest residence located approximately 350ft away from proposed structures*

# AFFORDABLE RENTAL UNIT BREAKDOWN

	ALLOCATION	UNIT COUNT
<b>NON AGE-RESTRICTED UNITS</b>		
Efficiency / 1-Bed Apartments	4%	1
Efficiency / 1-Bed Apartments	8%	2
Efficiency / 1-Bed Apartments	8%	2
<b>Total Efficiency Apartments</b>	<b>20%</b>	<b>5</b>
<b>2-Bed Apartments</b>		
2-Bed Apartments	8%	2
2-Bed Apartments	20%	5
2-Bed Apartments	32%	8
<b>Total 2-Bed Apartments</b>	<b>60%</b>	<b>15</b>
<b>3-Bed Apartments</b>		
3-Bed Apartments	4%	1
3-Bed Apartments	8%	2
3-Bed Apartments	8%	2
<b>Total 3-Bed Apartments</b>	<b>20%</b>	<b>5</b>
<b>NON AGE-RESTRICTED</b>	<b>100%</b>	<b>25</b>
<b>AGE-RESTRICTED UNITS</b>		
Efficiency / 1-Bed Apartments	25.0%	1
Efficiency / 1-Bed Apartments	25.0%	1
Efficiency / 1-Bed Apartments	50.0%	2
<b>AGE-RESTRICTED</b>	<b>100.0%</b>	<b>4</b>

NOTE : Bedroom mix and affordable rents for low- and moderate-income units shall conform to the requirements of the Uniform Housing Affordability Controls (U.H.A.C.) found at N.J.A.C. 5:80-26.1 et seq. At least 13% of the units shall be very low-income units and included within the low-income units required.





# FAR HILLS PROPER

## PROJECT SUMMARY

### LOCATION #2 FAR HILLS PROPER

Our proposal includes the demolition of buildings located at 43 Dumont and 45 Route 202 to make way for structures more suitable for both commercial and residential activities. In our effort to preserve local history, the firehouse will be revitalized and repurposed into a standalone mixed-use structure. Adjacent to the firehouse, we propose the location of 18 onsite parking spaces with handicap accessibility. Continuing to Rt 202, we propose an "L" shape structure that will comfortably sit along the street corner. This building, in addition to the firehouse, will front a tree-lined streetscape with delineated courtyards to accommodate patrons and pedestrians alike. In total, the project will offer approximately 7,900 sqft of ground floor retail, in addition to 10 luxury rental units above. Structures will extend in height no greater than 38.5ft with occupancy on 2.5 floors. The architecture proposed, including style and materials, will be commensurate with adjacent buildings.

It is our intention that the proposed development will provide a net positive ratable impact. We believe this can be achieved by pairing one-bedroom units with luxury retail.



# PROJECT SUMMARY (con't)

## Proposed Development

- 7,900 - Commercial sqft
- 10 - One Bedroom Rental Units (market rate)

**Tax Abatement:** No PILOT required

**Sewer Connection Fee:** Paid by Owner

**Max Height:** 38.5ft

**Stories:** 2.5

## Site Characteristics

- Absent of freshwater Wetlands
- Absent of Floodplain
- Absent of Riparian Corridors
- Absent of Steep Slopes
- Absent of Forested / Wooded Areas

## Public School Children Generation

- 0 - School Age Population Generation (market rate)
- 0 - School Age Population Generation (affordable)

## Parking Requirement

- 18 - Residential
- 40 - Commercial
- 58 - Total Parking Requirement

## Parking Locations

- 18 - On site (surface parking)
- 18 - Off site (49 Rt 202 location -- former storage facility)
- 13 - Off site (adjacent municipal lot)
- 9 - Off site (street parking)
- 58 - Total Parking Requirement\*

\*Assumes RSIS calculation for all residential units and 1 PS per 200 sqft for all commercial uses.