

Presentation by Joseph Villani and the 150 North Avenue project:



Joseph Paparo, Esq., attorney for Mr. Villani, and Joseph Villani, presented architectural plans to the Council and described the project to be built at 150 North Avenue, on the corner of Jackson Avenue and North Avenue. The proposed project is a multi-family and mixed-use development of 14 residential units with 19 parking spaces. The parking floor area will be 5,640 square feet, the first-floor lobby will be 2,428 square feet, the second and third floor residential area will be 16,804 square feet. There will be two retail stores.

Mr. Paparo explained that the proposal meets all the criteria of the Borough's Redevelopment Plan and Master Plan and furthers the goals and objectives of the Plans. There is an issue of density that will be presented to the Dunellen Planning Board, though this project's proposed density is like other projects previously approved and built in Dunellen.

Mr. Villani explained that there will be ten two-bedroom apartments and four one-bedroom apartments. There will be two small commercial spaces on the ground floor. It is an elevated building with parking underneath. The proposed density is like his previous projects and to the 528 North Avenue project recently approved. He took an underperforming property and is now seeking to further build-out the downtown area.

Mr. Bayer asked whether the density is exactly like the other buildings, or similar? Mr. Villani responded that the density is like his other buildings, and exactly the same as for 528

North Avenue.

Mayor Cilento asked whether this project will have the required affordable housing component. Mr. Villani responded that it will.

Dr. Dunne asked about the other Villani projects in town. He responded that they have completed 216 North Avenue and 364 North Avenue and have 376 North Avenue under construction which should be completed by July. Dr. Dunne asked if the entrance for the parking will be off Jackson Avenue? Yes, it will.

Mrs. Burke asked about street parking for this project. Mr. Villani responded that there are currently driveway cuts on North Avenue which will be eliminated, and street parking will be available there.

Mrs. Narvesen asked if there is a timeline for construction? Mr. Villani responded that they are ready to move now and will do so as soon as they get approvals. He hopes to begin before next winter.

Mr. Bayer asked if the property is environmentally clear? Yes.

Mr. Olsen noted that they were behind on some of the escrow accounts on the other projects. Mr. Villani responded that he would discuss with him and resolve.

Mr. Bruder stated that they are good to go before the Dunellen Planning Board.

Mr. Paparo asked if they could be designated as the redeveloper for this project. Mr. Bruder responded that the Council is the Redevelopment Agency and the Council can take that action. He invited him to call him to discuss this matter.