



THE TOWNSHIP OF
IRVINGTON
NEW JERSEY

Where the Road to Opportunity Begins.

REDEVELOPER APPLICATION

TOWNSHIP OF IRVINGTON
NEW JERSEY



The Township of Irvington

The Township of Irvington is seeking qualified land redevelopers to develop property officially designated for rehabilitation or redevelopment. If you are interested in partnering with the Township in this endeavor please complete the attached application.

IRVINGTON TOWNSHIP

Irvington is situated 10 miles west of Manhattan and is adjacent to Newark, New Jersey. The Township enjoys excellent regional access from major highways: I-78, and the Garden State Parkway directly connect to local streets and they connect within only a few miles of Irvington to the New Jersey Turnpike, I-280, I-80, US Routes 1-9, 21 and 22. Public transportation also gives Irvington a regional presence. The NJ Transit bus terminal located at a key entry-point in the Township is second only to Newark Penn Station as the busiest bus depot in all of New Jersey. Both the highways and transit provide 15-minute service to Newark International Airport and the Northeast commuter rail corridor.

The Township was established as a nineteenth-century residential suburb. Its neighborhoods developed around streetcar lines that served the City of Newark. The Township remains primarily a residential community mixing mostly single-family houses and multi-family houses with some apartment buildings. However, over the ensuing years Irvington developed commercial activity along Springfield, Clinton, Lyons and Chancellor Avenues, which served the residential areas as well as provided corridor retail for out-of-town shoppers.

The 2002 Irvington Master Plan describes the Township as a developed suburb with central city characteristics:

Because the neighborhoods were developed in clusters around streetcar stops, Irvington has some typically urban characteristics that are not usually found in suburban communities. It has moderate-to high residential densities, a large proportion of rental units, a mixed-use pedestrian-oriented downtown, mixed-use buildings and residential neighborhoods, and a compact building pattern conducive to walking.

Over the last three decades Irvington experienced contraction of its local economy as regional economic forces favored development outside New Jersey's central cities and older suburbs. The past 15 years has seen a restructuring of the Irvington economy into a more service oriented-fast food-dollar-retail growth, which has not been enough to counter the loss of jobs and the consequent erosion of neighborhood stability. The Township is now challenged with attracting new and expanded development at a time when the financial markets require incentives to support redevelopment of otherwise prime property in Irvington.

The Township is now advancing an economic recovery strategy to bolster Irvington's business climate, attract entrepreneurs, stabilize the real estate market, and build a better quality of life for residents. The strength of its regional access combine strategically with the Township's regional nodes at the NJ Transit bus terminal and in the Coit Street area where excess warehouse potential provide land to relieve Port Newark freight growth

Irvington also enjoys a strong commercial base. As reported in the 2002 Irvington Master Plan:

In Irvington Center, there are pedestrian-oriented shops along Springfield Avenue and adjacent streets. It has the most pedestrian activity in the Township. Irvington Center (primarily along Clinton Ave and Nye Ave) has a cluster of professional office uses, including medical, dental, law, real estate, insurance, accountant, and other similar offices... Beyond Irvington Center, Springfield Avenue has a mix of auto-oriented and pedestrian-oriented shops, although the auto-oriented uses are dominant, and pedestrian activity is less than in the Center. Likewise, 18th Avenue, Lyons Avenue, Clinton Avenue and Chancellor Avenue (east of the Garden State Parkway) have a mix of pedestrian-oriented and auto-oriented uses... There is a strong commercial node along Stuyvesant Avenue, at the Mill Road and Chancellor Avenue intersections, near the Union Township border.

The Township's redevelopment objectives are to:

- Develop underused, damaged or vacant land into economically productive use, substantially increase the taxable value of such parcels, and increase the number of "living wage" paying jobs.
- Eliminate the blighting influence of sites and maximize their highest and best use value.
- Incorporate site design standards and guidelines to improve the functionality and aesthetics of latent land parcels.



Redeveloper Application

The Township of Irvington through its Redevelopment Agency approves project concepts for land within designated redevelopment areas. These project concepts may involve Township-owned land or privately owned land. The Redevelopment Agency's approval is prerequisite to Planning Board review and does not guarantee Planning Board approval. The applicant should be aware that acceptance by the Township of this application for further processing during direct negotiations may involve the assessment of an administrative fee not to exceed 2% of its total project development costs.

If you have questions contact Wayne Bradley, Business Administrator at: 973-399-6621.

You may fax this application to: 973-399-6766.

The Township website is: www.irvington.net

PLEASE TYPE OR PRINT LEGIBLY

Name of Firm:

Current Number of Employees:

Years in Business:

Owner Contact Information: (For more than one owner list all names and % ownership)

Name:

% Ownership: _____%

Address:

Office Phone

Cell Phone:

Fax:

E-mail:

Website

Fill in below if you are looking for Property to Develop?

Property Inquiry

s.f. (building)

s.f. (vacant land)

Looking to purchase

Looking to lease?

Special Needs:

Area of the Township You are Interested In.

- CBD
- Coit Street Phase I
- Coit Street North
- Coit Street South
- Springfield Ave East Gateway
- Springfield Ave West Gateway
- East Ward I and II
- East Ward III
- Mill Road
- UEZ

Visit www.irvington.net (follow Redevelopment Strategy link) to see the boundaries of these Township redevelopment areas.

- Areas not within the Township Redevelopment Areas (list addresses and attach a map)
Attach a page with additional listings if necessary

1. _____
2. _____
3. _____

If known, give the Street Address or Block and Lots of the properties you wish to redevelop: (attach sheets if you need to list more than eight locations).

Street Address	Block and Lot	Are You the Property Owner?
		<u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/> ___ Owner Consents ___ Under Purchase Contract <u>No</u> <input type="checkbox"/> (Township-Owned)
		<u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/> ___ Owner Consents ___ Under Purchase Contract <u>No</u> <input type="checkbox"/> (Township-Owned)
		<u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/> ___ Owner Consents ___ Under Purchase Contract <u>No</u> <input type="checkbox"/> (Township-Owned)
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		<u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/> ___ Owner Consents ___ Under Purchase Contract <u>No</u> <input type="checkbox"/> (Township-Owned)

Can you assemble private land? Yes No

What type of development are you experienced in (please list one to a line):

Type	Address	Square Foot	Dollar Value
Residential			
Retail			
Commercial Office			
Mixed Use			
Industrial			

Have a Project Idea? (fill out this information)

PROJECT DESCRIPTION: (use, buildings, parking, access, etc.) Attach more pages if needed

PROJECT PRO FORMA

1. Attach a financial profile of your project idea projecting all costs (soft, hard, land, etc). Also detail any subsidies you may require of the Township to make the project happen.
2. Are you self-financing this project idea?: Yes No
3. If you are not self-financing the project attach a list of financing partners you have at this stage of your project planning? If you have none indicate your status with finding a financial partner:
4. If you have a Project Schedule attached it to this application.
5. Are you working with an Attorney? (print name and address)

6. Are you working with an Architect/Engineer? (print name and address)

Please attach your company brochure showing the type of development you are experienced with.

Do you have you experience working on a redevelopment project with a municipality? If so, please explain your project and the municipality that you worked in: (attach extra sheets if required)