AMENDMENT TO THE AFFORDABLE HOUSING AGREEMENT FOR THE DUMONT ROAD AFFORDABLE HOUSING DEVELOPMENT

This **AMENDENT TO THE AFFORDABLE HOUSING AGREEMENT FOR THE DUMONT ROAD AFFORDABLE HOUSING DEVELOPMENT** (the "**Amendment to the Agreement**") is made and entered into as of the 16th day of May, 2019 by and between the **TOWNSHIP OF GREENWICH**, in Warren County, a municipal corporation of the State of New Jersey (the "**Township**"), with an address of 321 Greenwich Street, Stewartsville, NJ 08886, and **GREENWICH DUMONT URBAN RENEWAL ASSOCIATES, LLC**, a New Jersey limited liability company (the "**URE**"), with an address at 5 Powell Lane, Collingswood, New Jersey 08108.

RECITALS:

WHEREAS, the URE is the Township-designated developer of a certain parcel of land within the Township of Greenwich identified as Block 26, Lot 2 on the official tax map of the Township (the "**Property**"); and

WHEREAS, the Township and the URE entered into an affordable housing agreement dated February 21, 2019 (the "**Affordable Housing Agreement**") under which the URE will develop 66 units of affordable family rental housing on the Property, together with such other improvements as may be necessary such as leasing offices, community meeting space, landscaping, curbing, and paving (the "**Development**"); and

WHEREAS, the Township and the URE now desire to amend the Affordable Housing Agreement by entering into this Amendment to the Agreement to specify certain details regarding the Development;

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto covenant and agree to add an Article 9 to the Affordable Housing Agreement by this Amendment to the Agreement as set forth below, and Articles 1 through 8 of the Affordable Housing Agreement shall remain in full force and effect:

ARTICLE 9

DESIGN OF THE DEVELOPMENT

Section 1. Site Plan to be Substantially Consistent with Illustrative Concept Plan. The design of the Development and the site plan that is submitted to the Greenwich Township Land Use Board with the preliminary site plan application by the URE shall be substantially consistent with the illustrative concept site plan which is attached hereto as Exhibit A.

Section 2. Architecture and Design of the Buildings. The architecture and design of the buildings in the Development shall be substantially consistent with the architecture and design of

the buildings reflected in the pictures of the "Willows at Bailey Corner" development located in Pilesgrove, New Jersey, as depicted in the photo exhibit which is attached hereto as Exhibit B, except that there shall be stone veneer added to the exterior of the first floor levels of the buildings, and the Land Use Board shall have the ultimate choice of cladding design and color, stone design and color, and roof color.

Section 3. Playground Area(s). All playgrounds and playground equipment shall be subject to Greenwich Township Land Use Board review and approval as to material composition and color.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under seal as of the date first set forth above by their duly authorized signatories.

Witness/Attest:

THE TOWNSHIP OF GREENWICH,
a public body corporate and politic

By: _____

Name:
Title:

GREENWICH DUMONT URBAN RENEWAL ASSOCIATES, LLC

By: _____

Name:
Title:

Exhibit A – Illustrative Concept Plan

AFFORDABLE HOUSING DEVELOPMENT

GREENWICH TOWNSHIP, NJ

ILLUSTRATIVE CONCEPT SITE PLAN - OPT 1

WRT

LEGEND

BUILDINGS

- COMMUNITY CENTER *(2,500 SQ.FT)*
- 10 UNITS FLAT BUILDING *(10 THREE BEDROOM UNITS)*
- 10 UNITS FLAT BUILDING *(4 THREE BEDROOM UNITS + 6 TWO BEDROOM UNITS)*
- 12 UNITS FLAT BUILDING *(8 TWO BEDROOM UNITS + 4 ONE BEDROOM UNITS)*

UNIT TYPE	NUMBER OF UNITS	RSIS APARTMENT PARKING RATIO	PARKING REQUIRED
ONE BR	12	1.8	22
TWO BR	36	2.0	72
THREE BR	18	2.1	38
TOTALS:	66		132

TOTAL PARKING PROVIDED: 134
ACCESSIBLE PARKING SPACES: TBD

NOTES:

- The site plan application which is submitted for review and approval by the Greenwich Township Land Use Board shall incorporate a site plan that is substantially consistent with this illustrative concept site plan.

- The architecture and design of the buildings shall be substantially consistent with the architecture and design of the buildings reflected in the pictures of the Willows at Bailey Corner development located in Pilesgrove, NJ, as depicted in the photo exhibit accompanying this illustrative concept site plan, except that there shall be stone added to the exterior of the first floor level, and the Land Use Board shall have the ultimate choice of cladding design and color, stone design and color, and roof color.

DATE: 4/23/2019

0 50' 100' 200'

N

Exhibit B – Proposed Architecture

EXHIBIT

WILLOWS AT BAILEY CORNER • Pilesgrove, NJ

The architecture and design of the buildings shall be substantially consistent with the architecture and design of the buildings reflected in the pictures of the Willows at Bailey Corner development located in Pilesgrove, NJ, as depicted in this exhibit accompanying the illustrative concept site plan, except that there shall be stone added to the exterior of the first floor level, and the Land Use Board shall have the ultimate choice of cladding design and color, stone design and color, and roof color.