



## PROFILE OF THE IRVINGTON STRATEGIC REDEVELOPMENT PLAN

### RESIDENTIAL PROJECTS

<u>Project</u>	<u>Developer</u>	<u>Cost</u>	<u>Status</u>
<i>Twenty-two 2 fam. &amp; three 3-fam. homes</i>	<i>New Visions Redevelopment Assoc.</i>	<i>\$6.5 million</i>	<i>Completed</i>
<i>18-unit condominium development</i>	<i>AUJ Ventures, LLC</i>	<i>\$3.2 million</i>	<i>Construction is underway</i>
<i>19-unit townhouse development</i>	<i>Gold Haven Properties</i>	<i>\$2.5 million</i>	<i>Construction is 90 percent complete</i>
<i>Ten 2-family homes</i>	<i>KayGee Development, LLC</i>	<i>\$2 million</i>	<i>Six homes are completed</i>
<i>Four 2-family homes</i>	<i>Risan Development Corp., LLC</i>	<i>\$1.5 million</i>	<i>Construction to begin by Summer 2007</i>
<i>Two 2-family homes</i>	<i>Topaz Housing Development Corp.</i>	<i>\$500,000</i>	<i>Construction to begin by Summer 2007</i>
<i>Five 2-family homes</i>	<i>Irv. Housing Auth./Stuyvesant Dev'ment Partners</i>	<i>\$1.7 million</i>	<i>Site work underway</i>
<i>Two 2-family homes</i>	<i>Crest Community Development Corp.</i>	<i>\$800,000</i>	<i>Construction to begin by Summer 2007</i>
<i>Two 2-family homes</i>	<i>MIG Investments</i>	<i>\$500,000</i>	<i>1 home built/2<sup>nd</sup> home const. Summer 2007</i>
<i>Retail stores/119-unit condo dev.</i>	<i>BVS Acquisitions</i>	<i>\$15 million</i>	<i>Construction to begin in 2008</i>
<i>18-unit condo dev. plus 3 stores</i>	<i>Burwell Capital Partners</i>	<i>\$6 million</i>	<i>Construction to begin by Summer 2007</i>
<i>Grove St.Homes/300-unit condo dev.</i>	<i>Baltimore Properties</i>	<i>\$66 million</i>	<i>Conceptual plan being finalized</i>
<i>Pabst Brewery/retail (Irv. side) &amp; housing</i>	<i>New West Development</i>	<i>\$33 million</i>	<i>Construction to begin by Summer 2007</i>

**COMMERCIAL PROJECTS**

<u>Name of Business</u>	<u>Cost</u>	<u>Background</u>
<i>Aamco Transmissions</i>	<i>\$780,000</i>	<i>Conversion of vacant lot</i>
<i>Auto Zone</i>	<i>\$2 million</i>	<i>Conversion of vacant lot; former landmark Drake's Bakeries site</i>
<i>Advance Auto Parts</i>	<i>\$3 million</i>	<i>Conversion of vacant lot; former Francis Chevrolet dealership</i>
<i>Krauszer's grocery store</i>	<i>\$500,000</i>	<i>Conversion of existing liquor store; construction to start Summer 2007</i>
<i>IHOP</i>	<i>\$1.7 million</i>	<i>Construction underway</i>
<i>Manufacturer's Reserve</i>	<i>\$4 million</i>	<i>Expansion of business that supplies bldg. materials; work underway</i>
<i>Subway</i>	<i>\$180,000</i>	<i>Conversion of vacant lot</i>
<i>Homeland Mortgage Company</i>	<i>\$300,000</i>	<i>Conversion of abandoned property</i>
<i>All-Inclusive Bridal Services &amp; Day Spa</i>	<i>\$500,000</i>	<i>Located in renovated 2-story building</i>
<i>KFC/Pizza Hut</i>	<i>unavailable</i>	<i>Conversion of vacant lot</i>

***Township of Irvington Redevelopment Team:***

Mayor Wayne Smith

Wayne Bradley, Team Leader and Business Administrator

Toni Bennett, Acting Director, Dept. of Community Development

Cassandra C. Chatman, Coordinator, Urban Enterprise Zone

William Long, Senior Planner and Acting Zoning Officer

***Township of Irvington Redevelopment Agency:***

Council Members:

John Sowell, President, West Ward

Andrea C. McElroy, 1<sup>st</sup> VP, At-Large

D. Bilal Beasley, 2<sup>nd</sup> VP, At-Large

Lebby C. Jones, At-Large

Sandra R. Jones, South Ward

Quinzell R. McKenzie, East Ward

David Lyons, North Ward

***Redevelopment meetings:***                      *Every Tuesday at 2:30 pm in the Office of Business Administration*

***Land development meetings:***              *Every Wednesday at 2:30 pm in the Office of Business Administration*

*For more information about redevelopment in the Township of Irvington, please call (973) 399-6621.*