

NOTICE OF SPECIAL MEETING OF THE BOROUGH OF WALLINGTON PLANNING BOARD, BERGEN COUNTY, NEW JERSEY PLEASE TAKE NOTICE, that a special meeting will be held by the Borough of Wallington Planning Board on Tuesday, November 22, 2022 at 7:00 p.m. at the Wallington Civic Center, 24 Union Boulevard, Wallington, NJ 07057. Take notice that adequate notice of this meeting is being provided in accordance with the Open Public Meetings Act pursuant to N.J.S.A. 10:4-8, 10:4-9 et seq. and N.J.S.A. 10:4-10. The agenda for the Planning Board's special November 22, 2022 meeting to the extent known is as follows: SPECIAL MEETING AGENDA 1. Call Meeting to order 2. Salute to the flag 3. Sunshine Law 4. Roll call 5. Old Business: 6. New Business:7. Application listed for hearing: Wallington Real Estate Investment Trust, LLC (the "Applicant") has filed an application for development with the Borough of Wallington Planning Board for property formally known and designated as Block 70.01, Lot 78 on the current tax assessment maps of the Borough of Wallington (the "Property"). The Property is commonly known as 380 Mount Pleasant Avenue, Wallington, New Jersey and is located in Wallington's AR-2 Zone. PLEASE TAKE FURTHER NOTICE that the purpose of the application is to seek preliminary and final site plan approval for an inclusionary housing development containing a total 275 residential units, of which 48 will be affordable units (31 age restricted units, 2 family rental units, and 15 supportive housing beds) and 227 will be market rate units. The project contains market rate rental units, affordable family rental units, senior affordable units, and alternative living units. The Property was rezoned by the Borough of Wallington as part of its affordable housing settlement and the number of units and the size and configuration of the buildings proposed in the application are permitted by the Borough's ordinances. PLEASE TAKE FURTHER NOTICE that the Applicant believes that the application is variance free, and that the only

relief required is preliminary and final major site plan approval with a design exception for a side yard buffer (5 feet proposed, 10 feet required). However, to the extent required, the Applicant will seek de minimis exceptions under the Residential Site Improvement Standards for number of off-street parking spaces provided. The Applicant proposes 449 parking spaces; and the Applicant believes, based upon the unit distribution and the recent adoption of N.J.S.A. 40:55D-66.20 regarding the installation of Make-Ready Parking Spaces, that no more than 444 spaces are required, so it complies. The Applicant shall seek confirmation of same from the Planning Board. (If the Planning Board determines a greater number of parking spaces are required, the Applicant will seek a de minimis waiver from that parking requirement.) PLEASE TAKE FURTHER NOTICE that the Applicant will also seek, subject to a determination of the Board that it is required, a variance for retaining wall height (13.7-foot tall wall proposed, 4-foot fences and walls permitted in the front yard and 6-foot fences and walls permitted elsewhere). However, the Applicant believes that no variance is required because the AR-2 Zone permits accessory structures up to 15 feet tall and specifically delineates retaining walls as permitted accessory structures such that retaining walls of up to 15 feet in height are permitted in the AR-2 Zone. Furthermore, to the extent required, the Applicant will seek a variance and/or design exception from the minimum parking stall size ordinance (9'x18' proposed, 10'x20' required by the Zoning Ordinance and 9'x20' required by the Site Plan Ordinance); and a design exception from the minimum driveway aisle width required by the Site Plan Ordinance (24 feet proposed, 25 feet required). The Applicant will also seek any other bulk variances, interpretations and/or waivers that may be required by the Planning Board after a review of the application to approve the site plan, as may be amended and

revised from comments by the Board, its professionals, and/or the public.

8. Adjournment Please take notice that formal action may be taken at this meeting. Please be advised that all documents, plans, maps, applications and reports relating to any item on the agenda are available for public inspection at least ten (10) days prior to the date of the Special Meeting Monday through Friday during normal business hours 8:30 a.m. to 4:30 p.m. at the Wallington Civic Center, 24 Union Boulevard, Wallington, NJ 07057