

Construction on Edgewater complex to start in spring

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EDGEWATER – After four years of planning and less than 2½ hours of hearings, the Planning Board on Tuesday unanimously approved the second phase of a multimillion-dollar, mixed-use development that includes almost 500 residential units at the site of the old Unilever plant.

The project, developed by i.Park Edgewater, will include 75 affordable-housing units.

The development, when completed, also will have a mix of offices and shops, a large parking garage and a fitness center.

The 24-acre parcel sits along the Hudson River waterfront at the borough's southern end.

Tuesday's meeting was the only hearing on the project's second phase. It took just two hours and 16 minutes for Paul Kaufman, the attorney representing i.Park, to present the application and for traffic, planning and engineering experts to testify.

The development includes 10 buildings, a three-story parking garage and a new municipal hall for the borough. There will be 495 residential units, ranging from one-bedroom affordable-housing units to three-floor town houses.

Included in the complex are:

- Five buildings, with retail space on the first floor and residences above that, ranging from 20 units to 32 units each.
- One building with 10 three-story town houses.
- One building with the 75 affordable-housing units.
- One building with a first-floor parking lot and residences on upper floors.
- One building with a first-floor parking lot and a 25,000-square-foot fitness center on the second floor.
- One building with 111 residential units surrounding a two-story parking deck.

Out of the 75 affordable-housing units, a maximum of 20 percent will be one-bedroom units. A minimum of 20 percent will be three-bedroom units, and the remainder will be two-bedroom units, according to regulations by the state Council on Affordable Housing.

When complete, the project will generate millions of dollars in tax revenue for the borough, Kaufman said.

The project is estimated to cost \$200 million to \$250 million, said Lynne Ward, a principal in i.Park Edgewater.

Construction is slated to begin in mid-spring, and should take 18 to 24 months, she said. It will require a Bergen County waterfront permit, she said.