

## **ML EDAC Meeting Minutes**

**October 16, 2024**

**In Person Meeting**

### **Attendees:**

Joe DiPompeo

Ethan Wu

Chris Canon

Chris Richter

Arian Nanda

Nick Coppola

Duke Joldzic

### **Guests:**

Peter Wolfson, Atty for Vision

Sam Morreale, Vision

Ross Chomik

### **Discussion:**

#### **Vision Proposed Project**

1. Water for Townhouse / Office Project
  - a. Dry summers = reach limit
  - b. Net Number = 10,000 gallons per day
    - i. 250 per townhouse
  - c. Water is available
  - d. May need to drill another well / cistern for irrigation / landscape
2. Overlay zone stops right at property
  - a. **Height limit to buildings – 3 story units (40 ft.)**
    - i. Most likely have to argue for higher buildings to make sure the quality of architecture is good
    - ii. Only major issue that needs to be cleaned up about this project
3. Fiscal / Earnings / taxes for the Town
  - a. 95% of pilot earnings kept by town

- b. Absent pilot earnings = 60-75 mil (75 units for 1m per)
  - i. 62m -7m after
  - ii. 55m base increase
- c. Taxes to town = 1.6 mil increase
- d. 10x for ratables (5x realistically = great for municipal)**
  - i. Successful
  - ii. Good for the affordable housing requirement as well
  - iii. 2-3 years to see ratables
- 4. Redevelopment / overlay or Pilot
  - a. Affordable Housing Overlay Zoning = quick
    - i. Extend overlay to the property + check on the height
  - b. Pilot = not something done before in ML
    - i. Pretty good and compliant w/ overlay except for roof line
    - ii. Pilot unnecessary
  - c. 6 months-1 year w/o public opposition
- 5. Size of Rooms
  - a. Mostly 2 bedrooms (some 1s and 3s)
  - b. Bottom layer has garage
  - c. 1500 sq ft. units / 3000 without garage

**Other Items:**

- 1. Self Storage Next to Wawa is Proceeding
- 2. Speedway Property Owner has Filed for Site Plan Approval

**Action Items:**

- 1. Bring Vision Project to Council