

PROPOSED ZONING MAP
Eastside Redevelopment Plan
 City of Passaic, Passaic County, NJ

**AMENDMENT TO EASTSIDE REDEVELOPMENT PLAN
CITY OF PASSAIC, NEW JERSEY**

Regarding:

Property Commonly Known As

26 Jefferson Street

Block 4075.01 Lots 2, 3, 35.01, 37.01, 39-44 & 47

Passaic, New Jersey

October 24, 2018

PREAMBLE

WHEREAS, heretofore, the City of Passaic, has recognized the decline of industrial activity and the growing lack of proper utilization and the underutilization of properties on the east side of the City of Passaic; and

WHEREAS, the City of Passaic declared a tract of industrial properties totaling approximately 99 acres located in the eastern portion of the City, adjoining the Passaic River as an "area in need of redevelopment"¹ pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq. as amended and supplemented, (hereinafter referred to as the "Redevelopment Law"); and

WHEREAS, the City adopted a redevelopment plan identified as the Eastside Redevelopment Plan, City of Passaic, New Jersey, revised as of July 6, 2004, (hereinafter the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan identified the property commonly known as 26 Jefferson Street, consisting of the following blocks and lots: Block 4075.01, Lots 2, 3, 35.01, 37.01, 39-44 & 47 (collectively "the Property") as being within the designated "area in need of redevelopment"; and

WHEREAS, the Passaic Redevelopment Agency, by Resolution No. 18-18, dated October 25th, 2018, designated IDIL Passaic, LLC,² as the designated redeveloper of the Property subject to the Amendment to the Eastside Redevelopment Plan, with said designation subject to the negotiation and execution of a Redeveloper's Agreement between IDIL Passaic, LLC and the Passaic Redevelopment Agency; and

¹ Resolution 9150-02, dated May 6, 2002, regarding Block 1024 Lot 43; Resolution 9297-02, dated October 21, 2002 regarding Block 4075 Lot 2 and 45; and Resolution 9966-04, dated February 2, 2004 for the remainder of the properties (Blocks and Lots set forth on page 2 of the Eastside Redevelopment Plan, revised as of July 6, 2004).

² IDIL Passaic, LLC is the contract-purchaser of the Property.

WHEREAS, the Eastside Redevelopment Plan is a broad based redevelopment planning document covering the approximate 99 acres, which were designated by the City into three land use districts; and

WHEREAS, as a component part of the application filed by IDIL Passaic, LLC with the Passaic Redevelopment Agency requesting designation as Redeveloper, IDIL Passaic, LLC presented a concept plan for the approximately seven (7) acres comprising the Property subject to the Amendment to the Eastside Redevelopment Plan; and

WHEREAS, the Planning Board, City of Passaic, has recommended and the Governing Body of the City of Passaic has found that the Eastside Redevelopment Plan requires an amendment in order to further the goals and objectives of the said Redevelopment Plan by facilitating the redevelopment and reuse of the Property by IDIL Passaic, LLC subject to the Amendment to the Eastside Redevelopment Plan;

NOW THEREFORE, the Eastside Redevelopment Plan is amended only for the following properties:

Block 4075.01, Lots 2, 3, 35.01, 37.01, 39-44 & 47 (collectively, "the Property") associated with the development proposed by IDIL Passaic, LLC, as follows:

1. Section I. Introduction: Section II. Boundaries & Map 2 (Zoning Map):

The zoning applicable to the Property and the Zoning District applicable to the Property shall be revised as follows:

The Property shall be re-zoned from the Commercial District to the Industrial/Commercial District. The Zoning Map (Map 2) shall be amended to reflect the revised District zoning applicable to the Property.

2. Section III. Redevelopment Objectives:

Replace Section III Redevelopment Objectives, sub-section D as follows:

Refocus and expand industrial activities in the appropriate areas within the Redevelopment Area to allow for the development of modern warehouse, distribution, logistics and manufacturing facilities.

3. Section VI. General Design Standards and Prohibitions:

Section VI. General Design Standards and Prohibitions, sub-section D shall be amended by adding the following sentence at the end of the existing sub-section D:

Notwithstanding the foregoing, rooftop Solar Energy Systems shall be exempt from the screening requirement to the extent necessary to ensure the proper functioning of the Solar Energy Systems.

4. Section VIII. Specific Land Use Regulations, sub-section C.(1):

Section VIII. Specific Land Use Regulations, sub-section C.(1) shall be amended by replacing sub-section C.(1)(c) and adding new sub-section C.(1)(j) as follows:

c. Warehousing/storage, wholesaling, logistics and distribution

5. Section VIII. Specific Land Use Regulations sub-section C.(2):

Section VIII. Specific Land Use Regulations, sub-section C.(2) shall be amended by adding the new sub-sections C.(2) (g) through (l) as follows:

- g. Offices
- h. Retail Store associated with Permitted Principal Use
- i. Solar Energy Systems

6. Section VIII. Specific Land Use Regulations sub-section C.(3):

Section VIII. Specific Land Use Regulations, sub-section C.(3) shall be amended by replacing sub-section C.(3)(d) and (g) as follows:

d. Front Yard Setback: 10'

g. Maximum Building Height: 55'

7. Section VIII. Specific Land Use Regulations sub-section C.(6):

Section VIII. Specific Land Use Regulations, sub-section C.(6) shall be amended as follows:

Sub-section C.(6) the phrase "1 per 10,000 sq. ft" shall be deleted

8. Section IX. Signage Requirements:

Section IX. Signage Requirements, sub-section A.(2) shall be amended by adding the following provisions at the end of the existing sub-section A.(2):

As to the Property commonly known as Block 4075.01, Lots 2, 3, 35.01, 37.01, 39-44 & 47, the following standards shall apply:

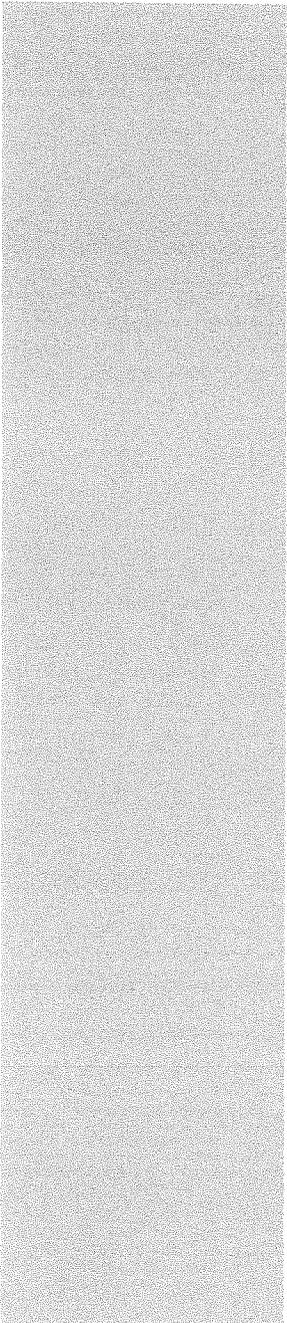
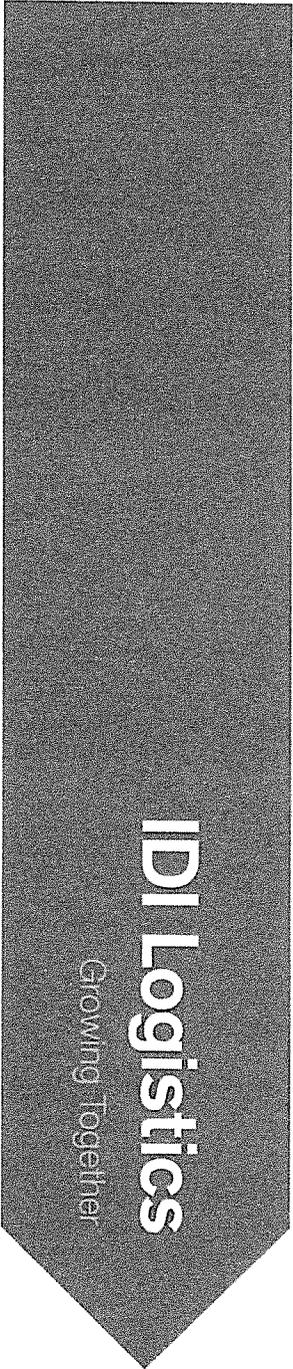
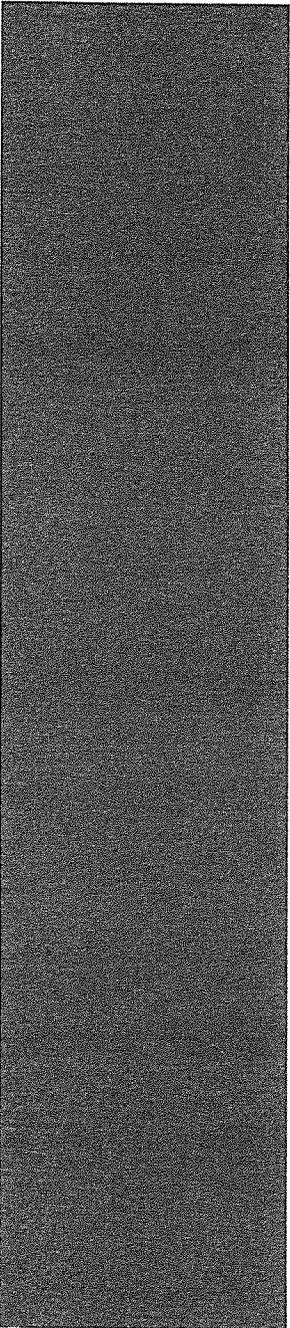
Monument Signs:

a. Permitted – two monument signs; maximum aggregate combined size of 100 sf

Building Signs:

a. Permitted – two wall mounted signs; maximum aggregate combined size of 100 sf.

END TO AMENDMENT OF EASTSIDE REDEVELOPMENT PLAN



IDI Logistics
Growing Together

►► The Right Space in the Right Place

IDI Logistics is one of the world's leading investors and developers of logistics real estate. We have nearly **30 years of experience** in a track record of delivering more than 200 million square feet of innovative warehousing, distribution and manufacturing facilities.

Our unmatched expertise and focus on customer service have resulted in world-class developments across North America.

IDI Logistics is a portfolio company of Brookfield Asset Management, a \$265 billion global alternative asset manager and owner, operator and investor in best-in-class real estate around the world. With the backing of Brookfield, IDI Logistics has the assets and expertise to serve customers in both developed and emerging markets. With combined ownership or interests in 200 million square feet of sustainable warehouse space developed for more than 700 customers in major markets and transport routes throughout North America, IDI Logistics' goal is always to be the leading logistics property company with a passion for service and excellence.

6
MARKET
OFFICES

31 MSF
OPERATING PORTFOLIO

20 MSF
DEVELOPMENT LAND

200 MSF
DEVELOPMENT HISTORY



WEST REGION
 Market office in Los Angeles
 17 MSF developed
 58 facilities developed and acquired
 1.9 MSF land bank

MIDWEST REGION
 Market offices in Memphis and Chicago
 48 MSF developed
 174 facilities developed and acquired
 2.8 MSF land bank

EAST REGION
 Market offices in Atlanta, Cincinnati, Fort Lauderdale and New Jersey
 45 MSF developed
 156 facilities developed and acquired
 10.7 MSF land bank

TEXAS REGION
 Market office in Dallas
 18 MSF developed
 76 facilities developed and acquired
 2.0 MSF land bank



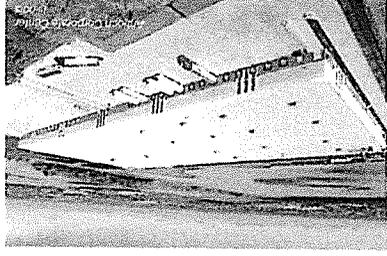
► Sustainable Excellence

IDJ Logistics is a pioneer in environmentally sustainable and affordable "eco-warehouse" development, setting the standard for the industry. Our sustainability initiatives contribute to a greener world and offer distinct advantages to the customer and communities we serve.

We proudly design and develop our buildings to:

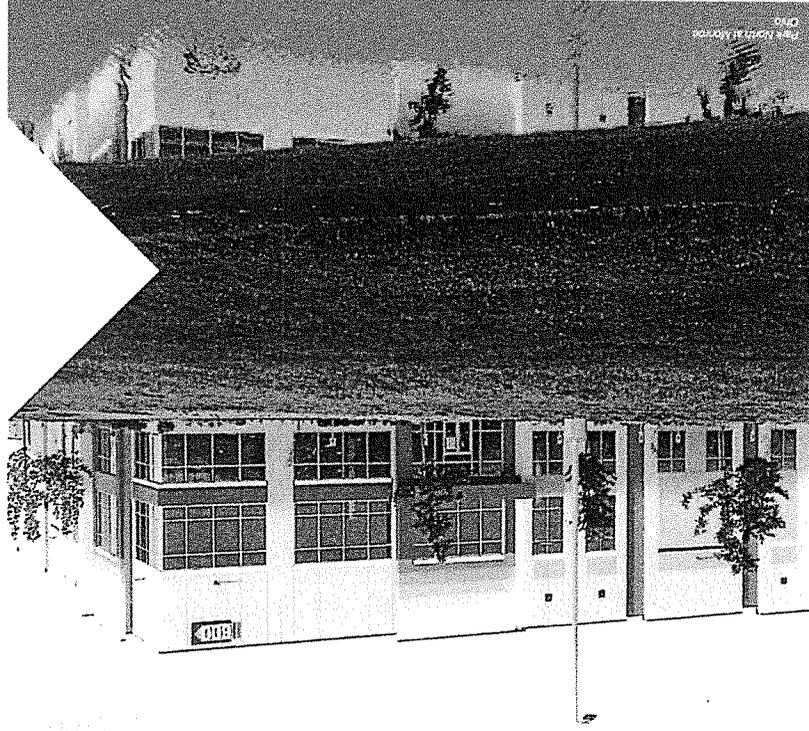
- Reduce energy and water usage
- Increase biodiversity
- Optimize use of natural light
- Use recycled and recyclable materials
- Save operating costs
- Meet LEED® (Leadership in Energy & Environmental Design) standards in the U.S.

IDJ Logistics is also pursuing opportunities to implement the WELL Building Standard™ — a performance-based system for measuring, certifying, and monitoring features of the built environment that impact human health and well-being. It can also generate increased savings and productivity, in addition to a meaningful return on investment to the tenant and building owner.



PHOTOGRAPH BY SUSTAINABLE CONNECTIONS

Our buildings are designed to be energy efficient, with a focus on reducing energy consumption and increasing energy production. We use a variety of sustainable materials and construction techniques to create buildings that are both environmentally friendly and cost-effective. Our buildings are also designed to be flexible, allowing them to be adapted to a variety of uses and functions. This makes them a valuable asset for our customers and the community.



A MISSION WORTH STATING

We are dedicated to serving our customers through a national platform based on trusted relationships by valued colleagues who deliver exceptional quality and service.



▶▶ A Trusted Partner

IDJ Logistics provides best-in-class, sustainable warehouse solutions and logistics space, and accommodates many of the world's leading brands and most recognized companies.

We offer an extensive inventory of available buildings and industry-leading build-to-suit capabilities to exceed our customers' needs and expectations. Our buildings have long set the industry standard for enabling customers to achieve crucial supply chain efficiencies, from including sustainable elements to locating our facilities at the optimal convergence of intermodal traffic flow and population centers.

<p>INNOVATIVE</p> <p>Use of cutting edge technologies including LED lighting, Ductcrete™ solar panels and more</p>	<p>NATIONWIDE</p> <p>Presence across North America</p>	<p>EXPERT</p> <p>Delivered over 200 million square feet of quality warehouse space</p>
<p>SUSTAINABLE</p> <p>Meet or exceed LEED® standards</p>	<p>TRUSTED</p> <p>Over 50% repeat business from leading companies across the globe</p>	<p>FLEXIBLE</p> <p>Provide leasehold, ownership or development management solutions</p>

►► Exceeding Expectations

IDI Logistics is known for delivering best-in-class logistics buildings in the most cost-effective way possible. We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs and increased energy efficiency. IDI Logistics' exceptional service from site identification to project completion, helps develop economically viable buildings on time and on budget, every time. Our national scale and capability is supported by significant local experience led by regional specialists with long successful track records.



UNMATCHED SERVICE

"IDI Logistics' professional knowledge and experience have been evident throughout our project. This has been demonstrated from the first meetings to oversee the plan and concept, through design development and into the physical construction phase. Their actions speak volumes to not only their individual competencies, but to the leadership and the culture of IDI Logistics."

Raineri Research
General Manager of Pivotal Logistics Services, LLC



NATIONWIDE CAPABILITIES

IDI Logistics is ready to meet our customer's needs with a strategic land bank for build-to-suit development, existing assets available for immediate occupation, and asset management services.

▶ Growing Together

Some of the world's biggest brands and companies trust DJI Logistics with their most important building projects and logistics infrastructure development. We are proud that so many of our relationships span several years and multiple projects. Our goal is always to be a long-term partner with our customers and helping them find new opportunities to grow.



amazon.com

adidas

LOREAL



KUEHNE NAGEL

jet



BHT



PEPSICO



McKESSON

wayfair

Walmart



P&G

WILLIAMS-SONOMA

WHOLE FOODS

Whirlpool

To find out how we can grow together,
visit www.idilogistics.com

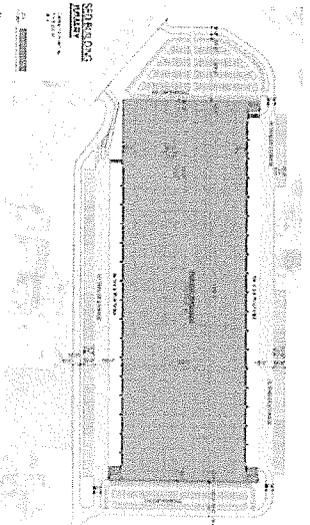


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ARBOK PARTNERS

Development Experience

Carneys Point NJ (Exit 1 NITPKE)

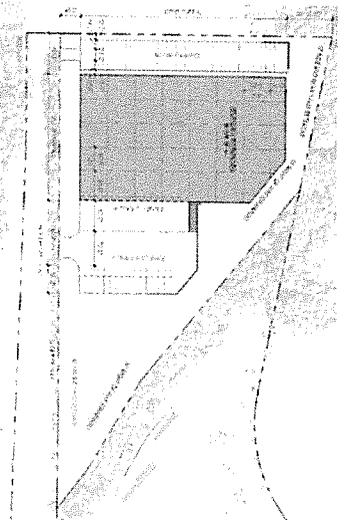


Year: 2017-2019

Size: 1,200,000 square feet

Comments: 117-acre land compilation in south Jersey, involving sewer and water main relocation and wetland permitting. Rezoning from commercial to industrial and PLOT agreement negotiation with Township. Expected delivery is Q4 of 2019.

Philadelphia, PA (RT. 63)



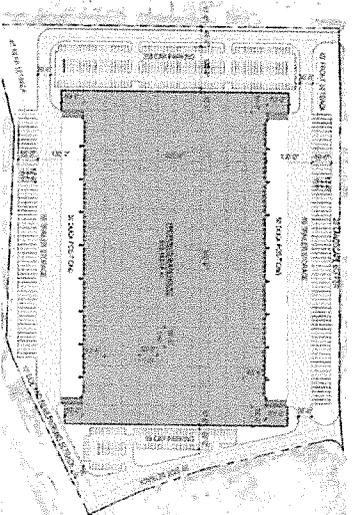
Year: 2018-2019

Size: 100,000 square feet

Comments: 7-acre land acquisition in Philadelphia PA from the Philadelphia Industrial Development Commission. Development includes negotiating with PennDOT and Philadelphia Street for a Highway Occupancy Permit. Site is a by right, environmentally clean development. Expected delivery is Q4 of 2019.

ARBOK PARTNERS

East Brunswick NJ (Exit 9 NITPKE)



Year: 2017-2019

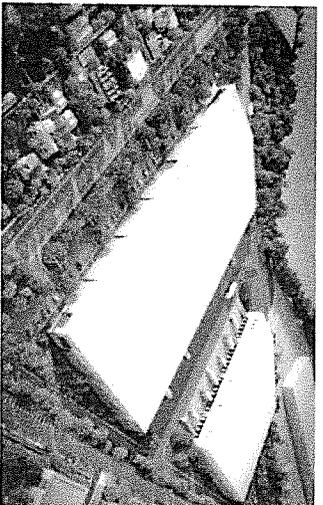
Size: 513,000 square feet

Comments: 27-acre land development of a former sand pit. By right development with minor environmental constraints, including a PILOT agreement negotiation with Township. Expected delivery is Q4 of 2019.

ARBOK PARTNERS

Development Experience with Prior Companies

Borough of Ridgefield NJ (Exit 18W, Meadowlands North)



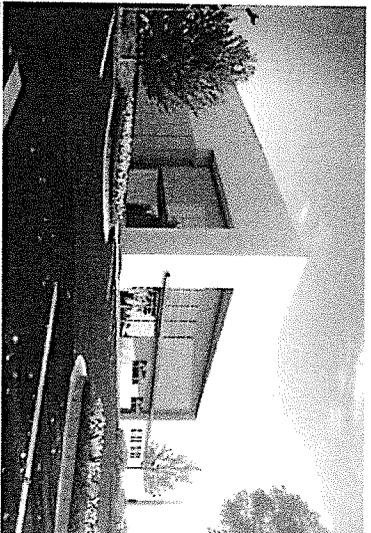
Year: 2015-2016

Size: 277,479 square feet Industrial Park

Comments: Former Lowe Paper plant that operated in this area for 90 years.

Redevelopment includes removal of PCB impacted soils above 10 ppm and providing the cap and long term monitoring for the site. In addition to taking on the environmental responsibilities, Sitex is in the process of rezoning and perfecting a land swap with the Borough of Ridgefield to maximize the efficiency of the triangular lot. Development of the site will also include the partial realignment of River St. to help traffic flow through the adjacent residential neighborhood and raising the site out of the flood plain.

Borough of Carlstadt NJ (Exit 16W, Meadowlands)



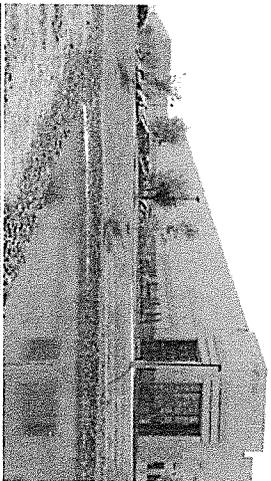
Year: 2014-2015

Size: 53,152 square feet

ARBOK PARTNERS

Comments: Former three-story office building was demolished to make way for a Class A distribution center in the Meadowlands. Redevelopment included extensive PCB contaminated concrete removal and permitting with the Meadowlands Commission. Construction of the warehouse is expected to be completed during the summer of 2016.

Woodbridge/Carteret NJ (Exit 12, Port Submarket)



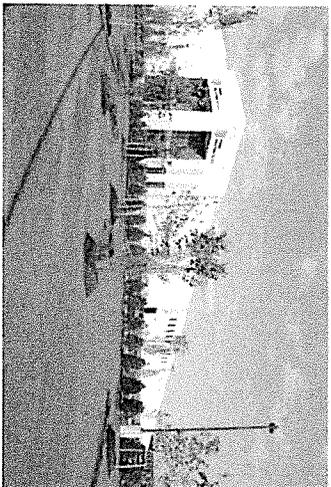
Year: 2007-2014

Size: 2,800,000 square feet Industrial Park

Comments: Port Reading Industrial Park was a former creosote coating plant and manufacturing area for Conrail until the 1970's, when it was sold to PSE&G. Redeveloped site for modern distribution centers and trailer parking. Industrial Park tenants include Bed Bath and Beyond's e-Commerce northeast division, NFI working for Dole Packaged Foods and CalCartage working for Lowe's Home Improvement.

ARBOK PARTNERS

Jersey City NJ (Exit 15E, Port Submarket)



Year: 2014

Size: 878,000 square feet

Comments: Former PJP Landfill and Superfund site in Jersey City, notorious for underground fires in the 1970's and early 1980's. Site was formerly owned by the Roman Catholic Archdiocese of Newark and the responsible party was Waste Management. Negotiated with Waste Management to assume long term capping and monitoring liability, as well as managed risk associated with hexavalent chromium originated by Honeywell's plant on Rt. 440. Site required re-zoning as well as numerous community meetings to complete. Building is 40% leased to Royal Dutch Ahold for their e-Commerce home delivery' business of groceries. Ahold owns brands like Stop & Shop as well as Giant and Peapod. Ahold invested an additional \$57M of tenant improvements into their space. Remaining 70% of building was leased to Imperial Bag & Paper's corporate headquarters and distribution center.

Newark NJ (Exit 13A, Port Submarket)



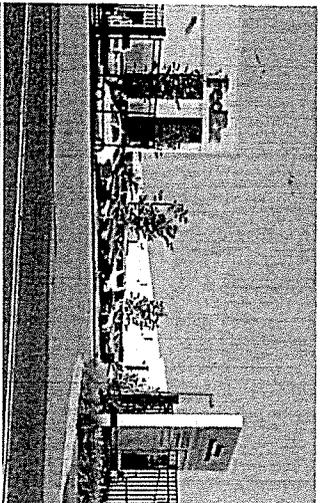
Year: 2008

Size: 191,000 square feet

ARBOK PARTNERS

Comments: Former Penick Pharmaceutical plant, manufacturing opiates like morphine and codeine. Demolished 26 buildings and worked closely with Unilever to install pump and treat system for the TCE contamination of groundwater. TRC was the LSRP for the site and helped us guide Langan, the LSRP for Unilever to design a robust pump and treat system with piping, manifolds and injection wells under the building. Tenants for the building upon completion included Pitney Bowes as well as Mineo, Inc. a laser printing company.

Elizabeth NJ (Exit 13A, Port Submarket)



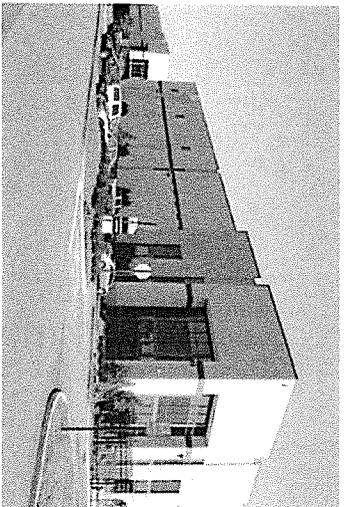
Years: 2008-2012

Size: 298,000 square feet Industrial Park

Comments: Infill redevelopment site with various older buildings on them. Demolished structures and built two new buildings, one for FedEx Express' air-cargo hub for Newark Airport and a speculative building occupied by other air-cargo tenants like Mainfreight, Pilot Freight and also W.W. Grainger.

ARBOK PARTNERS

Secaucus NJ (Exit 16W, Meadowlands Submarket)

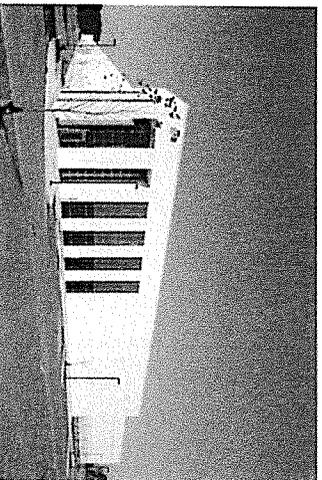


Years: 2012

Size: 369,000 square feet Industrial Park

Comments: Former Continental Freezer facility with various historic fill and PCB's on site. Redeveloped site for two buildings, including Bed Bath & Beyond's NYC store replenishment DC as well as a 101KSF data center space leased by Internap. Coordinated closely with the neighborhood as well as Panasonic's US headquarters located next door.

Somerset NJ (Exit 10, Somerset Submarket)



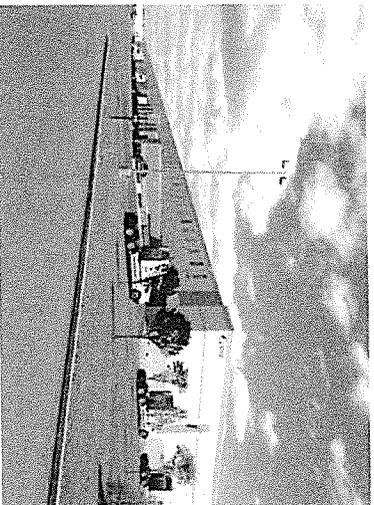
Year: 2007

Size: 367,000 square feet

Comments: Ground up greenfield development in Franklin Township. Site contained difficult clayey soils as well as various permitting hurdles from a difficult township. Building was completed on schedule and within budget and is 100% leased.

ARBOK PARTNERS

Allentown PA (Lehigh Valley Submarket)



Year: 2008-2013

Size: 1,193,000 square feet Industrial Park

Comments: Former tree farm redeveloped into two modern distribution centers. Approvals included maintaining controversial original zoning designation as well as negotiating offsite traffic impact assessments. Tenants include Cooper Tires, Johnstone Supply, Chep Pallet and Allen Distribution contracting with Nestle.

Carlisle PA (I-81 Corridor Submarket)



Year: 2009

Size: 350,000 square feet

Comments: Ground up development that included negotiating a trip restriction and site plan approval from a difficult township. Tenants include Master Brand Cabinets, a subsidiary of Fortune Brands, and Pfizer after their purchase of Alacer, the manufacturer of *Emergen-C*. This location was the first manufacturing plant on the east coast for Alacer at the time.

Adoption
1

RESOLUTION OF MEMORIALIZATION
CITY OF PASSAIC PLANNING BOARD
PASSAIC COUNTY, NEW JERSEY
RECOMMENDATION REGARDING AN AMENDMENT TO THE EASTSIDE
REDEVELOPMENT PLAN

RECOMMENDATION TO THE PASSAIC CITY COUNCIL REGARDING THE
ADOPTION OF AN AMENDMENT TO THE EASTSIDE REDEVELOPMENT PLAN AS
MORE SPECIFICALLY SET FORTH IN THE ATTACHED AMENDMENT DATED
OCTOBER 24, 2018

Approved: December 17, 2018
Memorialized: December 17, 2018

RECEIVED
2018 DEC 18 P 2
CITY CLERK'S OFFICE
PASSAIC, N.J.

WHEREAS, the City of Passaic ("City") has recognized the decline of industrial activity and the growing lack of proper utilization and the underutilization of properties on the east side of the City; and

WHEREAS, the City previously declared a tract of industrial properties totaling approximately 99 acres and located in the eastern portion of the City, adjoining the Passaic River, as an "Area In Need of Redevelopment" pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented; and

WHEREAS, the City previously adopted a Redevelopment Plan identified as the Eastside Redevelopment Plan, City of Passaic, New Jersey, revised through July 6, 2004; and

WHEREAS, the Redevelopment Plan identified the property commonly known as 26 Jefferson Street, consisting of Block 4075.01, Lots 2, 3, 35.01, 37.01, 39.44 and 47 (collectively "the Property") as being within the designated area in need of redevelopment; and

WHEREAS, the Passaic Redevelopment Agency, by Resolution # 18-18, dated October 25, 2018, designated IDIL Passaic L.L.C. as the designated Redeveloper of the Property, subject to the Amendments to the Eastside Redevelopment Plan, with said designation subject to the negotiation and execution of a Redeveloper's Agreement between IDIL Passaic, L.L.C. and The Passaic Redevelopment Agency; and

WHEREAS, the Eastside Redevelopment Plan is a broad based redevelopment planning document covering the approximate 99 acres, which were designated by the City into three land use districts; and

WHEREAS, as a component part of the Application filed by IDIL Passaic, L.L.C. with the Passaic Redevelopment Agency requesting designation as the Redeveloper, IDIL Passaic, L.L.C. presented a concept plan for the approximately 7 acres comprising the property which is subject to this Amendment to the Eastside Redevelopment Plan; and

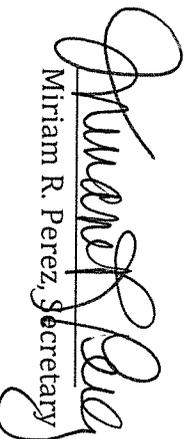
WHEREAS, the Planning Board of the City of Passaic has recommended, and the Governing Body of the City of Passaic has found, that the Eastside Redevelopment Plan requires an Amendment in order to further the goals and objectives of the said Redevelopment Plan by facilitating the redevelopment and reuse of the Property by IDIL Passaic, L.L.C. subject to said Plan Amendment;

NOW, THEREFORE, BE IT RESOLVED, that the Eastside Redevelopment Plan is hereby amended to modify certain requirements of the Residential subdistrict and related design standards, as more specifically set forth in the attached Amendment to the Eastside Redevelopment Plan, City of Passaic, New Jersey, dated October 24; and

WHEREAS, the Planning Board recommends that the Passaic City Council consider approving and adopting the Amendments to the Eastside Redevelopment Plan as set forth herein.

DATED: December 17, 2018


Maritza Colon-Montanez, Chairperson


Miriam R. Perez, Secretary

PREPARED BY:

Louis P. Rago, Esq.
25 Lindsley Drive, Suite 200
Morristown, New Jersey 07960
Attorney for the Planning Board
of the City of Passaic, New Jersey

Name	For	Against	Abstain
Councilman Daniel Schwartz	✓		
Chairperson Maritza Colon-Montanez	✓		
Commissioner Francine Wise			
Commissioner Kenneth A. Simpson	✓		
Commissioner Edwin Perez	✓		
Commissioner Jessica Delacruz	✓		
Commissioner Peter T. Rosario			
Commissioner Jose A. Vargas	✓		
Commissioner Sardis Cruz-Perez			
Commissioner Adam Diaz			
Commissioner John Dubyna			

North Jersey Media Group

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: PASSAIC CITY CLERK
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PASSAIC NJ 070555815
US

Ad No.: .0004301314
Pymt Method Check
Net Amt: \$45.05

Run Times: 1
Run Dates: 11/16/18

No. of Affidavits: 0

Text of Ad:

City of Passaic
ORDINANCE NO 2185-18

**ORDINANCE REFERRING PROPOSED AMENDMENT TO THE EASTSIDE
REDEVELOPMENT PLAN TO THE PLANNING BOARD FOR THE CITY OF
PASSAIC**

WHEREAS, the City of Passaic declared a tract of industrial prop-
erties totaling approximately 99 acres located on the eastern portion of the
City, adjoining the Passaic River as an "area in need of redevelopment" (sub-
ject area), pursuant to the Local Redevelopment and Housing Law, N.J.S.A.
40A:12A-1 et al as amended and supplemented, (hereinafter referred to as the
"Redevelopment Law"); and

WHEREAS, the City adopted a redevelopment plan identified as the
Eastside Redevelopment Plan, City of Passaic, New Jersey, revised through May 22,
2014; and

WHEREAS, continued development of the subject area, has brought in-
terest to the adaptive reuse of existing structures therein, and in order to ac-
commodate the limitations of the existing conditions, modifications to the
Eastside Redevelopment Plan to include commercial/office/industrial zones are
needed; and

WHEREAS, the amended commercial/office/industrial zones incorporate
all uses in the existing individual commercial zones respectively; and

WHEREAS, the City Council for the City of Passaic seeks a recommenda-
tion from the Planning Board for the City of Passaic on the proposed amend-
ments and modifications to include commercial/office/industrial zones are need-
ed, as set forth in the attachment hereto.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of
Passaic, that the attached proposed Amendment to the Eastside Redevelop-
ment Plan be hereby referred to the City's Planning Board for review and rec-
ommendations.

The above ordinance was introduced and passed at a Regular Meeting of the
City Council of the City of Passaic, N.J. held November 8, 2018 and the same
will be further considered for final passage by the City Council at the Council
Chambers located at 330 Passaic Street, Passaic, NJ, at the meeting of De-
cember 18, 2018 at 7:00 p.m. All persons interested will be given the opportu-
nity to be heard concerning this Ordinance.

By Order of the City Council

Amada D. Curling, City Clerk

Dated: November 9, 2018
Herald News - 4301314
Fee: \$45.05
November 16, 2018