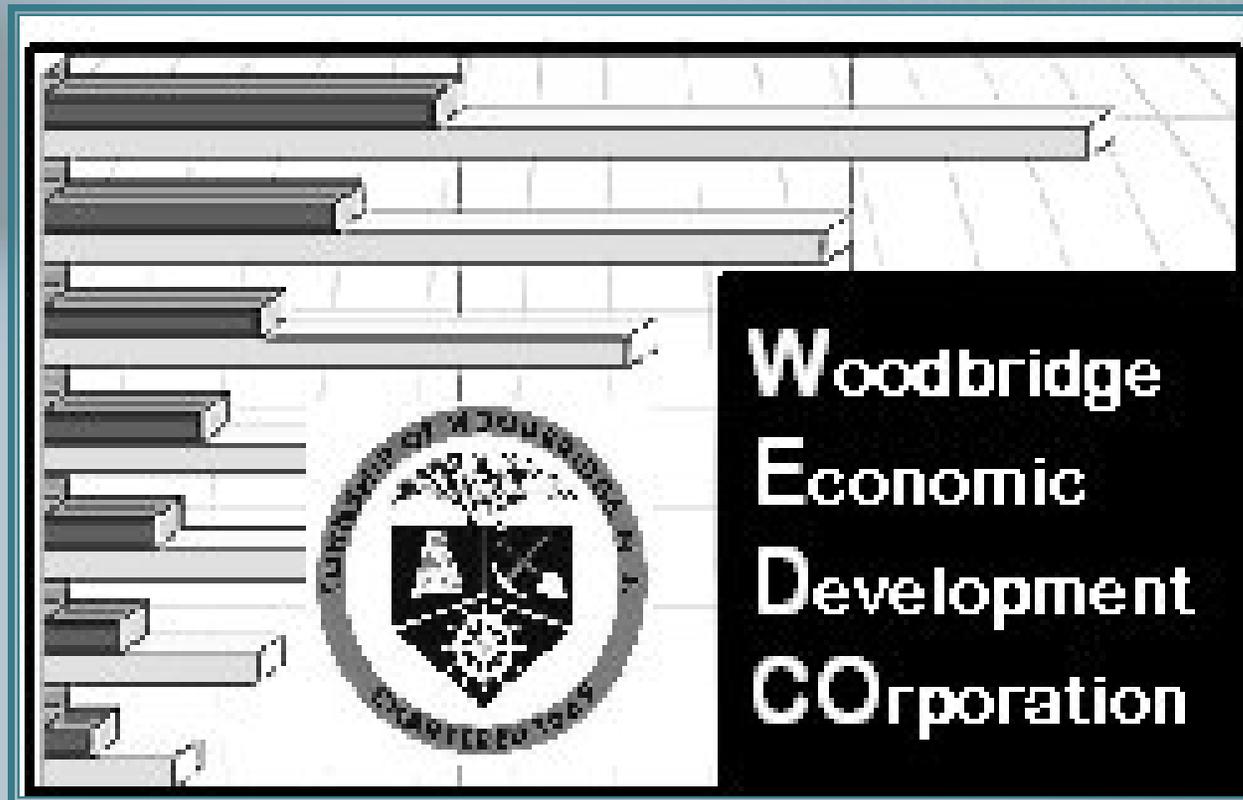


“Invest in the Future”

Development-Redevelopment

Woodbridge Township 2008



Overview Woodbridge Redevelopment 2008

- Township of Woodbridge has embarked on a comprehensive and coordinated approach to redevelopment
- Pro-active and fresh look at areas that may benefit under redevelopment
- Coordinating Redevelopment with new Comprehensive Master Plan
- Goal of Redevelopment:
 - Dramatically improve physical appearance of Township
 - Generate new ratables...Thereby reducing residential tax burden

Benefits of Redevelopment

- Provides comprehensive, coordinated approach to planning and redevelopment of designated areas
- Focuses financial resources on redevelopment area
- Maximizes creativity and flexibility in planning, designating and financing development projects
- Permits Township to negotiate with developers for public improvements
- Fosters public-private partnerships

Process of Redevelopment

PHASE I:

- Municipal Council authorizes Planning Board to undertake preliminary investigation of proposed area
- Criteria evaluated to determine "Area in Need of Redevelopment"
- Planning Board holds public hearing & recommends to Municipal Council whether study area should be designated as "Area in Need of Redevelopment"
- Municipal Council adopts Resolution designating none, all, or a portion of the study area as "Area in Need of Redevelopment"

Process of Redevelopment

PHASE II:

- After an area is determined to be an "Area in Need of Redevelopment," a Redevelopment Plan is prepared...includes outline for planning, development, redevelopment, or rehabilitation of the area
- Redevelopment Plan is adopted by Municipal Council as an Ordinance

Process of Redevelopment

PHASE III:

- Upon adoption of Redevelopment Plan, the Municipal Council – or Redevelopment Agency – proceeds with Redevelopment initiatives
- A Redeveloper is identified and enters into an agreement to redevelop the area consistent with the Redevelopment Plan



REDEVELOPMENT AREAS

WOODBIDGE TOWNSHIP

2008





Avenel

AVENEL

GENERAL DYNAMICS

Located in the Avenel section of Woodbridge Township, the Area includes the former General Dynamics site and surrounding business district.



Figure 3: Redevelopment Area Context Woodbridge Township, NJ

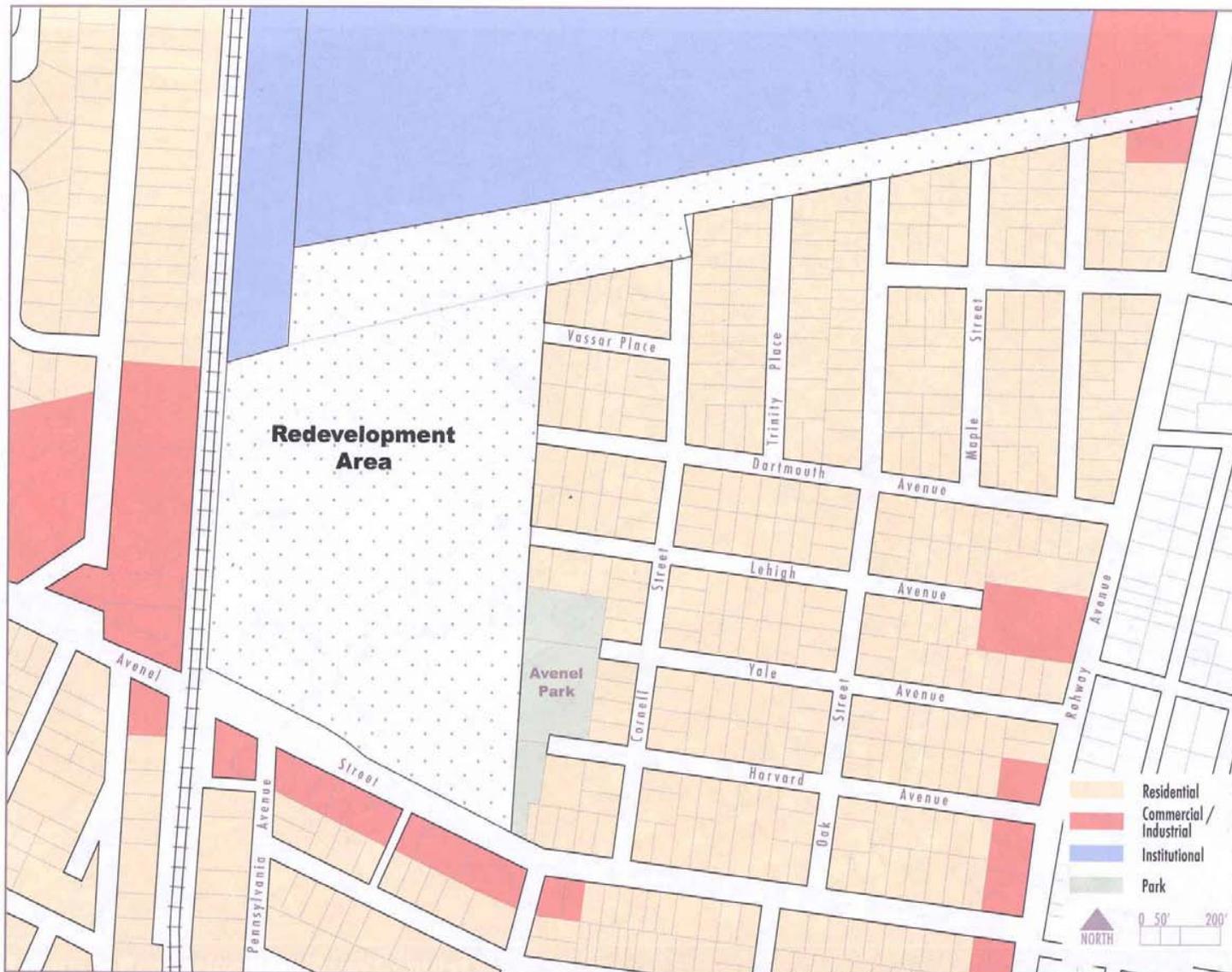


Figure 2: Generalized Land Uses Woodbridge Township, NJ

Phillips Preiss Shapiro Associates, Inc. 2008

Avenel Arts Village

- Mixed use residential
- 25,000 Sq. Ft. Arts related retail
- Arts Center for Performing
- Studios, Working Artists, Galleries, Rehearsal & Performance Space

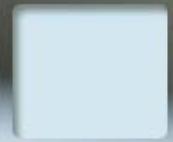


Figure 4: Illustrative Plan Woodbridge Township, NJ

Phillips Preiss Shapiro Associates, Inc. 2008

ROUTE 1

- 13 separate areas pending examination/designation as possible “Areas in Need of Redevelopment”
- Redevelopment Plans for Areas 1 & 7 adopted by Municipal Council. Study areas 14 & 15 designated as Redevelopment Areas
- Area 15 Redevelopment Plan is complete
- Planning Board has recommended Study Area 9 for designation as “Area in Need of Redevelopment”



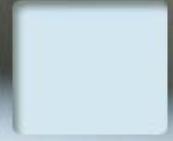
ROUTE ONE

AREA 14



Township of Woodbridge
 Middlesex County, New Jersey
Route 1 Redevelopment Plan
REDEVELOPMENT AREA 14
 Hoyer, Gruel & Associates
 1:1,800 March 2008





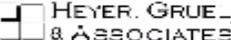
ROUTE ONE

AREA 1

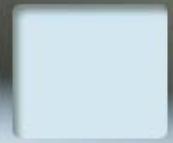


Township of Woodbridge
 Middlesex County, New Jersey

Route 1 Redevelopment Plan
REDEVELOPMENT AREA 1
 2002 Aerial Photo


**HEYER, GRUE
 & ASSOCIATES**

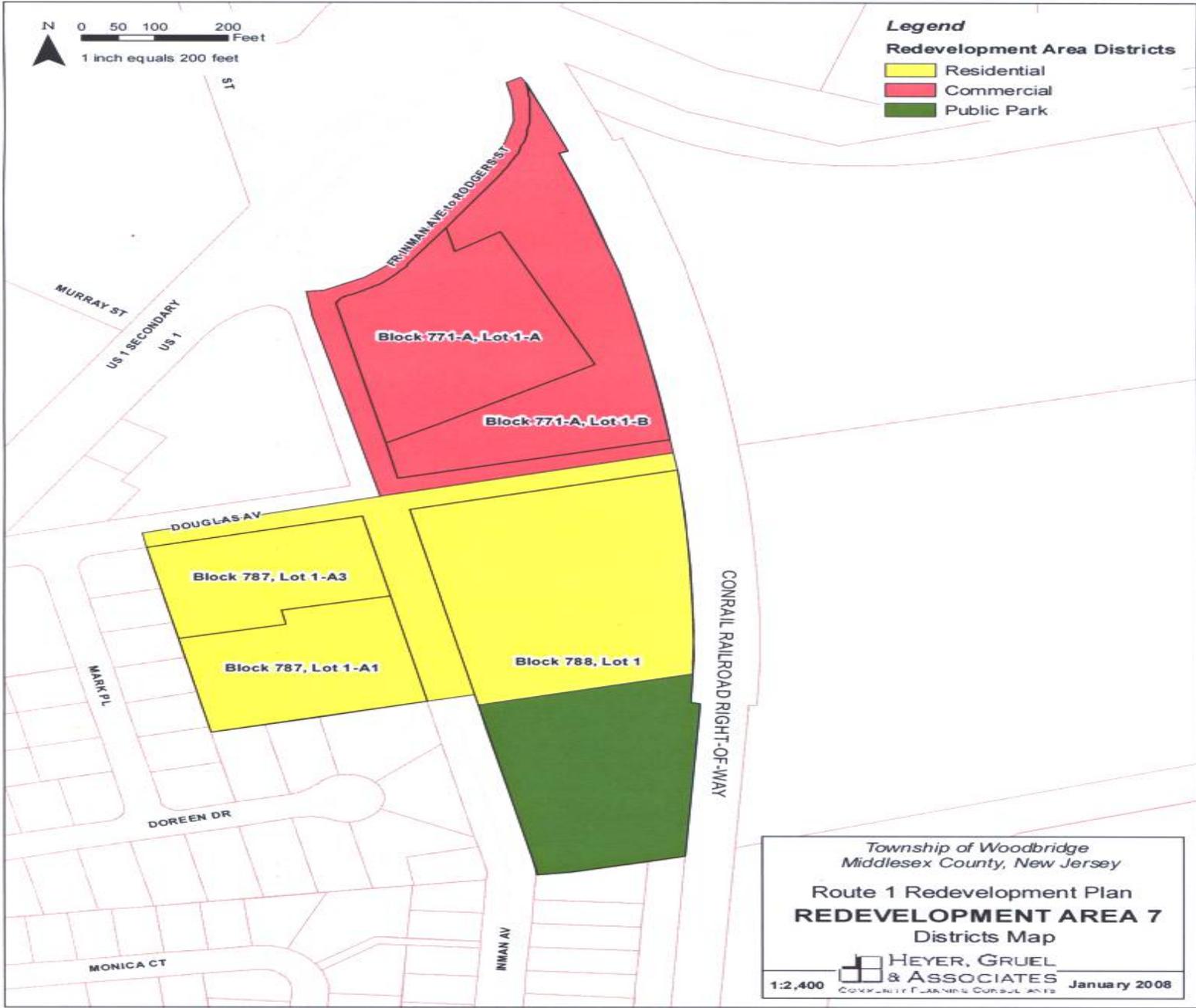
1:2,400 January 2008

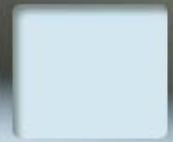


ROUTE ONE

AREA 7



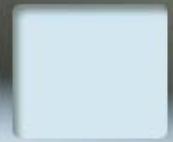




ROUTE ONE

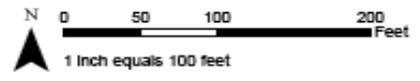
AREA 2





ROUTE ONE

AREA 3



788.291, 10
788.291, 18.02
788.291, 18
788.291, 17.01
788.291, 18.01
788.291, 8
788.291, 11
788.291, 15.05
788.291, 15.02
788.291, 15.01
788.291, 16.02
788.291, 16.01

788.292, 1.031
788.292, 1.032
788.30, 23
788.30, 35

Township of Woodbridge
Middlesex County, New Jersey
Route 1 Redevelopment Study
STUDY AREA 3
HEYER, GRUEL
& ASSOCIATES
1:1,200 LANDSCAPE ARCHITECTURE October 2007

NJSH ROUTE ONE

KIRK STREET

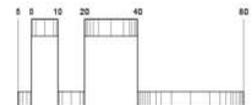
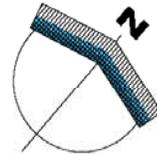
MITCHELL PLACE

B-3 ZONE DATA
HIGHWAY BUSINESS DISTRICT

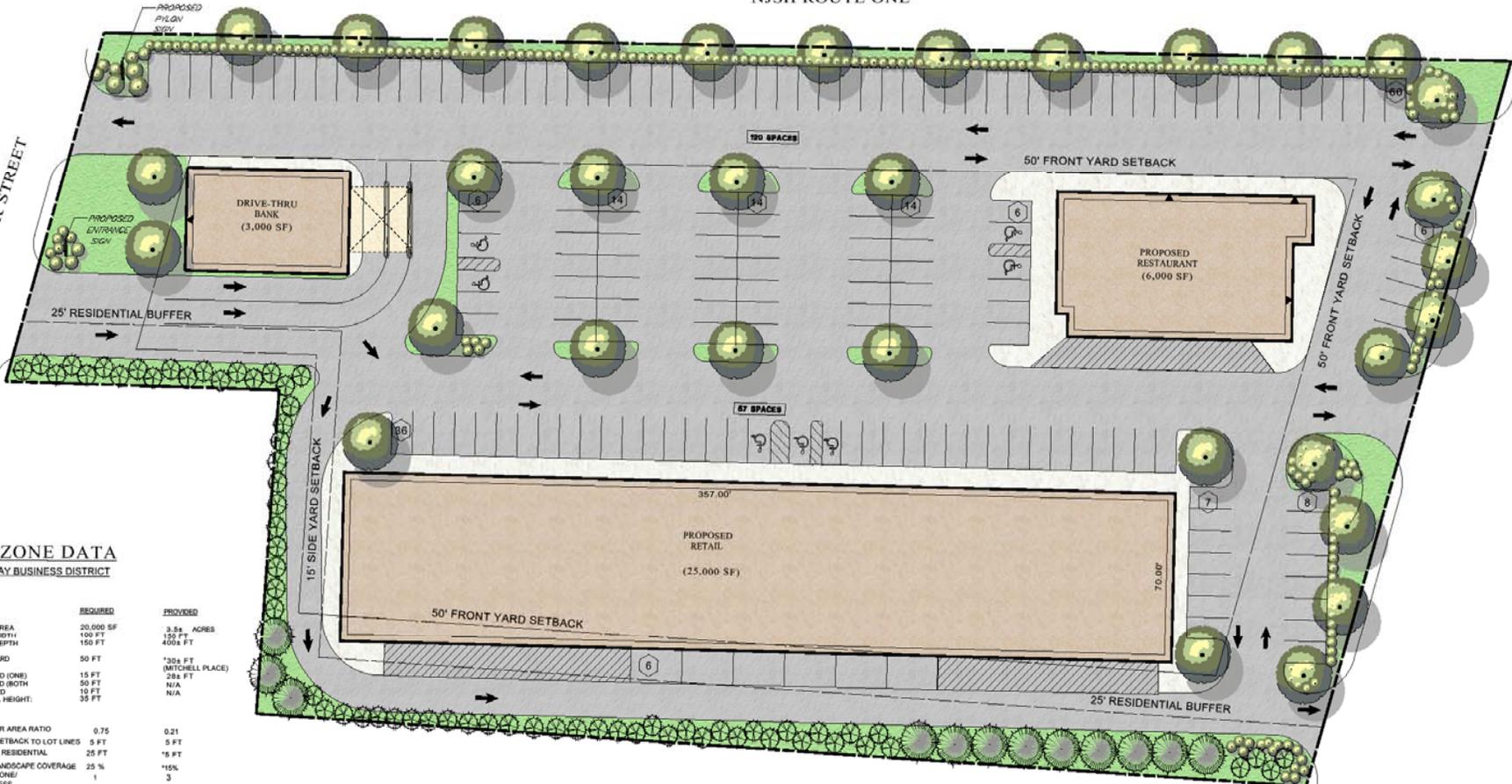
ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 SF	3.81 ACRES
MIN. LOT WIDTH	100 FT	150 FT
MIN. LOT DEPTH	150 FT	400+ FT
SETBACKS:		
FRONT YARD	50 FT	*30+ FT (MITCHELL PLACE)
SIDEYARD (ONE)	15 FT	28+ FT
SIDEYARD (BOTH)	50 FT	N/A
REAR YARD	10 FT	N/A
MAX. BLDG. HEIGHT:	35 FT	

MAX. FLOOR AREA RATIO	0.75	0.21
PARKING SETBACK TO LOT LINES	5 FT	5 FT
BUFFER TO RESIDENTIAL	25 FT	*5 FT
MINIMUM LANDSCAPE COVERAGE	25 %	*15%
LOADING ZONE/ PER BUSINESS	1	3
PARKING:		
RESTAURANT	6,000 GFA / 100 =	60 SPACES
(1 SPACE/100 GFA)	3,000 GFA / 200 =	15 SPACES
BANK	25,000 GFA / 200 =	125 SPACES
(1 SPACE/200 GFA)		*102 SPACES (SHARED PARKING MAY APPLY)
RETAIL		200 SPACES
TOTAL		177 SPACES
PARKING STALL SIZE	9 FT. x 16 FT.	9 FT. x 16 FT.
PARKING AISLE SIZE	24 FT	24 FT

NOTES:
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DENSIFICATION MAY VARY & IS SUBJECT TO CHANGE. THIS PLAN HAS BEEN DESIGNED AND PROVIDED FOR MANAGEMENT OF TOWNSHIP REVIEW. MINIMUM ENGINEERING ASSUMED NO LIABILITY FOR REAL ESTATE TRANSACTIONS OR DETAILED ENGINEERING BASED ON THIS PLAN.



GRAPHIC SCALE



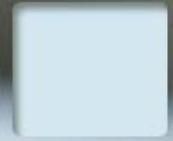
MENLO ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS AND PROFESSIONAL PLANNERS
281 CLEVELAND AVENUE HIGHLAND PARK, NEW JERSEY 0804
PHONE: (732) 846-8845 FAX: (732) 846-0439

KIRK STREET PLAZA
TOWNSHIP OF WOODBRIDGE, MIDDLESEX COUNTY, NEW JERSEY

EXHIBIT

BLOCK 788-CC-1 LOTS 8, 10, 11, 12, 13, 15C, 16A, 16B, 17A, 17B, 18 & 19

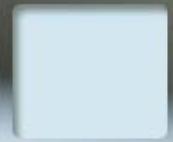
DRAWN BY: JMT	DATE OF ISSUE: FEBRUARY 29, 2008	SCALE: 1" = 20'
CHECKED BY: RBS		CAD P: 2008.009.04
DESIGNED BY: JFS		JOB P: 2008.009
APPROVED BY: JFS		DRAWER: EC-1



ROUTE ONE

AREA 5

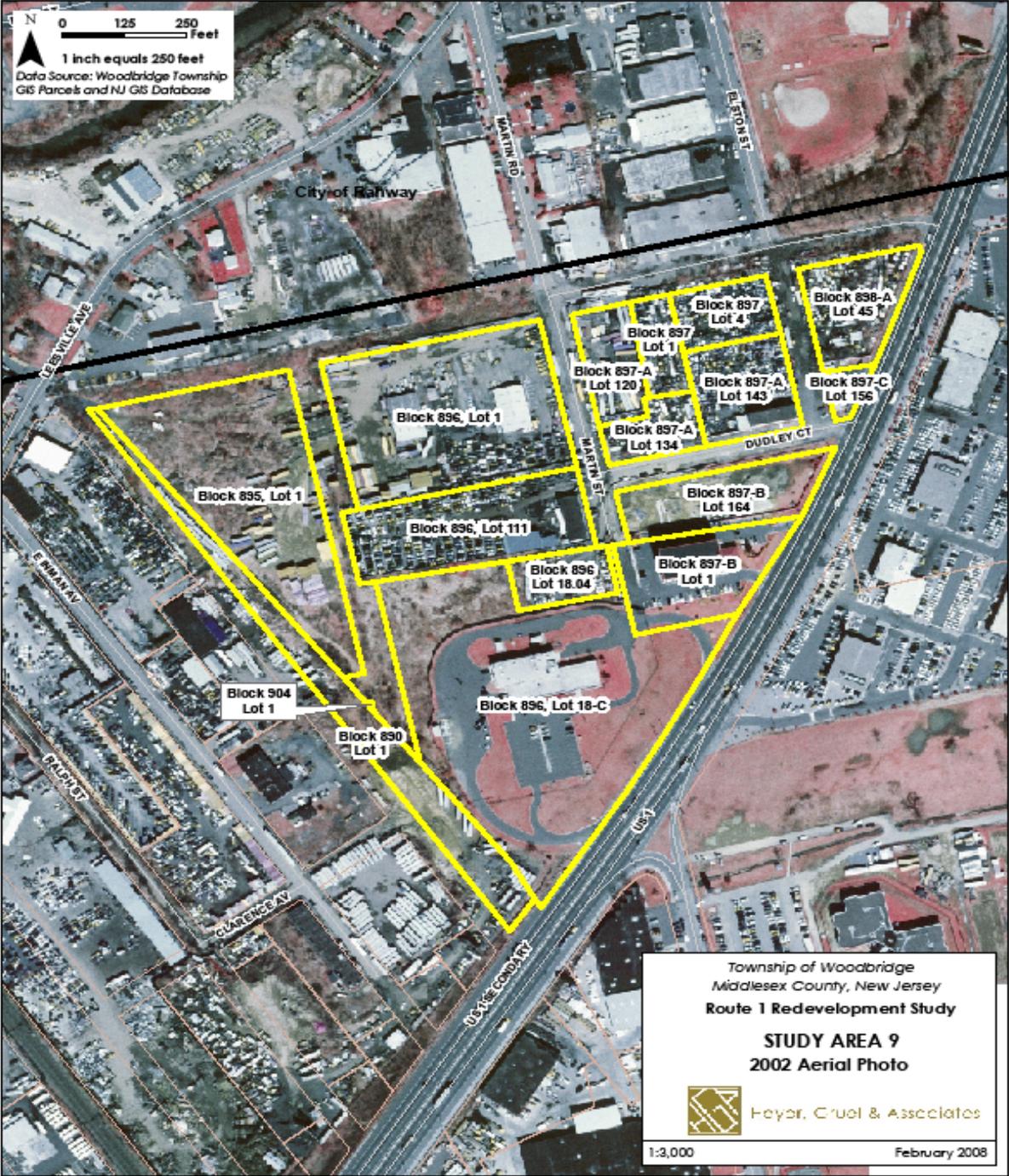




ROUTE ONE

AREA 9 & 10

N
0 125 250 Feet
1 inch equals 250 feet
Data Source: Woodbridge Township
GIS Parcels and NJ GIS Database



Township of Woodbridge
Middlesex County, New Jersey
Route 1 Redevelopment Study
STUDY AREA 9
2002 Aerial Photo

 Hoyer, Cruel & Associates

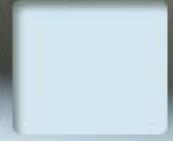
1:3,000

February 2008

N 0 125 250 Feet
 1 inch equals 250 feet
 Data Source: Woodbridge Township
 GIS Parcels and NJ GIS Database

Township of Woodbridge
 Middlesex County, New Jersey
Route 1 Redevelopment Study
STUDY AREA 10
2002 Aerial Photo
 Feyer, Grual & Associates
 1:3,000 February 2008





ROUTE ONE

AREA 12





ROUTE ONE

AREA 13

KEASBEY

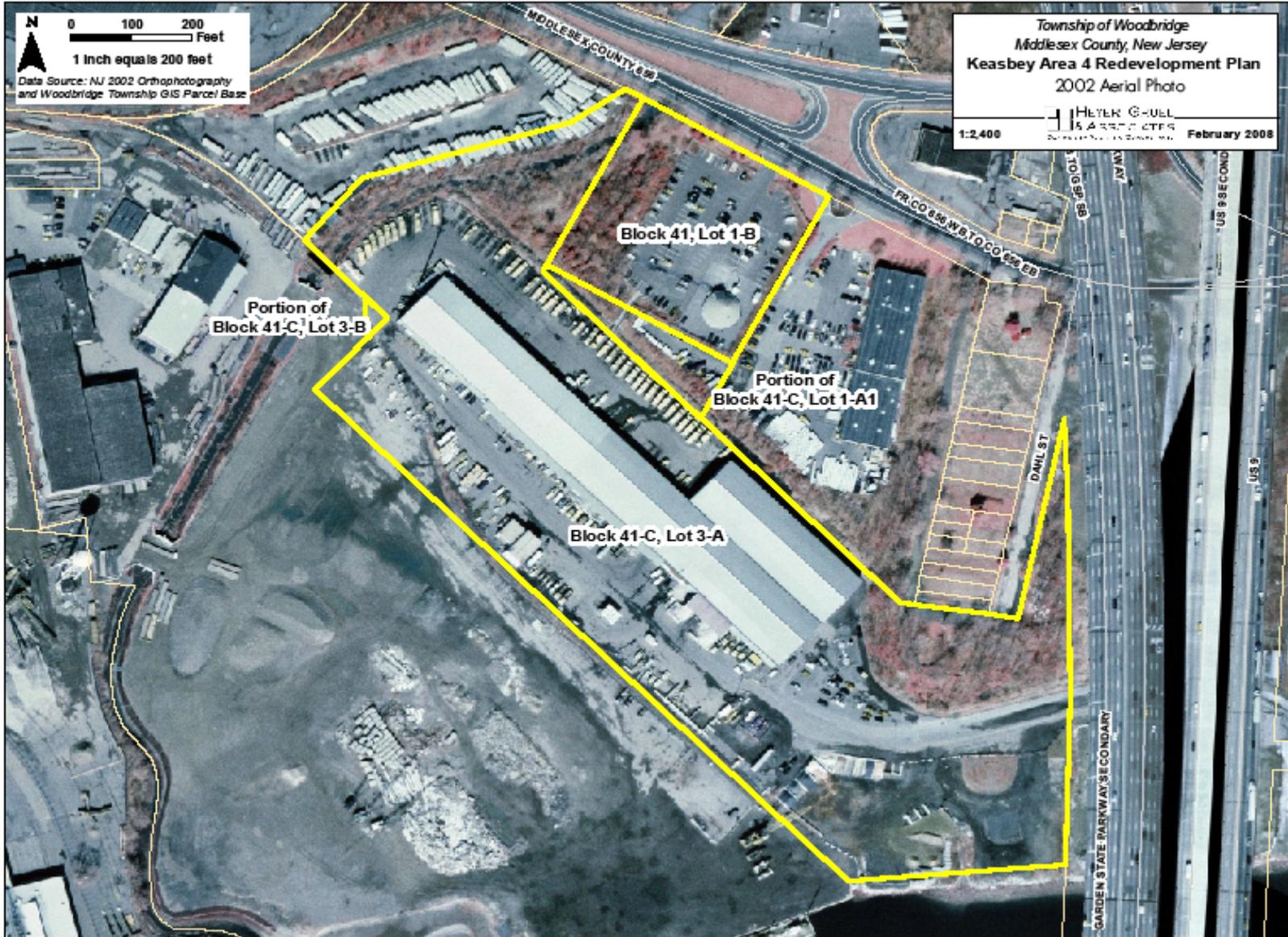
The Keasbey Redevelopment Area, or Future Eco-Park consists of 14 parcels totaling 310 acres:

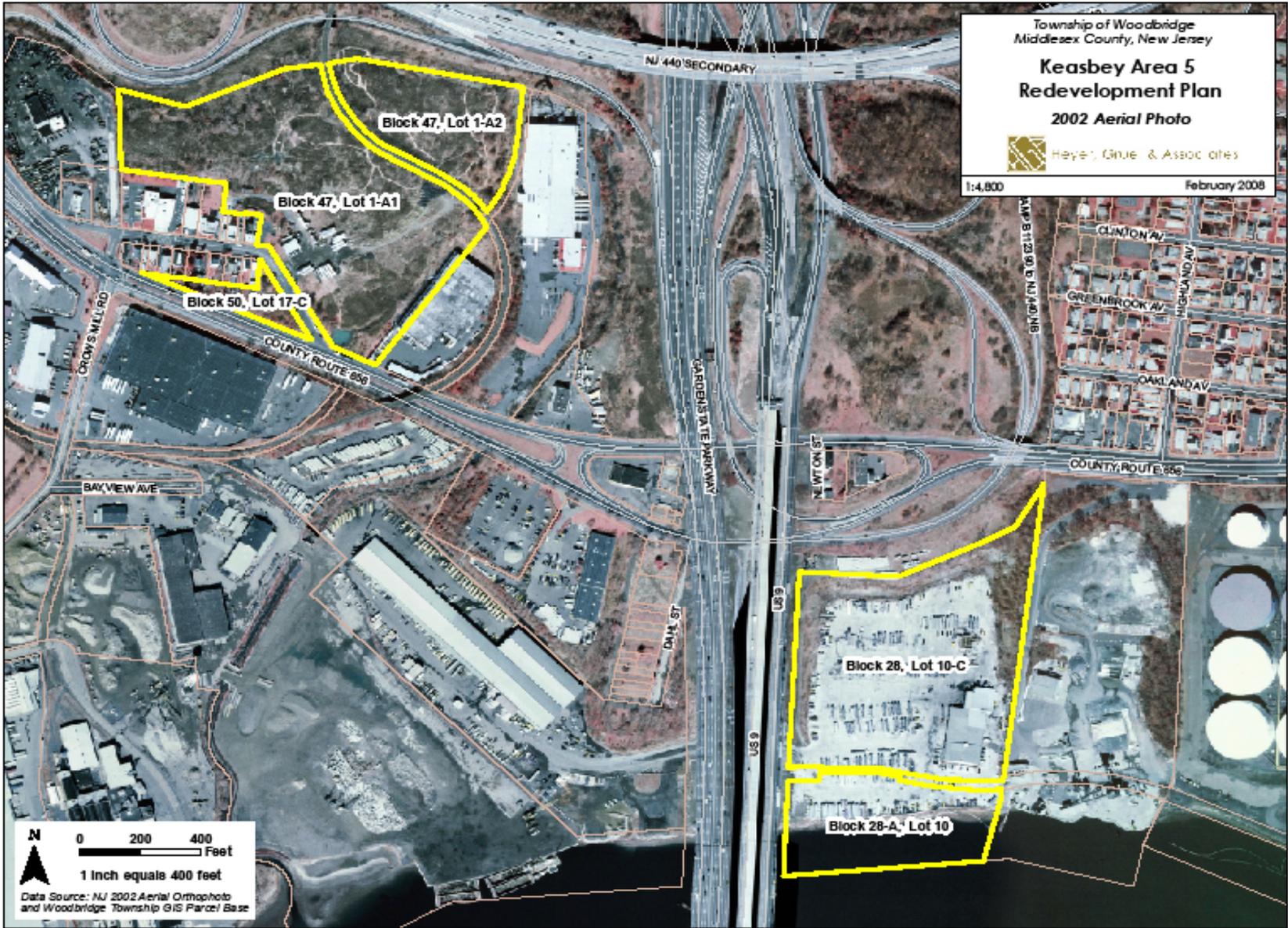
- Keasbey 4 Area consists of four parcels...two of which are municipally-owned and two privately owned. The properties are located within the current M-1 Light Industrial Zone.
- Keasbey 5 Area includes five parcels of approximately 35 acres in two district locations – two parcels defined by Route 9 Bridge to the west...Weldon Concrete Corporation to the east...Smith Road to the North...and the Raritan River to the South. Located in the M-2 Heavy Industrial Zone. Second location includes three parcels in the M-1 Light Manufacturing Zone, located north of Smith Street and along Crow Mill's Road



N
0 100 200 Feet
1 Inch equals 200 feet
Data Source: NJ 2002 Orthophotography
and Woodbridge Township GIS Parcel Base

Township of Woodbridge
Middlesex County, New Jersey
Keasbey Area 4 Redevelopment Plan
2002 Aerial Photo
HEYER GULL
IS ASSOCIATES
1:2,400 February 2008

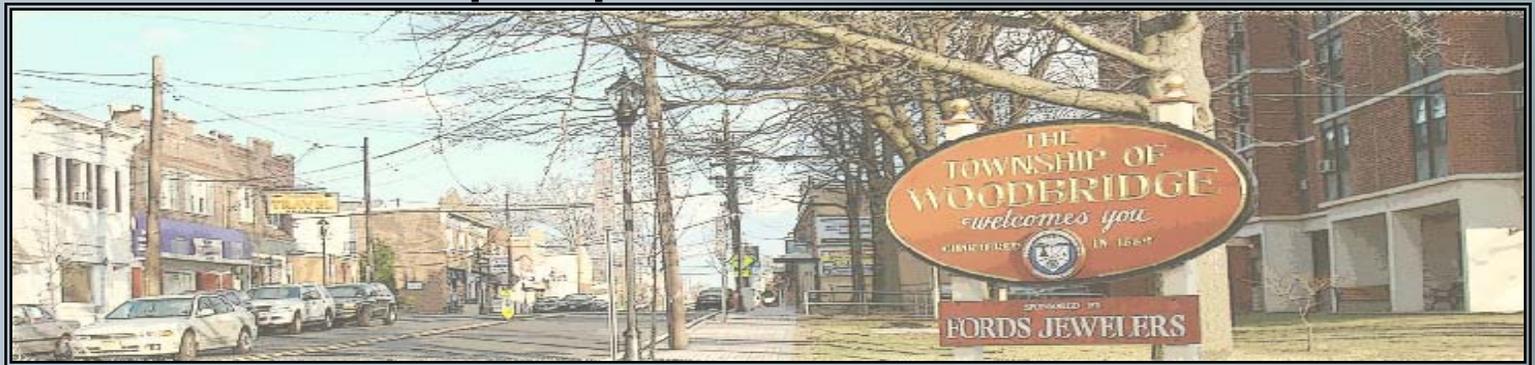




New Brunswick Avenue

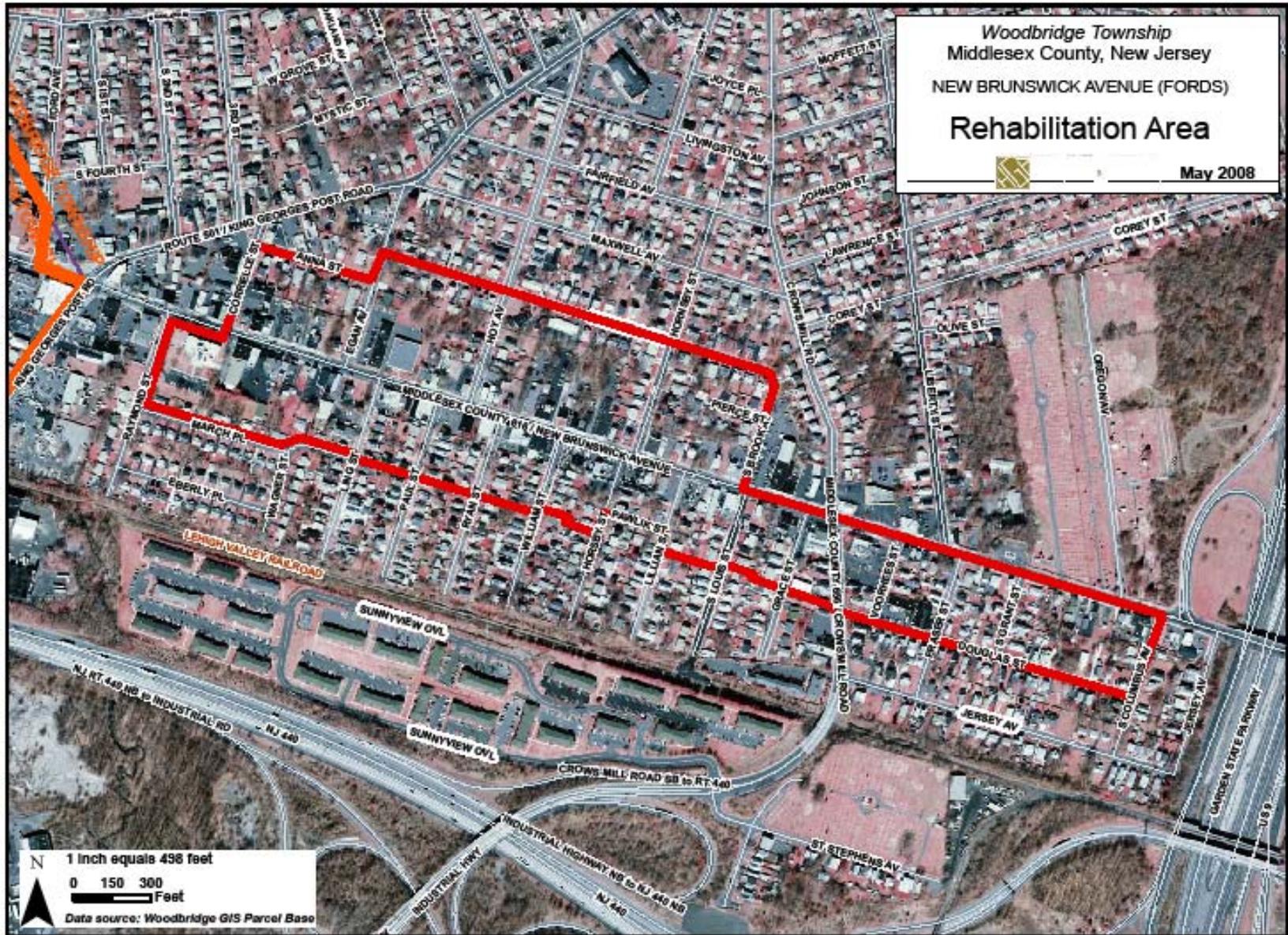
Fords - Hopelawn

- The Fords Area is located primarily along New Brunswick Avenue...identified as an "Area in Need of Rehabilitation." The New Brunswick Avenue Rehabilitation area included residential and non-residential properties



Woodbridge Township
Middlesex County, New Jersey
NEW BRUNSWICK AVENUE (FORDS)
Rehabilitation Area

May 2008



HOPELAWN

- The Hopelawn Redevelopment Area is located primarily along both sides of New Brunswick Avenue, from Route 440 to the east and Route 9 and the Garden State Parkway to the west. The Area consists of 37 parcels totaling 33 acres (of which 32 acres have frontage on New Brunswick Avenue). The remaining five properties included two landlocked parcels located behind properties which front New Brunswick Ave.; one property fronting on Quincy Court and two properties located between Route 440 and Florida Grove Road.

Woodbridge Township
Middlesex County, New Jersey
**HOPELAWN REDEVELOPMENT
AREA**
AERIAL PHOTO

HEYER, GRJEL
& ASSOCIATES
COMMUNITY PLANNING CONSULTANTS
April 2008



Woodbridge / Pennval Road

- Area includes 14 parcels totaling 110 acres located in Woodbridge...defined by Woodbridge Avenue and the Woodbridge River to the east...Pennval Road to the north...New Jersey Transit North Jersey Coast line to the west...and the southern boundary line of Woodbridge Township to the south.
- Area characterized by light industrial uses such as trucking companies, publicly owned properties and a vacant/remediated portion of a large industrial property located partially in Perth Amboy. Northern portion of the study area contains Berry Street (paper street) extending from Pennval Road to the Woodbridge River, including portions of Cutters Dock Road and Amboy Avenue.





Route 27 Redevelopment Area

- Five Redevelopment areas have been designated in the Route 27 Corridor stretching from the Colonia Country Club to the Parkway. Redevelopment of the area will include attracting restaurants, and additional retail opportunities to the area.



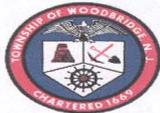


Township of Woodbridge Route 27 Redevelopment Area

Woodbridge & Main Street Area

- Woodbridge Rehabilitation and Transit Village Plan runs from Route 35 at Main Street, to the NJ Turnpike to the South and West, and Freeman Street to the North. The area is comprised of approximately 400 properties. Rehabilitation of the area will include attracting restaurant, retail, cafes, educational uses, open plazas, and a facade improvement program.





Woodbridge Township Downtown Rehabilitation Area

March 31, 2008
Unofficial Map

Metropark



- Newest addition to Redevelopment list
- Surface lot
- Study and Plan to be completed by Fall, 2008
- Partner with NJ Transit to issue RFP
- COMMUNIVERSITY concept... ground floor retail, restaurants, conference rooms, hotel and office space and parking





Development

TODAY

and Tomorrow

Business & Industry:

- ❖ MAN Diesel
- ❖ North American Operations Hdqs.
- ❖ Pantheon Warehouse
- ❖ FedEx Expansion

Hospitality, Hotel & Conference:

- ❖ Marriott Renaissance
- ❖ Days Inn Expansion
- ❖ New Hotels/Motels Corridor on Route 9

Restaurant:

- ❖ Kona Grill
- ❖ Olive Garden
- ❖ Bahama Breeze
- ❖ Shannon Rose
- ❖ Cheeseburger in Paradise
- ❖ Local & Regional Restaurants





“Invest in the Future”

Invest in **WOODBRI**GE