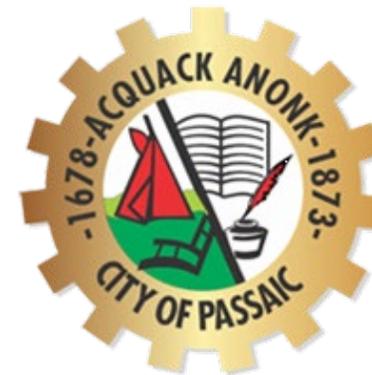


# REDEVELOPMENT UPDATE 2022

CITY OF PASSAIC

MAYOR HECTOR C. LORA



# MAYOR HECTOR C. LORA

## **Business Administrator/Executive Director**

Ricardo Fernandez PP,AICP, QPA

## **Council President**

Gary Schaer

## **City Council**

Joe Garcia

Dr. Terrence Love

Thania Melo

Chaim Munk

Daniel J. Schwartz

# CITY OF PASSAIC BOARDS

## Planning Board

Chairwoman Maritza Colon-Montañez  
Commissioner Peter Rosario  
Commissioner Shaun Witten  
Commissioner Kenneth A. Simpson  
Commissioner Daniel J. Schwartz  
Commissioner Edwin Perez  
Commissioner Sardis Cruz-Perez  
Commissioner Carlos Lopez  
Commissioner Peter T. Rosario  
Commissioner Bonnita Kelawon-Cuello

## Zoning Board

Chairman Menachem Bazian  
Vice Chairman Deiby Martinez  
Secretary Yaacov Brisman  
Commissioner David M. Blumenthal  
Commissioner Harold Hess  
Commissioner Moshe Stareshesky  
Commissioner Jonathan Pittinsky  
Commissioner Sheila Graham-Woodson

## Redevelopment Agency

Chairman Arthur Soto  
Vice Chairman David Spector  
Commissioner Chaim Munk  
Commissioner Peter Cedeno Castro  
Commissioner Angel Torres  
Commissioner Ruth Perez  
Commissioner Kimberly Perez

# UNDER CONSTRUCTION

220 Passaic Street

217 Brook Avenue

129-137 Passaic Street

822- 830 Main Avenue

2 -12 South Market Street

125 South Street

232 Gregory Avenue Phase I

948-950 Main Avenue

135 Summer Street

445-451 Main Avenue

711 Main Avenue

127-129 South Street

18-20 Van Houten

441 Paulison Avenue

176 & 199-231 Pennington Avenue

90 Dayton Avenue (Phase 2)

889 Main Avenue

11-13 Central

152-156 Market Street

29 Broadway

276 Passaic Street

161 Passaic Street

445- 451 Main Avenue

39-41 Market Street

15 Prospect

\*Completed

## UPCOMING PROJECTS

**130-142 Market Street**

**620 Main Avenue**

**39-41 Lexington Avenue**

**127-129 South Street**

**26-28 Central Avenue**

**199 Lexington Avenue**

**948-950 Main Avenue**

**12 Broadway**

**196-200 Dayton Avenue**

**258-268 Oak Street**

**813-819 Main Avenue**

**234 Harrison Street**

**291-295 Oak Street & 199 Grove Street**

**31-39 Grove Street**

**437 Paulison Avenue**

**210 Summer Street**

**473-477 Harrison Street**

**426 Lafayette Ave, 102 & 102B Grant Street and 13-19 Wickham Street**

**115 Myrtle Avenue**

**202 & 206 Jefferson Street**

**99-111 Passaic Street**

# ADDED ASSESSMENT VALUE

2018

\$3,621,500

2019

\$11,043,200

2020

\$5,287,700

2021

\$6,068,300

2022 Unofficial Results

\$10,000,000- \$11,000,000

# PROGRESS OF OUR **TOP** REDEVELOPMENT PROJECTS



## 26 JEFFERSON



The former Pantasote warehouse site has been vacant and underutilized for over 30 years.

The new use resulted in the cleanup of the contaminated site and a \$25 million investment in our community at this 111,000 square foot industrial property.

We expect that when fully occupied, the IDI Logistic Center will create 100 new jobs at this facility.

## 2 MARKET STREET



This adaptive reuse project that is near completion will have 63 residential loft units with ground floor retail.

## 211 PENNINGTON (OLD ST. MARY'S HOSPITAL)

This site, which previously served as a hospital has been converted to a housing complex that will include 148 residential units and 22 townhouses.

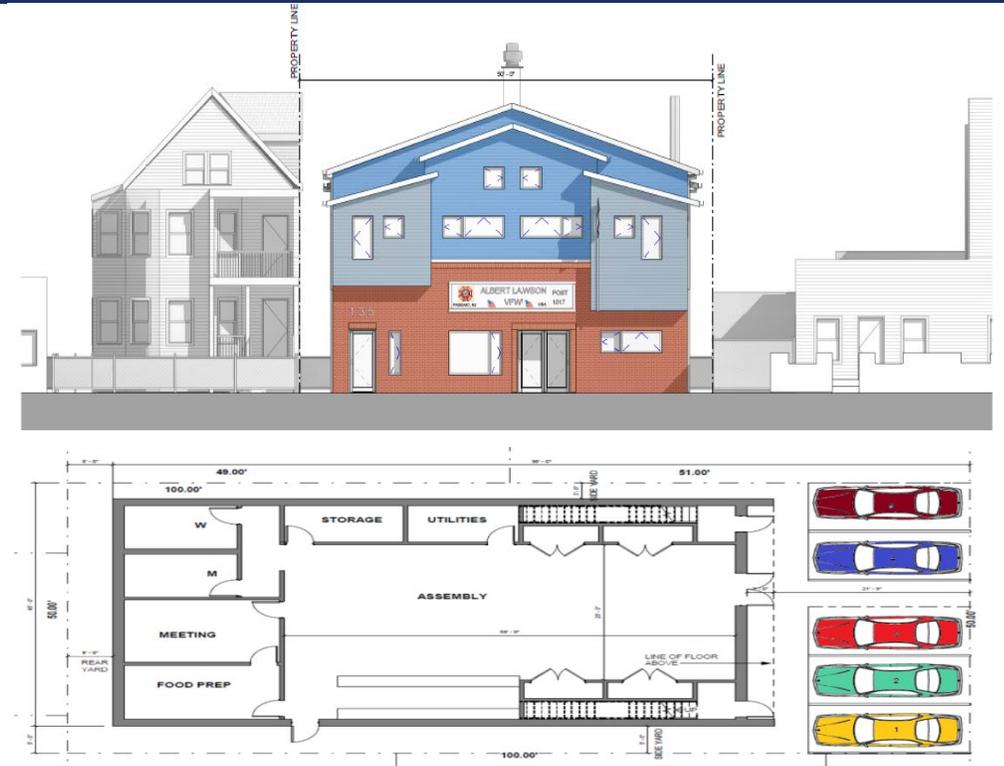


# 217 BROOK



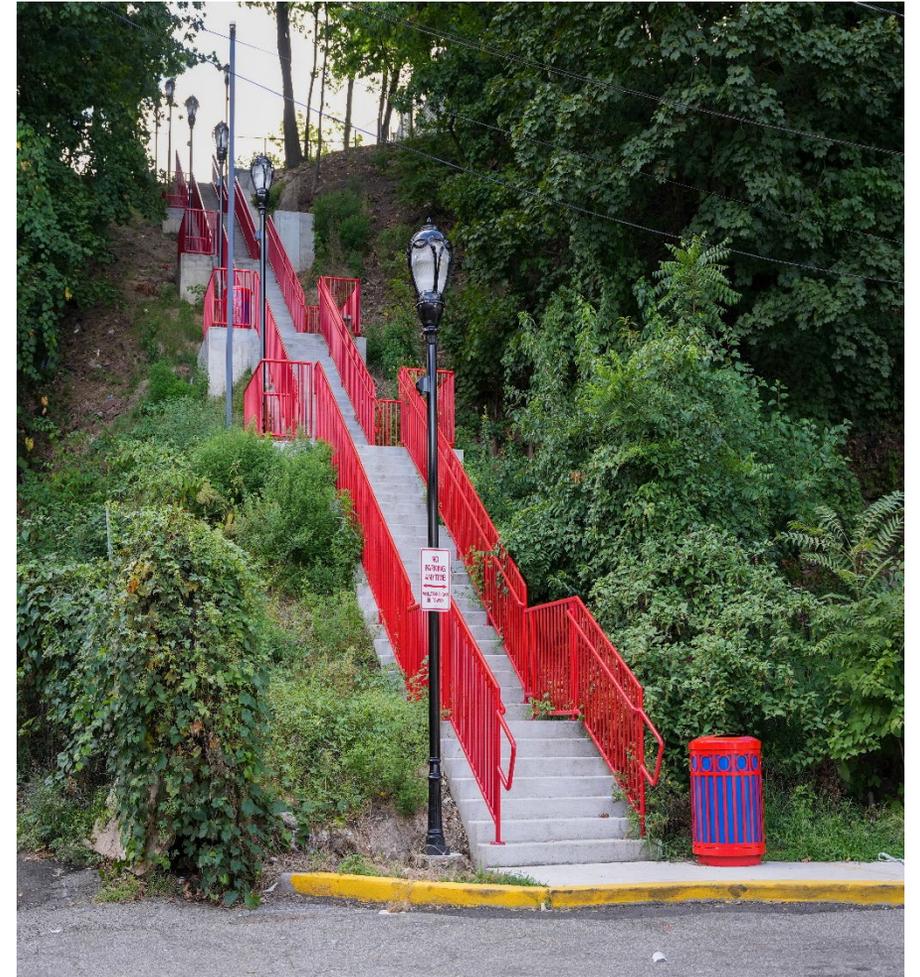
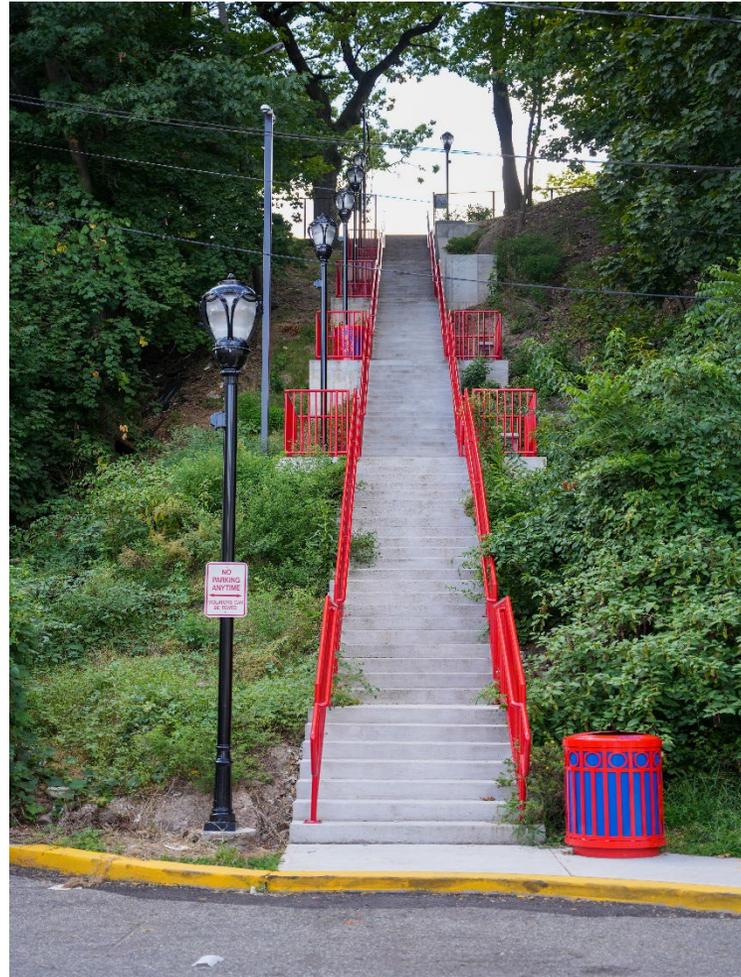
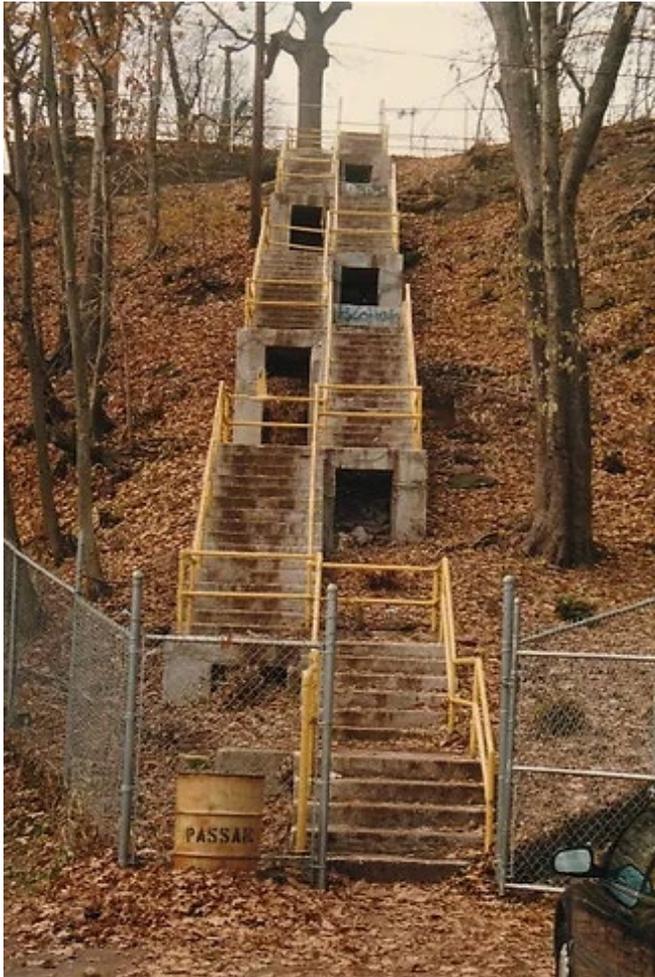
A former industrial site that was once the home of Passaic Metal Ware Co. has been repurposed into a new mixed-use project. Phase One was completed in the summer of 2021 which included a parking deck and Aisle One, the largest kosher supermarket in the region. This is the first part of a multi-phased, multi-use project and when fully completed, the project will include 128 residential units, retail space and a banquet facility.

# 135 SUMMER STREET



The VFW Albert Lawson Memorial Post has been vacant due to a multitude of code violations and structural concerns. This revival project that is currently under construction will create **4 residential units for veterans** with the ground floor a completely new space for the VFW's public assembly.

# 100 STEPS



# GRIFFIN LATONA PARK



This project has resulted in the complete restoration of the steps and major improvements to Griffin Latona Park. The rebuilt steps will provide aerobic exercise and the top will be an inter-generational park with outdoor fitness equipment, a STEM wall for children, as well as a picnic area for local families.

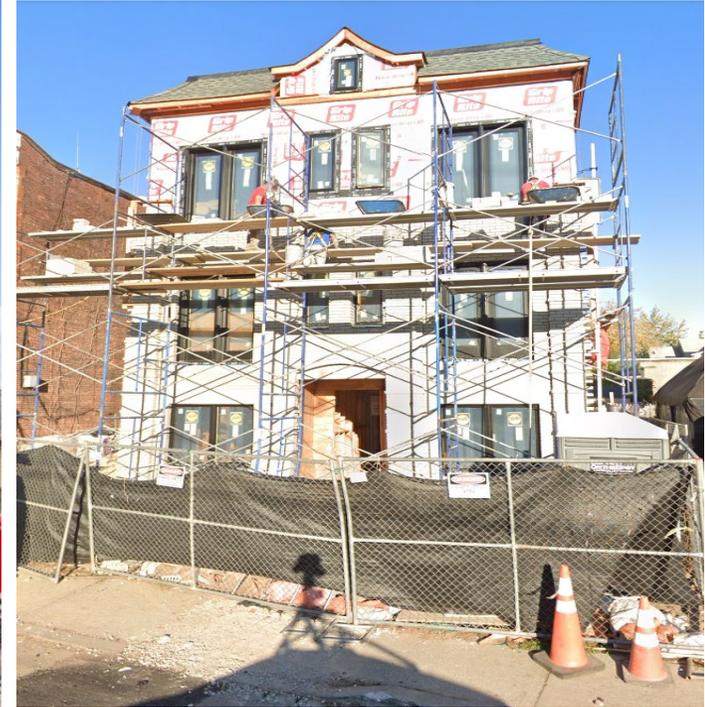


# 473-477 HARRISON STREET



The slope by the 100 Steps is about to bloom with redevelopment with **22 new residential units**.

# 170-174 MYRTLE



This previously single family home was abandoned and in extreme disrepair for years. The structure was demolished and transformed into a three story residential building with **6 residential units** and parking.

# 230- 232 HARRISON



This project has been completed with 22 residential units.

# 129-137 PASSAIC STREET



This former automotive shop was demolished and is currently under construction for a mixed commercial /residential building with **17 residential units**.

# 441 - 443 PAULISON



Currently under construction, this vacant one family home will be converted into a 3 story residential building with **13 dwelling units.**

# 18-20 VAN HOUTEN



This site once served as a church, the Westervelt Place Gospel Hall and has been vacant for a few years. This new project will be located on the corner of River Drive and Van Houten and will consist of 40 residential units. The project is currently under construction.

# 711 MAIN



711 Main Avenue is being turned into a mixed-use residential and retail project. The four floors will include **15 residential units**, (8) 1,100 sq. ft. offices and (8) 1,100 sq. ft. retail stores.

# 234 HARRISON

This property has been vacant and underutilized for years. The structure is in a substandard condition with deterioration on all four facades of the building with boarded up and broken windows.

The proposed project for this site will include 14 residential units including 2 affordable residential units.

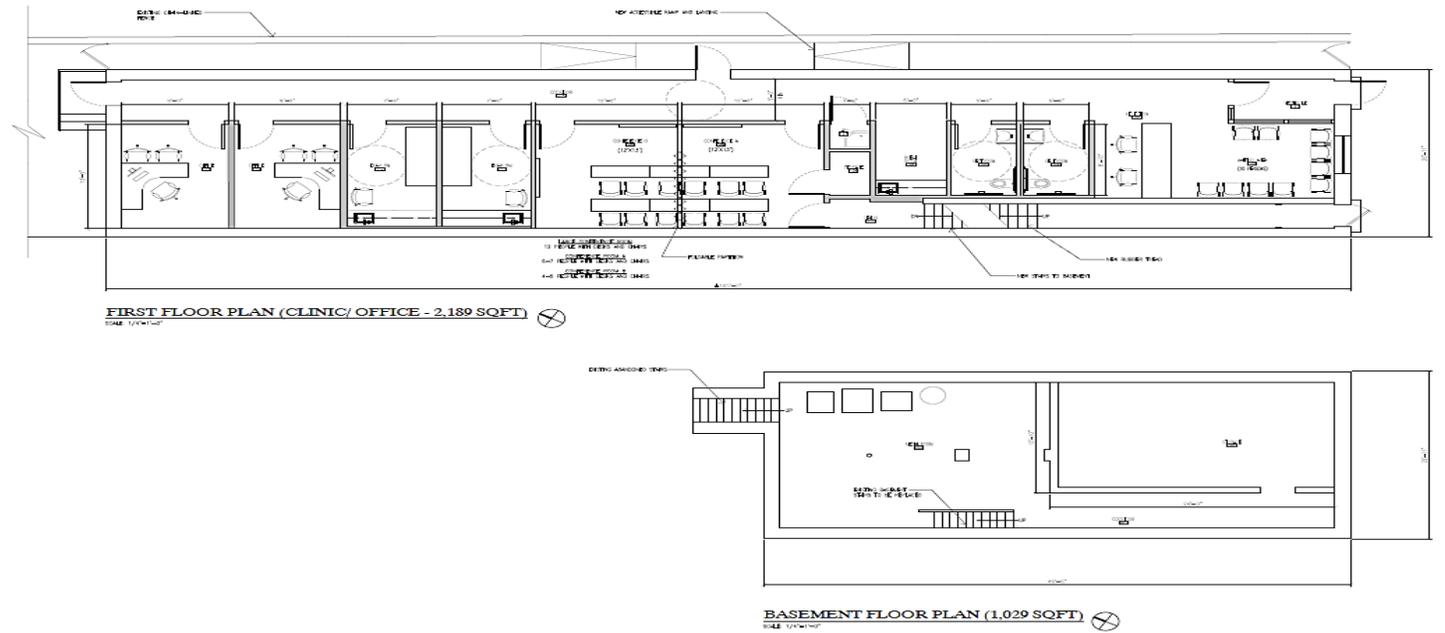


# 115 MYRTLE



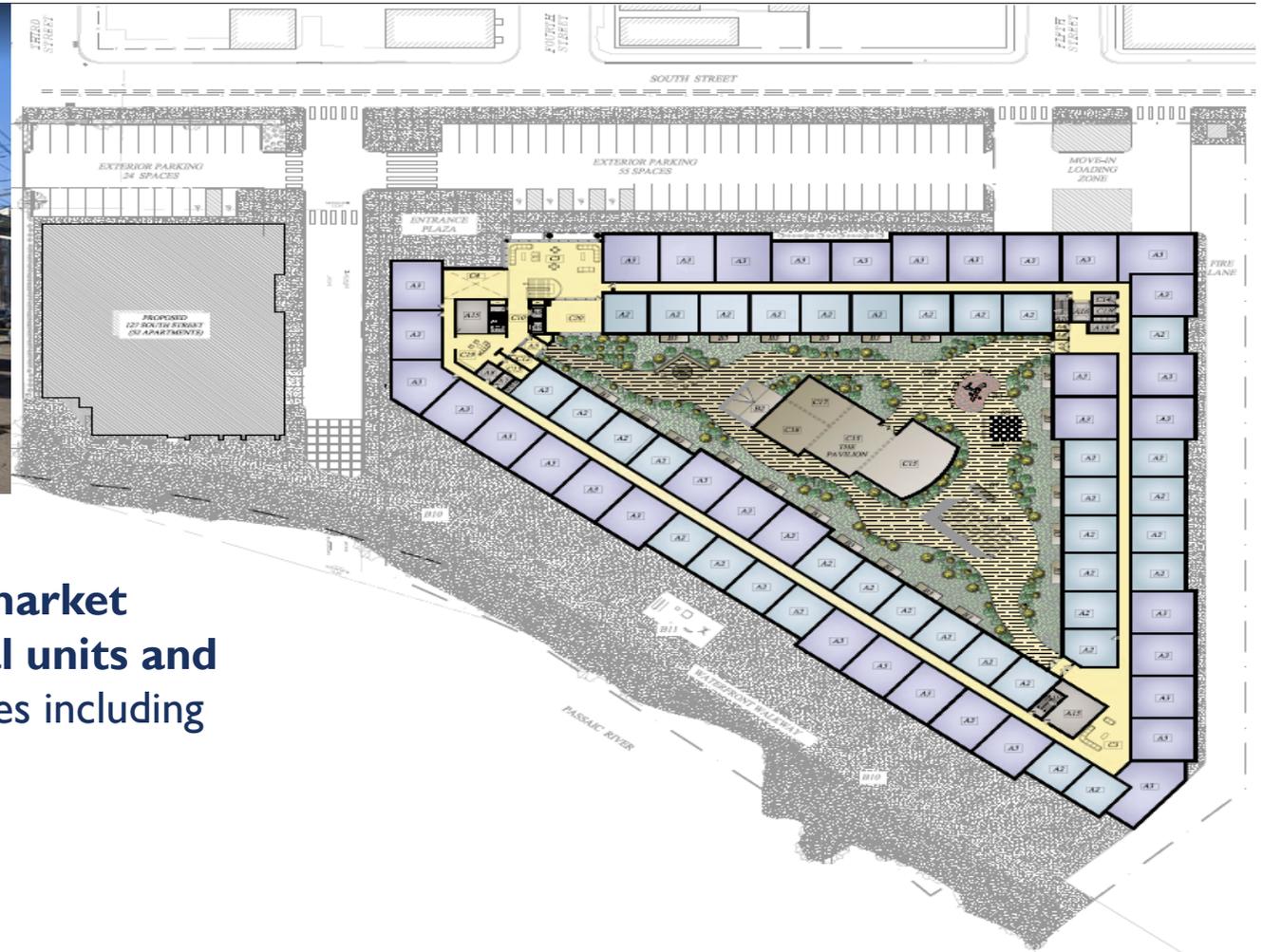
A former machine shop that has been vacant for many years will be converted into a **16 residential unit** building, in which **6 residential units will be affordable.**

# 69 JEFFERSON



This mixed retail/ residential property will be transformed into a new facility that will provide the community various services such as COVID-19 testing, tracing, immunizations as well as counseling and educational programs with an overall effort to foster and maintain a healthy community.

# 125 SOUTH



This five acre parcel will be transformed into **310 market rate residential units, 20 affordable residential units and 20 workforce housing units** with unique amenities including a fitness area and waterfront walkway .

# 15 PROSPECT / 505 MAIN AVENUE



15 Prospect St served as the site of the now demolished Sevilla Restaurant. Sevilla had been serving the Passaic community on Main Avenue for over 35 years before permanently closing its doors. The site has been repurposed for the construction of a new Taco Bell, which will be Passaic's first Taco Bell drive-through restaurant.



# 11-13 CENTRAL



The former Dunkin' Donut between Main Ave and Central Ave will be transformed into a 24 hour 7-Eleven convenience store with a parking lot.

# 445- 451 MAIN AVENUE



This previously contaminated site served as an automotive repair facility for over 90 years with portions of the lot used for storage and garage space. This will now be home to Passaic's very first Wendy's restaurant that will include a drive thru, parking and outdoor seating. Wendy's opened its doors in Summer 2022.

# 559 MAIN AVENUE



The proposed structure will have 3 commercial spaces on the ground floor and 12 residential units on the floors above.

# 72-74 PARK PLACE



Adaptive re-use of existing three stories plus new construction of one additional story with two commercial / retail units on the ground Floor and twelve residential units on the floors above.



# 74, 120, 122 & 152 8<sup>TH</sup> STREET



- The developer Stonemont plans to develop a 297,555 SF Class-A light industrial project located on 17.65-acres.
- The state-of-the-art facility will be built to the “new standard” in bulk distribution specifications with a 40’ clear height, rear load configuration as well as 278 car parking spaces and 91 trailer parking stalls. Additionally, the facility’s dimensions will be 360’x830’ which will include 40 dock doors and 2 drive-in doors
- The proposed Project is strategically located in an infill location within a general industrial and eastside redevelopment area zoning designation (with future industrial proposed use) off Exit 11 of Route 21.
- Stonemont intends to close on the land by September 2022, commence site work and vertical construction beginning in Q1 of 2023 and complete the building in 2024.

# ATLANTIC COAST FIBERS/ EASTSIDE REDEVELOPMENT AREA 101 7<sup>TH</sup> STREET

New 130,000 square foot state of the art recycling facility making this facility one of the largest in the Northeast, if not the largest.

This facility will bring approximately 150 jobs

Expected to break ground by late Fall



# WALL STREET



Constructing a 5 story, multi family structure with 36 residential units with a lobby and an on site maintenance garage on the ground floor.

# 37-49 HOOVER



This existing building is a one story commercial building. Proposing to construct a mixed use building with commercial spaces on the ground floor and 16 residential units on the floors above.