



CONFIDENTIAL & PRIVILEGED MEMORANDUM

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To: Jon Drill, Esq.
From: Elizabeth McManus, PP, AICP, LEED AP
Daniel Hauben, PP, AICP 
Re: **Inclusionary Housing Site Options**
Date: August 16, 2018

This memorandum and the attached map presents two (2) options for implementing the affordable housing “option c” recommended by the Land Use Board at its August 8, 2018 meeting, which calls for reducing the number of affordable housing units to be constructed at Block 26, Lot 2 (the Dumont Road site) from 121 units to 61, and to zone a 50-acre portion of Block 36, Lots 2 and 3 (the Dowel Site) for a 300-unit inclusionary residential development that will include a set-aside of 60 affordable units.

The two (2) inclusionary zoning options considered in this memo have different benefits and detriments with regard to the impact of prospective development on traffic and on quality of life for both existing and future residents in this area.

Option 1 proposes zoning a 575-foot wide swath of land extending from Route 173 to Route 78, with frontage on both Route 173 and Beatty’s Road. Option 2 would zone the northeast corner of the Dowel tract, wedged between I-78 and Beatty’s Road. For both options, we recommend Beatty’s Road be extended to Route 173 to provide a more direct access to this State Highway and to reduce traffic on the portion of Beatty’s Road that currently provides access to Route 173.

The advantage of Option 1 over Option 2 is that the inclusionary development would fully buffer the existing neighborhood from any future industrial uses on the remainder of the Dowel tract. Additionally, Option 1 includes less residential frontage along Route 78 and it creates a more regular lot configuration for the anticipated industrial development, which should facilitate a more efficient use of land for development and buffering.

The advantage of Option 2 over Option 1 is that a portion of the residential development would set-back further from Beatty’s Road, closer to I-78.

Please feel free to contact me with any questions.

C. Jon Drill, Esq. Board Attorney
Mike Finelli, Board Engineer