Reese, Cathy

From: Anonymous Citizen <opra+request-56824-6ee0c9a2@requests.opramachine.com>
Sent: Friday, January 5, 2024 11:39 AM
To: Reese, Cathy
Subject: OPRA request - George Lazo/Chubb

Dear Warren Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested: All emails sent and received from and to George.Lazo@marriott.com and glazo@warrennj.org regarding "Chubb" from January 1, 2021 to December 31, 2021.

Yours faithfully,

Anonymous Citizen

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-56824-6ee0c9a2@requests.opramachine.com

Is creese@warrennj.org the wrong address for OPRA requests to Warren Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=warren_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

https://opramachine.com/help/officers

View this OPRA request & responses online:

https://opramachine.com/request/george_lazochubb

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

Reese, Cathy

From:	Krane, Mark
Sent:	Wednesday, February 24, 2021 4:28 PM
To:	gpdviper@aol.com;george.lazo@marriott.com;Jolanta Maziarz;Marion, Mick;Sordillo, Victor J.
Cc:	Jeff Lehrer
Subject:	former Chubb site

Township Committee

I have been involved over the last week with discussions with respect to settling the 2020 Tax Appeal for the former Chubb Site with Somerset Associates.

Martin Allen from Di Francesco Bateman Ed Kerwin Tax Assessor have lead the settlement discussions..

[redacted]

If I get further information, I will advise.

Mark

Reese, Cathy

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Monday, June 14, 2021 2:14 PM
To: Lazo, George;Sordillo, Victor J.;Jolanta Maziarz;Reese, Cathy;Krane, Mark;DiNardo, Gary;jtcivplan@comcast.net;Marion, Mick
Subject: Chubb Site
Attachments: [redacted]

PRIVILEGED AND CONFIDENTIAL-ATTORNEY/CLIENT WORK PRODUCT-CONTRACT NEGOTIATIONS- THIS EMAIL AND ANY ATTACHMENT HERETO ARE NOT SUBJECT TO DISCLOSURE UNDER THE OPEN PUBLIC RECORDS ACT.

[redacted]

[redacted]

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d

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Jeff

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Jeffrey B. Lehrer, Esq.
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HAVING CELEBRATED

OUR 100TH ANNIVERSARY IN 2017

908-757-7800 ext. 180
fax 908-757-8039

Reese, Cathy

From:	Gary DiNardo <gpdviper@gmail.com>
Sent:	Wednesday, May 5, 2021 8:52 PM
To:	george.lazo@marriott.com
Cc:	Jeffrey Lehrer;jtcivplan@comcast.net;Jolanta Maziarz;Marion, Mick;Krane, Mark;victors2006@aol.com
Subject:	Re: Chubb Site

Thanks for the update.

On Mon, May 3, 2021 at 4:43 PM Lazo, George <George.Lazo@marriott.com> wrote:

Hello everyone,

I hope your week is off to a great start.

A few weeks back on Friday 4/16, John, Vic, Mark, and myself met with a group interested in the former Chubb Site. We participated in a presentation of ideas that I would like all of you to see/hear.

Mark will be reaching out to the presenters and will arrange a date for the balance of the Committee to participate as well.

More to follow,

Kind regard's,

George K. Lazo

Senior Account Executive, Professional Sports-Corporate

Marriott INTERNATIONAL | U.S. & CANADA

MARRIC
BONV

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Sent: Thursday, May 6, 2021 4:14 PM
To: george.lazo@marriott.com;Marion, Mick;Gary DiNardo;Jolanta Maziarz
Cc: victors2006@aol.com;Jeffrey Lehrer ;jtcivplan@comcast.net;Jolanta Maziarz;Sordillo, Victor J.;Hode, Evamarie
Subject: RE: Chubb Site

Follow Up Flag: Follow up
Flag Status: Completed

Township Committee
As a follow-up to George's email I contacted the current owner of the Chubb site. Mr. Halabi representative of the current owner and Bridge Development the proposed the developer have offered the following dates for the presentation.
Please advise Evamarie which dates work for you. Jeff you should attend a session as well.
Mark

From: Chris Halabi <chris.halabi@nextgennetlease.com>
Sent: Thursday, May 6, 2021 4:05 PM
To: Krane, Mark <mkrane@warrennj.org>
Subject: possible dates as you requested

5/14 – 1:00 PM – 3:00 PM / 4:30 PM and After

5/17 – 9:00 AM – 11:00 AM / 1:00 PM and After

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Marriott International
10400 Fernwood Road, Bethesda, MD 20817
732-609-1788
George.lazo@marriott.com

Marriott INTERNATIONAL | U.S. & CANADA

MARRIOTT BONVOY

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Cc:	Jolanta Maziarz;Sordillo, Victor J.;Marion, Mick;gpdviper@aol.com;Hode, Evamarie;jtcivplan@comcast.net;Jeff Lehrer
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[cid:image002.jpg@01D74292.C3DE6770]

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Flag Status:	Completed

John is good for the morning of the 21st.

John T. Chadwick, IV
3176 Route 27, Suite 1A
Kendall Park, NJ 08824
732.297.7669 phone
732.297.8081 fax

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More to follow,
Kind regard's,

George K. Lazo
Senior Account Executive, Professional Sports-Corporate
Marriott International
10400 Fernwood Road, Bethesda, MD 20817
732-609-1788
George.lazo@marriott.com<mailto:George.lazo@marriott.com>
[cid:image002.jpg@01D74292.C3DE6770]

--

908-757-7800 ext. 180
fax 908-757-8039

Reese, Cathy

From: Hode, Evamarie
Sent: Wednesday, May 12, 2021 9:55 AM
To: Lazo, George
Subject: RE: Chubb Site

Hi George,

Mark said you have already gone to this presentation with Vic. You don't need to go again unless you want to.

Please let me know if you want me to schedule you for it again.

Thanks.

Evamarie Hode
Executive Assistant
Township Administrator's office
Warren Township
46 Mountain Boulevard
Warren, NJ 07059
(908) 753-8000, Ext. 253

From: Lazo, George <George.Lazo@marriott.com>
Sent: Friday, May 7, 2021 9:19 AM
To: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Cc: Krane, Mark <mkrane@warrennj.org>; Jolanta Maziarz <jmaziarz@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>; Marion, Mick <mmarion@warrennj.org>; gpdviper@aol.com; Hode, Evamarie <ehode@warrennj.org>; jtcivplan@comcast.net
Subject: Re: Chubb Site

I'm good either time on 5/21 Mark, but obviously more important to schedule for Jeff, Mick, and Jola.

Kind regards,
George

Sent from my iPhone

5/17 - 9:00 AM - 11:00 AM / 1:00 PM and After Yes to both

5/18 - 3:30 PM - 4:45 PM Yes to both

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Sent: Thursday, May 6, 2021 4:14 PM
To: Lazo, George <George.Lazo@marriott.com>; Marion, Mick <mmarion@warrennj.org>; Gary DiNardo <gpdviper@gmail.com>; Jolanta Maziarz <jolantamaziarz@aol.com>
Cc: victors2006@aol.com; Jeffrey Lehrer <jlehrer@newjerseylaw.net>; jtcivplan@comcast.net; Jolanta Maziarz <jmaziarz@warrennj.org>; Vic Sordillo <vjsordillo@warrennj.org>; Hode, Evamarie <ehode@warrennj.org>
Subject: RE: Chubb Site

Township Committee
As a follow-up to George's email I contacted the current owner of the Chubb site. Mr. Halabi representative of the current owner and Bridge Development the proposed the developer have offered the following dates for the presentation.
Please advise Evamarie which dates work for you. Jeff you should attend a session as well.
Mark

From: Chris Halabi
<chris.halabi@nextgennetlease.com<mailto:chris.halabi@nextgennetlease.com>>
Sent: Thursday, May 6, 2021 4:05 PM
To: Krane, Mark <mkrane@warrennj.org<mailto:mkrane@warrennj.org>>
Subject: possible dates as you requested

5/14 - 1:00 PM - 3:00 PM / 4:30 PM and After

5/17 - 9:00 AM - 11:00 AM / 1:00 PM and After

From: Lazo, George <George.Lazo@marriott.com<mailto:George.Lazo@marriott.com>>
Sent: Monday, May 3, 2021 4:43 PM
To: Marion, Mick <mmarion@warrennj.org<mailto:mmarion@warrennj.org>>; Gary DiNardo <gpdviper@gmail.com<mailto:gpdviper@gmail.com>>; Jolanta Maziarz <jolantamaziarz@aol.com<mailto:jolantamaziarz@aol.com>>
Cc: Krane, Mark <mkrane@warrennj.org<mailto:mkrane@warrennj.org>>; victors2006@aol.com<mailto:victors2006@aol.com>; Jeffrey Lehrer <jlehrer@newjerseylaw.net<mailto:jlehrer@newjerseylaw.net>>; jtcivplan@comcast.net<mailto:jtcivplan@comcast.net>
Subject: Chubb Site

Hello everyone,

I hope your week is off to a great start.

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15 Mountain Blvd.
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(Somerset County)
908-757-7800 ext. 180
fax 908-757-8039

Reese, Cathy

From: Hode, Evamarie
Sent: Wednesday, May 12, 2021 11:58 AM
To: Lazo, George
Subject: RE: Chubb Site

So to be clear, you don't want to go again, right?

Evamarie Hode
Executive Assistant
Township Administrator's office
Warren Township
46 Mountain Boulevard
Warren, NJ 07059
(908) 753-8000, Ext. 253

From: Lazo, George <George.Lazo@marriott.com>
Sent: Wednesday, May 12, 2021 11:08 AM
To: Hode, Evamarie <ehode@warrennj.org>
Subject: Re: Chubb Site

Ok great :)

Sent from my iPhone

On May 12, 2021, at 9:55 AM, Hode, Evamarie <ehode@warrennj.org> wrote:

Hi George,

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Please let me know if you want me to schedule you for it again.

Thanks.

(908) 753-8000, Ext. 253

From: Lazo, George <George.Lazo@marriott.com>
Sent: Friday, May 7, 2021 9:19 AM
To: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Cc: Krane, Mark <mkrane@warrennj.org>; Jolanta Maziarz <jmaziarz@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>; Marion, Mick <mmarion@warrennj.org>; gpdviper@aol.com; Hode, Evamarie <ehode@warrennj.org>; jtcivplan@comcast.net
Subject: Re: Chubb Site

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Sent from my iPhone

On May 7, 2021, at 8:43 AM, Jeffrey Lehrer <jlehrer@newjerseylaw.net> wrote:

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Township Committee
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<chris.halabi@nextgennetlease.com<mailto:chris.halabi@nextgennetlease.com>
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Sent: Thursday, May 6, 2021 4:05 PM
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We can also find dates beyond the 21st.

From: Lazo, George
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Sent: Monday, May 3, 2021 4:43 PM
To: Marion, Mick <mmarion@warrennj.org<mailto:mmarion@warrennj.org>>; Gary DiNardo <gpdviper@gmail.com<mailto:gpdviper@gmail.com>>; Jolanta Maziarz <jolantamaziarz@aol.com<mailto:jolantamaziarz@aol.com>>

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HAVING CELEBRATED OUR 100TH ANNIVERSARY IN 2017

Reese, Cathy

From: Hode, Evamarie
Sent: Wednesday, May 12, 2021 1:28 PM
To: Lazo, George
Subject: RE: Chubb Site

Okay, thank you for the clarification.

Evamarie Hode
Executive Assistant
Township Administrator's office
Warren Township
46 Mountain Boulevard
Warren, NJ 07059
(908) 753-8000, Ext. 253

From: Lazo, George <George.Lazo@marriott.com>
Sent: Wednesday, May 12, 2021 12:47 PM
To: Hode, Evamarie <ehode@warrennj.org>
Subject: Re: Chubb Site

No. Not necessary

Sent from my iPhone

On May 12, 2021, at 11:57 AM, Hode, Evamarie <ehode@warrennj.org> wrote:

So to be clear, you don't want to go again, right?

Evamarie Hode
Executive Assistant
Township Administrator's office
Warren Township
46 Mountain Boulevard
Warren, NJ 07059

Ok great :)

Sent from my iPhone

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Maziarz
<jolantamaziarz@aol.com<mailto:jolantamaziarz@aol.com>>
Cc: Krane, Mark
<mkrane@warrennj.org<mailto:mkrane@warrennj.org>>;
victors2006@aol.com<mailto:victors2006@aol.com>; Jeffrey
Lehrer
<jlehrer@newjerseylaw.net<mailto:jlehrer@newjerseylaw.net>>;
jtcivplan@comcast.net<mailto:jtcivplan@comcast.net>
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HAVING CELEBRATED OUR 100TH ANNIVERSARY IN 2017

DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.

mail or by telephone at 908-757-7800, and immediately delete this communication and all attachments.

Reese, Cathy

From:	Marion, Mick
Sent:	Monday, June 14, 2021 2:44 PM
To:	Jeffrey Lehrer
Cc:	Lazo, George;Sordillo, Victor J.;Jolanta Maziarz;Reese, Cathy;Krane, Mark;DiNardo, Gary;jtcivplan@comcast.net
Subject:	Re: Chubb Site

[redacted]

Kind regards, Mick

Sent from my iPhone

On Jun 14, 2021, at 2:14 PM, Jeffrey Lehrer <jlehrer@newjerseylaw.net> wrote:

PRIVILEGED AND CONFIDENTIAL-ATTORNEY/CLIENT WORK PRODUCT-CONTRACT NEGOTIATIONS- THIS EMAIL AND ANY ATTACHMENT HERETO ARE NOT SUBJECT TO DISCLOSURE UNDER THE OPEN PUBLIC RECORDS ACT.

[redacted]

[redacted]

Jeff

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[redacted]

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Subject: Chubb Site
Attachments: [redacted]

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[redacted]

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908-757-7800 ext. 180
fax 908-757-8039

PEARLMAN & MIRANDA, LLC

Michael J. Caccavelli
110 Edison Place, Suite 301
Newark, NJ 07102
Telephone: 973-363-3832
Fax: 973-893-5962
Admitted in New Jersey
mcaccavelli@pearlmanmiranda.com

VIA EMAIL ONLY

June 9, 2021

Jolanta Maziarz, Committee Member
Warren Township
46 Mountain Blvd. #2
Warren, New Jersey 07059
Jolanta@Maz-Law.com

Jeffrey B. Lehrer, Esq.
DiFrancesco Bateman
15 Mountain Boulevard
Warren, New Jersey 07059
jlehrer@newjerseylaw.net

Re: Bridge Point Warren - Redevelopment of former Chubb Headquarters
15 Mountain View Rd. (Block 8, Lot 2), Warren Township, New Jersey

Dear Ms. Maziarz & Mr. Lehrer:

Following up on your prior discussion with Bridge Industrial Partners, enclosed for your review and consideration is a draft Fiscal Plan for Bridge Industrial's ("Bridge") proposed redevelopment of the former Chubb Headquarters property into a state of the art industrial distribution warehouse that would be approximately 780,000 square feet in size.

In summary, the attached Fiscal Plan presents Bridge's request for a long term tax exemption pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 *et. seq.* ("LTTEL"), as modified by the Redevelopment Area Bond Financing Law, N.J.S.A. 40A:12A-64 *et. seq.*("RAB Law"), which may be summarized as follows:

- Issuance of a thirty year $750,000 bond at 4% interest pursuant to the RAB Law on a non-recourse basis to the municipality secured solely by a first lien on the project to be used to fund a portion of the redevelopment project (the "RAB Bond");
- RAB Bond would be issued by the Township via a private placement in which either a developer affiliate or a developer secured investor would purchase the RAB Bond;
- RAB Bond principal and interest serviced by an additional service charge referred to as the "RAB Debt Service ASC" estimated at approximately $43,152 per year paid by the project;
- Total initial annual serviced charge payment by the project of approximately $1,486,152 ($1.91 per SF) referred to as the "Total RAB Annual Service Charge" plus the 2% of ASC administrative fee;
- Assumption for purposes of the Fiscal Plan is that land tax stays roughly consistent with current tax on the subject property at about $465,000 per year;
- Assuming land tax credit of $465,000, the projected net annual revenue to the Township in year 1 of the PILOT would be about $1,019,800 (RAB ASC net of the land tax credit, RAB Bond Debt Service, Somerset County share and with the Township's portion of the land taxes added back);
- Ultimate financial benefit to the Township as a result of the proposed redevelopment and long term tax exemption would be an increase in overall gross revenue of about $554,671 and an increase in net revenue of about $947,222 (projected net of $1,019,800 – current net real estate tax revenue of about $72,000, or about 15.6%);

If you have any questions or require any additional information, please contact me at (201) 294-4190. Thank you.

Respectfully submitted,

s/ Michael J. Caccavelli
Michael J. Caccavelli

enclosure

cc: Mark Krane (via email only) mkrane@warrennj.org

Bridge Point Warren Urban Renewal, LLC - Fiscal Plan for Redevelopment of Former Chubb HQ

	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1,00	$ 10.30	$ 10.61	$ 10.93	$ 11.26	$ 11.59	$ 11.94	$ 12.30	$ 12.67	$ 13.05	$ 13.44	$ 13.84	$ 14.26	$ 14.69	$ 15.13	$ 15.58	$ 16.05
005	$ 8,034,600	$ 8,275,020	$ 8,523,271	$ 8,778,969	$ 9,042,338	$ 9,313,608	$ 9,593,016	$ 9,880,807	$ 10,177,231	$ 10,482,548	$ 10,797,024	$ 11,120,935	$ 11,454,563	$ 11,798,200	$ 12,152,146	$ 12,516,710
000	$ 8,034,600	$ 8,275,020	$ 8,523,271	$ 8,778,969	$ 9,042,338	$ 9,313,608	$ 9,593,016	$ 9,880,807	$ 10,177,231	$ 10,482,548	$ 10,797,024	$ 11,120,935	$ 11,454,563	$ 11,798,200	$ 12,152,146	$ 12,516,710
185	$ 1.91	$ 1.95	$ 2.02	$ 2.08	$ 2.14	$ 2.21	$ 2.28	$ 2.34	$ 2.41	$ 2.49	$ 2.56	$ 2.64	$ 2.72	$ 2.80	$ 2.88	$ 2.97
000	1,486,200	1,530,879	1,576,805	1,624,109	1,672,832	1,723,017	1,774,708	1,827,949	1,882,788	1,939,271	1,997,449	2,057,373	2,119,094	2,182,667	2,248,147	2,315,591
152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152
183	1,529,352	1,574,231	1,619,957	1,667,261	1,715,984	1,766,169	1,817,860	1,871,101	1,925,940	1,982,423	1,040,601	2,100,525	2,162,246	2,225,819	2,291,299	2,358,743
001	3.54	3.64	3.75	3.86	3.97	4.09	4.21	4.34	4.47	4.61	4.75	4.89	5.04	5.20	5.36	5.52
129	474,432	483,920	493,599	503,471	513,546	523,811	534,287	544,973	555,873	566,990	578,329	589,896	601,694	613,728	626,002	638,525
927	1,055,010	1,090,310	1,126,358	1,163,791	1,202,444	1,242,358	1,283,573	1,326,128	1,370,067	1,415,430	1,462,272	1,510,629	1,560,552	1,612,091	1,665,297	1,720,221
152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152	43,152
051	53,751	54,566	56,318	58,190	60,122	62,118	64,179	66,306	68,503	70,772	73,114	75,531	78,028	80,605	83,265	86,011
129	959,108	992,453	1,026,889	1,062,449	1,099,116	1,137,089	1,176,242	1,216,670	1,258,412	1,301,510	1,346,006	1,391,943	1,439,373	1,488,333	1,538,880	1,591,034
160	74,011	75,493	77,001	78,541	80,112	81,714	83,349	85,016	86,716	88,450	90,219	92,024	93,865	95,742	97,656	99,610
420	23,100	23,802	24,527	25,276	26,049	26,847	27,671	28,523	29,401	27,491	29,389	30,295	30,213	31,211	32,242	33,306
95	1,105,219	1,085,247	1,128,417	1,164,245	1,201,231	1,240,409	1,280,853	1,323,599	1,367,681	1,408,871	1,446,188	1,484,648	1,518,318	1,555,313	1,593,673	
160)	(79,560)	(81,151)	(82,774)	(84,430)	(86,118)	(87,841)	(89,597)	(91,389)	(93,217)	(95,082)	(96,983)	(98,923)	(100,901)	(102,919)	(104,978)	(107,077)
600)	(401,790)	(413,751)	(426,164)	(438,943)	(452,117)	(465,680)	(479,651)	(494,040)	(508,862)	(524,127)	(539,851)	(556,047)	(572,726)	(589,910)	(607,607)	(625,836)
600)	(160,680)	(165,500)	(170,465)	(175,579)	(180,847)	(186,272)	(191,860)	(197,616)	(203,545)	(209,651)	(215,940)	(222,419)	(229,091)	(235,964)	(243,043)	(250,334)
600)	(160,680)	(165,500)	(170,465)	(175,579)	(180,847)	(186,272)	(191,860)	(197,616)	(203,545)	(209,651)	(215,940)	(222,419)	(229,091)	(235,964)	(243,043)	(250,334)
600)	(401,790)	(413,751)	(426,164)	(438,943)	(452,117)	(465,680)	(479,651)	(494,040)	(508,862)	(524,127)	(539,851)	(556,047)	(572,726)	(589,910)	(607,607)	(625,836)
600)	(1,204,320)	(1,239,454)	(1,276,032)	(1,313,481)	(1,352,066)	(1,391,746)	(1,432,520)	(1,474,702)	(1,518,038)	(1,562,638)	(1,608,567)	(1,655,894)	(1,704,540)	(1,754,667)	(1,806,278)	(1,859,417)
125)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)
125)	(6,651,045)	(6,686,379)	(6,722,757)	(6,760,211)	(6,798,771)	(6,838,471)	(6,879,345)	(6,921,420)	(6,964,755)	(7,009,363)	(7,055,295)	(7,102,579)	(7,151,265)	(7,201,393)	(7,253,003)	(7,306,142)
175	1,192,955	1,188,641	1,180,513	2,018,758	2,243,567	2,475,137	2,713,671	2,959,379	3,212,476	3,473,184	3,741,732	4,018,136	4,303,298	4,596,507	4,899,142	5,210,561
105																
12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%
181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181	17,916,181
906)	(16,533,226)	(16,327,540)	(16,115,047)	(15,897,521)	(15,673,614)	(15,443,044)	(15,200,509)	(14,956,921)	(14,700,705)	(14,442,996)	(14,176,449)	(13,897,525)	(13,612,883)	(13,319,373)	(13,017,038)	(12,705,812)
906)	(73,246,112)	(69,993,471)	(66,209,339)	(61,408,761)	(97,379,375)	(112,920,418)	(127,922,928)	(142,879,729)	(157,583,434)	(172,026,430)	(186,200,878)	(200,098,703)	(213,711,586)	(227,036,959)	(240,047,997)	(252,753,810)
16%	4.57%	4.71%	4.85%	5.00%	5.15%	5.31%	5.47%	5.63%	5.80%	5.97%	6.15%	6.34%	6.54%	6.75%	6.97%	7.19%

ear 30 year PILOT Term.

1/28/2024

Bridge Point Warren Urban Renewal, LLC - Fiscal Plan for Redevelopment of Former Chubb HQ

19	20	21	22	23	24	25	26	27	28	29	30
$ 17.02	$ 17.54	$ 18.06	$ 18.60	$ 19.16	$ 19.74	$ 20.33	$ 20.94	$ 21.57	$ 22.21	$ 22.88	$ 23.57
$ 13,278,978	$ 13,677,347	$ 14,087,668	$ 14,510,298	$ 14,945,607	$ 15,393,975	$ 15,855,794	$ 16,331,468	$ 16,821,412	$ 17,326,054	$ 17,845,936	$ 18,381,211
$ 13,278,978	$ 13,677,347	$ 14,087,668	$ 14,510,298	$ 14,945,607	$ 15,393,975	$ 15,855,794	$ 16,331,468	$ 16,821,412	$ 17,326,054	$ 17,845,936	$ 18,381,211
$ 3.15	$ 3.24	$ 3.34	$ 3.44	$ 3.54	$ 3.65	$ 3.76	$ 3.87	$ 3.99	$ 4.11	$ 4.23	$ 4.36
2,454,613	2,528,209	2,604,210	2,684,482	2,764,937	2,847,885	2,933,322	3,021,321	3,111,961	3,205,320	3,301,480	3,400,524
$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]	$ [illegible]
$ 654,115	$ 677,695	$ 691,157	$ 704,779	$ 718,600	$ 732,603	$ 746,811	$ 761,107	$ 775,753	$ 791,921	$ 809,181	$ 827,997
$ 1,833,444	$ 1,897,856	$ 1,952,213	$ 2,022,599	$ 2,089,009	$ 2,157,376	$ 2,228,343	$ 2,301,316	$ 2,376,758	$ 2,454,550	$ 2,534,821	$ 2,617,679
$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152	$ 43,152
$ 91,772	$ 94,795	$ 97,911	$ 101,129	$ 104,450	$ 107,879	$ 111,417	$ 115,069	$ 118,838	$ 122,727	$ 126,742	$ 130,884
$ 1,700,530	$ 1,757,911	$ 1,817,151	$ 1,878,254	$ 1,941,407	$ 2,006,545	$ 2,073,774	$ 2,143,159	$ 2,214,768	$ 2,288,679	$ 2,364,937	$ 2,443,643
$ 103,634	$ 103,709	$ 107,821	$ 109,977	$ 112,176	$ 114,420	$ 116,709	$ 119,043	$ 121,425	$ 123,852	$ 126,329	$ 128,858
$ 36,709	$ 37,917	$ 39,164	$ 40,452	$ 41,780	$ 43,152	$ 44,567	$ 46,025	$ 47,535	$ 49,091	$ 50,697	$ 52,354
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
$ (111,403)	$ (112,631)	$ (115,904)	$ (118,227)	$ (120,586)	$ (122,991)	$ (125,458)	$ (127,967)	$ (130,527)	$ (133,137)	$ (135,800)	$ (138,516)
$ (663,949)	$ (683,867)	$ (704,383)	$ (725,515)	$ (747,280)	$ (769,699)	$ (792,790)	$ (816,573)	$ (841,071)	$ (866,303)	$ (892,292)	$ (919,061)
$ (265,360)	$ (273,547)	$ (281,753)	$ (290,206)	$ (298,912)	$ (307,879)	$ (317,116)	$ (326,629)	$ (336,428)	$ (346,521)	$ (356,917)	$ (367,624)
$ (265,360)	$ (273,547)	$ (281,753)	$ (290,206)	$ (298,912)	$ (307,879)	$ (317,116)	$ (326,629)	$ (336,428)	$ (346,521)	$ (356,917)	$ (367,624)
$ (663,949)	$ (683,867)	$ (704,383)	$ (725,515)	$ (747,280)	$ (769,699)	$ (792,790)	$ (816,573)	$ (841,071)	$ (866,303)	$ (892,292)	$ (919,061)
$ (1,970,460)	$ (2,028,480)	$ (2,088,177)	$ (2,149,664)	$ (2,213,973)	$ (2,278,155)	$ (2,345,269)	$ (2,414,373)	$ (2,485,524)	$ (2,558,785)	$ (2,634,217)	$ (2,711,885)
(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)	(55,446,725)
$ (7,417,185)	$ (7,475,185)	$ (7,554,985)	$ (7,596,389)	$ (7,659,607)	$ (7,724,880)	$ (7,791,994)	$ (7,861,008)	$ (7,932,249)	$ (8,005,519)	$ (8,080,943)	$ (8,158,611)
$ 5,841,793	$ 6,203,162	$ 6,552,765	$ 6,913,009	$ 7,285,910	$ 7,669,695	$ 8,063,800	$ 8,470,370	$ 8,889,162	$ 9,320,544	$ 9,764,894	$ 10,222,600
12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%
$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181	$ 17,916,181
$ (12,054,388)	$ (11,716,018)	$ (11,363,416)	$ (11,002,172)	$ (10,630,271)	$ (10,247,486)	$ (9,852,381)	$ (9,445,811)	$ (9,027,018)	$ (8,595,637)	$ (8,151,287)	$ (7,693,581)
$ (237,192,820)	$ (200,006,839)	$ (160,270,254)	$ (111,272,526)	$ (321,002,797)	$ (232,149,192)	$ (142,002,264)	$ (351,448,074)	$ (340,475,092)	$ (369,070,729)	$ (377,222,016)	$ (384,915,596)
7.37%	7.80%	8.04%	8.28%	8.35%	8.74%	9.05%	9.32%	9.60%	9.89%	10.19%	10.50%

1/28/2024

Reese, Cathy

From: Jolanta Maziarz
Sent: Monday, June 28, 2021 10:06 AM
To: Marion, Mick;Krane, Mark;Jeff Lehrer;george.lazo@marriott.com;Sordillo, Victor J.;DiNardo, Gary;Reese, Cathy
Subject: RE: Chubb Meeting

Great summary Mick. I would only add that the item mentioned below for the July agenda is a resolution authorizing the planning board to undertake an area in need of redevelopment study. This is preliminary step but one that demonstrates to the developer that the process has been initiated. We can look into next steps after. As Mick stated, they are very eager to move forward.

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From: Marion, Mick
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To: Krane, Mark; Jeff Lehrer; george.lazo@marriott.com; Jolanta Maziarz; Sordillo, Victor J.; DiNardo, Gary; Reese, Cathy
Subject: Chubb Meeting

Good Morning all. Jola and I attended the Chubb meeting Friday morning. We had a very comprehensive discussion for close to three hours regarding their plans and ideas as well as their latest email regarding a PILOT which we said was a non starter. They understood and will work with us should we move ahead in a capacity that we prefer.

George, per our chat, yes, very good presentation and I personally liked the idea of an owner operator. Best interest of township and residents. They also expressed interest to be active in supporting the community.

Jeff, Jola went deep with your questions (and hers) and I think they were addressed to our satisfaction. She can elaborate if included.

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A possible consideration I would like to add, if we do move on this this, I think we need to make sure it doesn't grow in size or additional buildings. I asked for more buffering on the Mountain Road side in terms of any overburdened material to raise tree height levels. Essentially adding additional buffering for residents. As part of any further negotiations, I think we should consider asking for them to donate some of the easterly property to the Township for Open Space as well. I think they will agree to this.

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Kind regards, Mick

Sent from my iPhone

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From:	Marion, Mick
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To:	george.lazo@marriott.com
Cc:	Jolanta Maziarz;Krane, Mark;Jeff Lehrer;Sordillo, Victor J.;DiNardo, Gary;Reese, Cathy;jtcivplan@comcast.net
Subject:	Re: Chubb Meeting

Agree

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On Jun 28, 2021, at 10:16 AM, Lazo, George <George.Lazo@marriott.com> wrote:

Hello All,

Copying in John C. as he attended the first meeting with Vic, Mark, and I and we addressed many of the same concerns in addition to several others including Hours of Operation, Right on Red approval from the County etc....Good that we are all on the same page and I agree, we should add to our July Agenda to re-affirm we are certainly considering moving the discussions along.

Thoughts?

Geo..

George K. Lazo
Senior Account Executive, Professional Sports-Corporate
Marriott International
10400 Fernwood Road, Bethesda, MD 20817
732-609-1788
George.lazo@marriott.com
<image001.jpg>

Kind regards, Mick

Sent from my iPhone

On Jun 28, 2021, at 10:05 AM, Jolanta Maziarz <jmaziarz@warrenni.org> wrote:

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delivery service. We are making every effort to minimize unnecessary contacts. If you have an urgent matter please call we are all responding to phone calls as quickly as possible

HAVING CELEBRATED

OUR 100TH ANNIVERSARY IN 2017

DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, N.J. 07059
(Somerset County)
908-757-7800 ext. 180
fax 908-757-8039

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A possible consideration I would like to add, if we do move on this this, I think we need to make sure it doesn't grow in size or additional buildings. I asked for more buffering on the Mountain Road side in terms of any overburdened material to raise tree height levels. Essentially adding additional buffering for residents. As part of any further negotiations, I think we should consider asking for them to donate some of the easterly property to the Township for Open Space as well. I think they will agree to this.

Reese, Cathy

From:	Marion, Mick
Sent:	Monday, June 28, 2021 10:19 AM
To:	george.lazo@marriott.com
Cc:	Jolanta Maziarz;Krane, Mark;Jeff Lehrer;Sordillo, Victor J.;DiNardo, Gary;Reese, Cathy;jtcivplan@comcast.net
Subject:	Re: Chubb Meeting

Agree

Kind regards, Mick

Sent from my iPhone

On Jun 28, 2021, at 10:16 AM, Lazo, George <George.Lazo@marriott.com> wrote:

Hello All,

Copying in John C. as he attended the first meeting with Vic, Mark, and I and we addressed many of the same concerns in addition to several others including Hours of Operation, Right on Red approval from the County etc....Good that we are all on the same page and I agree, we should add to our July Agenda to re-affirm we are certainly considering moving the discussions along.

Thoughts?

Geo..

George K. Lazo
Senior Account Executive, Professional Sports-Corporate
Marriott International
10400 Fernwood Road, Bethesda, MD 20817
732-609-1788
George.lazo@marriott.com
<image001.jpg>

Kind regards, Mick

Sent from my iPhone

On Jun 28, 2021, at 10:05 AM, Jolanta Maziarz <jmaziarz@warrennj.org> wrote:

Great summary Mick. I would only add that the item mentioned below for the July agenda is a resolution authorizing the planning board to undertake an area in need of redevelopment study. This is preliminary step but one that demonstrates to the developer that the process has been initiated. We can look into next steps after. As Mick stated, they are very eager to move forward.

Sent from Mail for Windows 10

From: Marion, Mick
Sent: Monday, June 28, 2021 9:56 AM
To: Krane, Mark; Jeff Lehrer; george.lazo@marriott.com; Jolanta Maziarz; Sordillo, Victor J.; DiNardo, Gary; Reese, Cathy
Subject: Chubb Meeting

Good Morning all. Jola and I attended the Chubb meeting Friday morning. We had a very comprehensive discussion for close to three hours regarding their plans and ideas as well as their latest email regarding a PILOT which we said was a non starter. They understood and will work with us should we move ahead in a capacity that we prefer.

George, per our chat, yes, very good presentation and I personally liked the idea of an owner operator. Best interest of township and residents. They also expressed interest to be active in supporting the community.

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Reese, Cathy

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Monday, June 28, 2021 10:33 AM
To: george.lazo@marriott.com;Marion, Mick
Cc: Krane, Mark;Reese, Cathy;jtcivplan@comcast.net
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[redacted]

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George K. Lazo

Senior Account Executive, Professional Sports-Corporate

Marriott International

From: Marion, Mick <mmarion@warrennj.org>
Sent: Monday, June 28, 2021 10:07 AM
To: Jolanta Maziarz <jmaziarz@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>; Jeff Lehrer <jlehrer@newjerseylaw.net>; Lazo, George <George.Lazo@marriott.com>; Sordillo, Victor J. <vjsordillo@warrennj.org>; DiNardo, Gary <gdinardo@warrennj.org>; Reese, Cathy <creese@warrennj.org>
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Kind regards, Mick

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Senior Account Executive, Professional Sports-Corporate

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Have a good week all.

Kind regards, Mick

Sent from my iPhone

delivery service. We are making every effort to minimize unnecessary contacts. If you have an urgent matter please call we are all responding to phone calls as quickly as possible

HAVING CELEBRATED

OUR 100TH ANNIVERSARY IN 2017

DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, N.J. 07059
(Somerset County)
908-757-7800 ext. 180
fax 908-757-8039

Reese, Cathy

From:	Reese, Cathy
Sent:	Monday, June 28, 2021 11:39 AM
To:	Krane, Mark;gpdviper@aol.com;george.lazo@marriott.com;Jolanta Maziarz;Marion, Mick;Sordillo, Victor J.
Cc:	Jeff Lehrer (jlehrer@newjerseylaw.net)
Subject:	RESOLUTION
Attachments:	AUTHORIZING PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR THE REDEVELOPMENT BLOCK 8 LOT 2.docx

DO YOU WANT ME TO ADD "FORMER CHUBB HEADQUARTERS"

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

Reese, Cathy

From: Lazo, George <George.Lazo@marriott.com>
Sent: Tuesday, June 29, 2021 9:05 AM
To: Jeffrey Lehrer;Lazo, George;Krane, Mark
Subject: RE: Chubb Site

[redacted]

George K. Lazo
Senior Account Executive, Professional Sports-Corporate
Marriott International
10400 Fernwood Road, Bethesda, MD 20817
732-609-1788
George.lazo@marriott.com

Marriott INTERNATIONAL | U.S. & CANADA

MARRIOTT BONVOY

From: Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent: Tuesday, June 29, 2021 8:56 AM
To: George Lazo <GLazo@warrennj.org>; Krane, Mark <mkrane@warrennj.org>
Subject: Chubb Site

[redacted]

HAVING CELEBRATED OUR

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DiFrancesco Bateman Kunzman Davis Lehrer & Flaum, PC
15 Mountain Blvd.
Warren, N.J. 07059
(Somerset County)
908-757-7800 ext. 180
fax 908-757-8039

Reese, Cathy

From: Reese, Cathy
Sent: Tuesday, June 29, 2021 9:46 AM
To: Krane, Mark;gpdviper@aol.com;george.lazo@marriott.com;Jolanta Maziarz;Marion, Mick;Sordillo, Victor J.
Subject: Chubb Property

All-
I prepared the resolution for July's meeting for the preliminary investigation for redevelopment of the property. [redacted]

Also, it was never decided if we were going to have the forensic audit resolution on the agenda for a vote or as a discussion item, please advise

My department is down one employee and the applications for the secretarial position are not what I would have hoped. Please spread the word that we are looking for a part time employee for the Clerk's office

Thanks
C

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

TOWNSHIP OF WARREN
RESOLUTION NO. 2021-

AUTHORIZING THE TOWNSHIP OF WARREN PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION FOR THE REDEVELOPMENT OF BLOCK 8, TAX LOT 2 AS SHOWN ON THE TOWNSHIP OF WARREN TAX MAP

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-*1 et seq.* provides a mechanism to empower and assist local governments in efforts to promote programs of redevelopment; and

WHEREAS, the Local Redevelopment and Housing Law sets forth specific procedures for establishing an area in need of redevelopment; and

WHEREAS, pursuant to *N.J.S.A.* 40A:12A-6, prior to the Township Committee making a determination as to whether a particular study area qualifies as an area in need of redevelopment, the Township Committee must authorize the Warren Township Planning Board, by Resolution, to undertake a preliminary investigation to determine whether the subject area meets the criteria of an area in need of redevelopment as set forth in *N.J.S.A.* 40A:12A-5; and

WHEREAS, the New Jersey Legislature amended the Local Redevelopment and Housing Law on September 6, 2013 to expand and clarify various provisions of same; and

WHEREAS, as required by the amendment to *N.J.S.A.* 40A:12A-6, the Legislature has directed that the Resolution authorizing the Planning Board to undertake a preliminary investigation state whether the redevelopment area determination shall authorize the Township to use all of those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain ("Non-Condemnation Redevelopment Area") or whether the redevelopment area determination shall authorize the municipality to use all of those powers provided by the Legislature for use in a redevelopment area, including the power of eminent domain ("Condemnation Redevelopment Area"); and

WHEREAS, the redevelopment area determination shall authorize the Township of Warren to use all of the powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain, thus designating it a Non-Condemnation Redevelopment Area; and

WHEREAS, the Township of Warren wishes to direct the Warren Township Planning Board to undertake a preliminary investigation to determine whether the proposed study area known as Block 8, Lot 2 as shown on the Warren Township Tax Map qualifies as an area in need of redevelopment pursuant to *N.J.S.A.* 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Warren, in the County of Somerset, State of New Jersey, that the Warren Township Planning Board is hereby directed to conduct the necessary preliminary investigation, including the holding of a public hearing, to determine whether the study area identified above is or is not an area in need of redevelopment under the criteria set forth in *N.J.S.A.* 40A:12A-1 *et seq.*; and

BE IT FURTHER RESOLVED that the Planning Board shall submit its findings and

Reese, Cathy

From:	Jeffrey Lehrer <jlehrer@newjerseylaw.net>
Sent:	Thursday, July 1, 2021 2:08 PM
To:	Reese, Cathy;Krane, Mark;Lazo, George
Subject:	Chubb Site-Draft of Funding Agreement
Attachments:	FUNDING AGREEMENT (A1354032x9D7D2).docx

Cathy: [redacted]

Mark: [redacted]

Jeff

--

Jeffrey B. Lehrer, Esq.
Please be advised that most of our office is working remotely as a result of the executive order signed by the Governor. Please make every effort to send information electronically rather than via the US mail, UPS or other delivery service. We are making every effort to minimize unnecessary contacts. If you have an urgent matter please call we are all responding to phone calls as quickly as possible

HAVING CELEBRATED

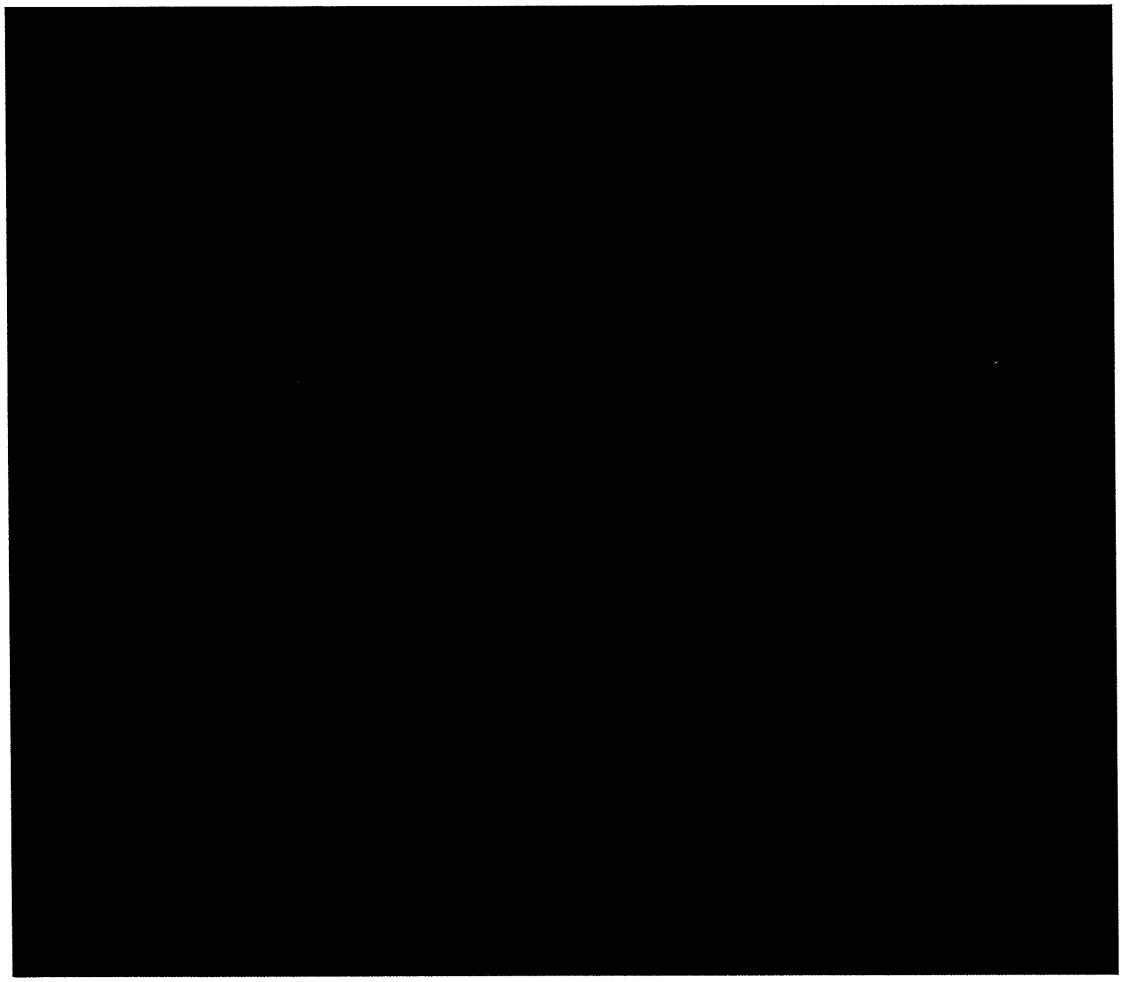
OUR 100TH ANNIVERSARY IN 2017

by reply e-mail or by telephone at 908-757-7800, and immediately delete this communication and all attachments.

[redacted]

[redacted]

[redacted]



ok

Reese, Cathy

From: Vautin, Maryellen
Sent: Wednesday, September 15, 2021 2:19 PM
To: Vautin, Maryellen;jlindner@unionstone.net;jtcivplan@comcast.net;gpdviper@aol.com;ckastrud@kastrudengineering.com;saldi@optonline.net;vslaw@optimum.net;dan@gallic.com;jctoth38@hotmail.com;mjscuderi1@yahoo.com;bargiro@optonline.net;Marion, Mick;george.lazo@marriott.com;david@deltafinancialgroup.com;Sordillo, Victor J.;oceanvill125@optimum.net;lou.esposito9@gmail.com
Cc: Lisa Sammartino
Subject: Planning Board meeting September 27, 2021
Attachments: PB Sept 27 2021 agenda.doc; Chadwick ltr for in need.pdf; In Need of Redevelopment review.doc

Hello Board members,

We will have a meeting on September 27, 2021 and I have attached the agenda, and the letter for In Need of Redevelopment Study and the report also.

There will be a special meeting on October 18, 2021 at 7:30 for what I believe will be BCUW wrap up because we can't use the court room on October 25. I hope to get Sept 13 minutes done and get the packets out this week but wanted you to have the agenda and the In Need documents now.

Mr. Gallic may re-arrange the agenda
We have:
Courtesy Review for the high school for solar panel installation on roofs
In Need of Redevelopment Study
BCUW special needs housing
four lot Preliminary Major Sub (I thought it was Prel and Final but it is not)

Please let me know if you are unable to attend. I need to get two disks for Mr. Pasi, one from Aug meeting and Sept 13

Maryellen Vautin
Township of Warren
Land Use Coordinator
908-753-8000 x 243

ok

WARREN TOWNSHIP PLANNING BOARD
MEETING AGENDA
7:30 p.m. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
September 27, 2021

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Lazo
Committeeman DiNardo
Mr. Toth
Mr. Lindner
Mr. DiBianca
Mr. Argiro
Mr. Scuderi
Mr. Esposito
Mr. Pasi
Mr. Villani (excused)
Mr. Gallic

Statement by Presiding Officer: *Adequate notice of this meeting was posted on January 14, 2021 on the Township bulletin board and sent to the Township Clerk, and The Echo-Sentinel per the Open Public Meetings Act. All Board members are duly appointed volunteers working for the good and welfare of Warren Township. We plan to adjourn no later than 10:00 p.m.*

- **APPROVAL OF MINUTES:**

  September 13, 2021

  ROLL CALL

  Reports:
  Alan Siegel, Esq.
  John T. Chadwick, IV, P.P., Professional Planner
  Christian Kastrud, P.E., Professional Engineer
  Maryellen Vautin, Clerk

- **CORRESPONDENCE**

- **CITIZENS HEARING non-agenda items**

- **RESOLUTIONS**
  None.

WARREN TOWNSHIP
PLANNING BOARD MEETING AGENDA
September 27, 2021
PAGE 2

Public Hearing:

Courtesy Review
Watchung Hill Regional High School
Power Purchase Agreement
Solar Panel installation

PB21-02 Jewish Community Foundation of Greater MetroWest NJ
B 95 lots 2 and 25-Old Stirling Road (4 lots)
Preliminary Major Subdivision

PB 21-03 BCUW/ Madeline Partners, LLC
B 83 L 4
Preliminary and Final Major Site Plan – Special Needs Housing

In Need of Redevelopment Study
Block 8 lot 2 and 3, 15 Mountain View Road and 45 Mountain View Road

ROLL CALL

- **SCHEDULE OF NEXT MEETING:**

Special Meeting October 18, 2021

- **ADJOURNMENT**

Reese, Cathy

From:	Vautin, Maryellen
Sent:	Tuesday, September 28, 2021 10:13 AM
To:	Vautin, Maryellen;jlindner@unionstone.net;jtcivplan@comcast.net;gpdviper@aol.com;ckastrud@kastrudengineering.com;saldi@optonline.net;vslaw@optimum.net;dan@gallic.com;jctoth38@hotmail.com;mjscuderi1@yahoo.com;bargiro@optonline.net;Marion, Mick;george.lazo@marriott.com;david@deltafinancialgroup.com;Sordillo, Victor J.;oceanvill125@optimum.net;lou.esposito9@gmail.com
Cc:	Lisa Sammartino
Subject:	Fw: Redevelopment Study
Attachments:	MtView-RedevStudy-B8L2&3.pdf; Chadwick ltr for in need.pdf

Hello Planning board, Here is the redevelopment plan an JTC letter on block 8 lots 2 and3. I thought I had sent in late August.

Maryellen Vautin
Township of Warren
Land Use Coordinator
908-753-8000 x 243

From: John Chadwick <jtcivplan@comcast.net>
Sent: Thursday, August 26, 2021 2:23 PM
To: Vautin, Maryellen <mvautin@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>; LEHRER, JEFFREY <jlehrer@newjerseylaw.net>
Subject: Redevelopment Study

Maryellen,
Attached is the Redevelopment Study for distribution to the Board. I will call you with a cover letter shortly.
John

John T. Chadwick, IV
3176 Route 27, Suite 1A
Kendall Park, NJ 08824
732.297.7669 phone
732.297.8081 fax

ok

Township of Warren

Somerset County
46 Mountain Boulevard • Warren, New Jersey 07059
(908) 753-8000 • Fax (908) 757-9173 • www.warrennj.org

**OFFICE OF THE
ZONING OFFICER/
TOWNSHIP PLANNER
908-753-8000 Ext. 243
908-753-7768 (Fax)**

September 15, 2021

Re: Chubb Headquarters/In Need of Redevelopment

Dear Board Members:

The Township Committee has authorized an "in need of redevelopment" study of the former Chubb headquarters property. This is the first phase in the redevelopment plan process.

A hearing will be scheduled for September 27, 2021. If any Board member has questions or wishes to discuss the report in general, please do not hesitate to call me at (732) 297-7669).

Respectfully,

John T. Chadwick IV

ok

Reese, Cathy

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Attachments: MtView-RedevStudy-B8L2&3.pdf; Chadwick ltr for in need.pdf; November 8 agenda.doc; PB Sept 27 2021 minutrd.doc; Yackanin application.pdf; Yackanin reports.pdf; Yackamin minor sub plan.pdf

Hello board members, I am sending a reminder about the November 8, 2021 planning board meeting and attaching documents. I had sent the redevelopment email a while ago and will have some copies at the meeting.

I am going to be out next week and I am not sure if packets will get to everyone if I mail them tomorrow.

I attach the agenda, September 27, 2021 minutes (sent in last packet), the Scott Properties/58 Dock Watch Hollow resolution (sent in last packet). AND the application, reports, and plans for a minor subdivision/lot line change that you have not received. There are no variances and the lot 5 gains SF and brings it into conformance. I am hoping this email will work for the meeting. BUT if you would like us to send a packet in the mail please let me and Lisa know.

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Township of Warren
Land Use Coordinator
908-753-8000 x 243

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Sent: Tuesday, September 28, 2021 10:13 AM
To: Vautin, Maryellen <mvautin@warrennj.org>; John Lindner (jlindner@unionstone.net) <jlindner@unionstone.net>; John Chadwick (jtcivplan@comcast.net) <jtcivplan@comcast.net>; Gary DiNardo (gpdviper@aol.com) <gpdviper@aol.com>; ckastrud@kastrudengineering.com <ckastrud@kastrudengineering.com>; Sal DiBianca (saldi@optonline.net) <saldi@optonline.net>; vslaw@optimum.net <vslaw@optimum.net>; Dan Gallic (dan@gallic.com <dan@gallic.com>; Jerry Toth (jctoth38@hotmail.com) <jctoth38@hotmail.com>; Mike Scuderi <mjscuderi1@yahoo.com>; bargiro@optonline.net <bargiro@optonline.net>; Marion, Mick <mmarion@warrennj.org>; George.Lazo@Marriott.com <George.Lazo@Marriott.com>; David Pasi <david@deltafinancialgroup.com>; Sordillo, Victor J. <vjsordillo@warrennj.org>; oceanvill125@optimum.net <oceanvill125@optimum.net>; lou.esposito9@gmail.com <lou.esposito9@gmail.com>
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Kendall Park, NJ 08824
732.297.7669 phone
732.297.8081 fax

WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 p.m. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
September 27, 2021

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ROLL CALL

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Committeeman DiNardo
Mr. Toth
Mr. Lindner (excused)
Mr. DiBianca
Mr. Argiro
Mr. Scuderi
Mr. Esposito
Mr. Pasi (excused)
Mr. Villani (excused)
Mr. Gallic

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- **APPROVAL OF MINUTES:**

  September 13, 2021

  ROLL CALL

  Motion was made by Mr. DiBianca, seconded by Mr. Esposito to approve the minutes.
  All were in favor

  Reports:
  Alan Siegel, Esq.
  John T. Chadwick, IV, P.P., Professional Planner
  Christian Kastrud, P.E., Professional Engineer
  Maryellen Vautin, Clerk

- **CORRESPONDENCE**

- **CITIZENS HEARING non-agenda items**

- **RESOLUTIONS**
  None.

ok

WARREN TOWNSHIP
PLANNING BOARD MEETING MINUTES
September 27, 2021
PAGE 2

Public Hearing:

Courtesy Review
Watchung Hill Regional High School
Power Purchase Agreement
Solar Panel installation

The board asked a few questions on the solar panels. They will be over most of the high school roof.

Motion was made to ask the clerk to write a letter to the state informing them the Plannning Board does not have any issues with the plans. Seconded, all were in favor.

PB21-02 Jewish Community Foundation of Greater MetroWest NJ
B 95 lots 2 and 25-Old Stirling Road (4 lots)
Preliminary Major Subdivision

Mr. Ronald Shimanowitz came forward as attorney for the applicant, Jewish Community Foundation of Greater MetroWest NJ/Ness Realty Holdings, LLC. The applicant seeks Preliminary Major Subdivision approval with bulk variances. It is for two existing lots located in the CR130/65 and would divide into four new building lots. The property fronts Old Stirling Road and Helen St. Two variances are proposed, for minimum front yard setback and the lot on Helen Street has insufficient lot width. The property was donated to the Jewish Foundation from Mr. Ness via his will. The foundation conveyed it to Ness Realty Holding, which is a wholly owned company by the Jewish Foundation. The goal is to develop it, raise money, and allow those funds to support the non profit corporation. There are two witnesses, the professional engineer, Cathy Mueller, and a professional planner in regard to the variances, Christine Cafone.

Mr. Siegel, attorney for the Planning Board, swore in Ms. Mueller, Ms. Cafone, and the Township Engineer, Christian Kastrud, and Township Planner, John T. Chadwick, IV.

Ms. Cathy Mueller was accepted by the board. The original plans were submitted earlier and she went over the plans. The cover shows the existing conditions of block 95 lots 2 and 25. Lot 2 is the northern lot at 11.491 acres and lot 25 is the southern lot at 4.721 acrea. Lot 2 has frontage along Old Stirling Road. Lot 25 does not go through to Old Stirling Road but has a small lot frontage out to Helen Street. There is an existing paper street for the extension of Old Church Road, which is 33 ft wide. It may have been a cut through, but it is unimproved. Part of the application is to vacate that 35 ft. of Old Church Road. This results in an

ok

unusual frontage. The applicant did approach the owner of lot 24 and they did not want to do a land swap.

Ms. Mueller continued -- the property contains wetlands in the northern portion of the lot and there is a band of steep slopes through the middle. There are three existing homes on the property and are shown on the plans. One is directly across from lot 13.02 with a driveway and is in the wetland buffers. The second home is smaller home that is across from lot 13.04, and directly behind that home there is another house.

On sheet two of five the proposed four lot subdivision is shown. Lot 2.01 to the south, and working north proposed lot 2.02, 2.03, and 2.04. The lots of minimum three acres. Lot 2.04 has 6.231; lot 2.03 has 3.001, and lot 2.02 has 3.0011 and lot 2.01 has 3.295 on the lot on Helen Street. The size confirms with the three acre zone.

For lot 2.03 they propose a front yard setback of 50 ft. vs. 75 ft. required. There is an odd right of way frontage on Helen Street (a pre-existing condition). They ask for a 51ft. frontage due to ROW configuration. The original tract is 16.212 acres but it runs to the centerline of Old Stirling. They propose a 25ft. ROW dedication for Old Stirling. There is an existing sanitary easement along the frontage. The property to the north had applied to the sewerage authority to get their sewer service for that subdivision. The sewer is able to be used on Old Stirling Road and have been approved. They will be on public water. The lot on Helen Street will be served by gravity sewer to the existing sewer on Helen Street and will have a private well.

Both lot 2.03 and 2.04 would have 50 foot front yard setbacks. Lot 2.04 with wetlands and wetland buffer will require a permit from the DEP but they made sure with the wetland consultant that the permits will be possible to do a transition area buffer averaging permit for lot 2.04.

Lot 2.03 with the existing house has enough room to construct a house without going into the buffer. The houses shown are 2800SF footprints. Proposed lot 2.02 keeps the same driveway location. They propose a walk out basement to work with the slopes.

The house fronting Helen Street is unconstrained. They show conceptual homes and driveways. They show conceptual stormwater management on the property. It is a major development, the increase is in the roof areas. There was further discussion on the stormwater management for each lot.

Mr. DiBianca asked what the frontage is on Helen Street. The frontage along the skewed right of way is 51.1 feet. The required is 100 for the frontage. The

driveways for both 2.01 and 2.02 are 14 feet wide. They can have some separation from the neighbors.

Ms. Mueller went to page 4, the utilities. The three lots on Old Stirling Road will be connecting to the existing force main and they have sewer authority approval. They applied for the single family connection on Helen Street and got approval also.

Mr. DiBianca went back to the 14 ft driveway and the Fire Chief comments wanting it to be wider. Ms. Mueller has spoken with the Fire Department several times on this topic and they agree it can be 14 feet wide with two on each side to total 18 feet. The two driveways closer to the road are 12 feet wide due to 50 ft setbacks. The applicant will work with the Fire Marshall.

The soils are not great in that area and there are some septics and will be abandoned. The last page has technical details.

Mr. Gallic asked if the sewer line was gravity. Ms. Mueller said it is unique, the ones out on Stirling Road are forced main but pumping down (due to the subdivision north). The Helen Street dwelling will be gravity.

Mr. Gallic asked if the board had any other comments. Mr. Gallic asked Mr. Kastrud for comments. Mr. Kastrud asked about the 33 ft.. Old Church right of way and if they knew the ownership of it. The applicant would dedicate the right of way to Warren Township on Old Stirling. But Old Church is a 33 ft. right of way that goes out to Old Stirling Road. The applicant would seek for it to be vacated by the township governing body.

Mr. Kastrud continued and stated that Old Stirling Road was paved over the past year so there will be no intrusion into the roadway. The moratorium would be for five years. Mr. Kastrud went through his memo. He did not have the Ecolsciences letter concerning wetlands. Mr. Kastrud believes they need the wetland boundary and buffer lines, an LOI. Ms. Mueller said they preferred to have the preliminary approval with the variances first.

There was a wetlands letter by Mr. David Moskowitz, Senior Professional Wetland Scientist with EcolSciences, Inc. dated April 27, 2021. They located the wetlands on the property and Mr. Moskowitz feels the lots are achievable. They did get a general permit from the DEP for the sewer lines. The wetlands were flagged and surveyed. The applicant's engineer is assured the lines will not change. They have not gone to DEP as they would like to get the preliminary approval before going to the DEP. They recognize it is at the applicant's risk. They will submit, it is a timing issue. Mr. Kastrud went over his memo including the right of way, and setbacks, insufficient frontage, LOI and proposed lot 2.03 not showing the adjacent lots and most likely continuing and impacting the building envelope.

Mr. Gallic stressed the lot 2.01 will have wetlands and buffers. Mr. Chadwick said the applicant is asking the board to approve the plan subject to DEP. Mr. Kastrud discussed the clearing limits affecting the drainage calculations. The applicant will supply engineering with drainage reports.

Committeeman DiNardo has concerns with any impact on residents on Helen. Lot 2.01 looks like a flag lot.

Mr. Chadwick clarified that the lot areas do not include the Old Stirling Road right of way but does include the vacation of Old Church vacation. The area without the vacation area is 3 acres. Mr. Chadwick asked about the riparian buffer and the areas already improved are shown within the riparian buffer except the one area. There was discussion about the two houses and the 50 ft. setback variance. There will be a revision of the plans with buffer averaging. The DEP jurisdiction easements will be conservation easements. Mr. Chadwick also suggests the steep slope areas be included. Ms. Mueller would like the steep slope to be delineated at the time of plot plan.

The planner for the applicant, Christine Cafone, came forward. She gave her qualifications and was accepted. Mr. Shimanowitz asked Ms. Cafone about the front yard set backs. Ms. Cafone considers this case a classic c1 hardship variance. The variance for the frontage of lot 2.01 to be accessed off Helen St, is an existing condition. That lot has a certain amount of frontage on Helen St. They are asking to subdivide that off of the remaining lot so they can put a home on it.

On Old Stirling they propose to create three single-family homes. There exists three single family home. They would demolish all three of those homes and put up three new homes. Two of those three new proposed homes on Old Stirling would require front yard setback variances. So the whole subdivision is four lots, three of the four lots are just over 3 acres and conform with lot size but one lot is at six acres, well over the minimum lot area.

The Helen lot is a little over 50 ft. frontage and 100 is required. The two variance setbacks on Old Stirling is 50 ft. where 75 ft is required. A c1 can be granted at the planning board under two criteria. The hardship has to have something to do with the piece of property, perhaps topography or encumbrances. There is some substantial environmental constraints and dictate where dwellings can be built.

The c1 statutory criteria area for a lawful pre-existing condition. Ms. Cafone sees that applied to the frontage on Helen, as an existing condition. If the board finds that there are purposes of zoning that would be advanced by the grant of the variance, then you could invoke a c2 or statutory criteria. She feels it comes into play with the front yard setback. It is a better zoning alternative. The proposal stays away from the environmentally sensitive areas and also trying to

create reasonable, usable yard areas. The board can look at criteria c of the land use law, providing adequate light, air, and open space. Criteria g talks about providing sufficient space and appropriate locations, they meet the criteria. She also spoke about criteria e and establishing appropriate population densities.

Ms. Cafone continued with the negative criteria and that it does not ask that there be no negative but that the benefits outweigh the negatives. One of the structures is in a wetland buffer and it would be removed and the new dwelling would not be In the wetland buffer. The master plan already considered that these lots in this zone were heavily constrained and determined that three acres is the minimum size. She feels they meet all measurements for variance requests. She again stated she feels this case is a text book c1 hardship variance.

Mr. Gallic asked about the structure in the wetlands buffer and the buffer averaging may take the one house out of the buffer area and therefore, not a beneficial good to the positive for this application.

Mr. Gallic asked about lot 24 and a significant chance of wetlands and the current lot position would require a GP crossing permit, which is very likely to be required. Mr. Gallic felt that to approve something that requires a GP crossing is not good. Ms. Cafone stated they will have to go to the DEP but the board can condition any approval on outside agencies. If they can't get those permits, then the applicant goes back before the planning board.

Committeeman DiNardo asked about the c2 and the idea that the plan doesn't interfere with the wetlands was a positive criteria. He asked about the rest of the homes in the neighborhood and if they were at 75ft. or greater setback. It is not consistent with the rest of the homes in the neighborhood at 50 ft. He said there could be land that would be swapped with lot averaging and the lots could be moved back to the 75 ft. setback. Ms. Cafone stated they were trying to balance and create a usable yard area. They can look at a balance to move the house back a bit and have a yard. Mr. Chadwick suggests that if they do buffer averaging it does cure the front yard setback. Mr. Gallic suggests that the applicant get an LOI first.

Mr. Shimanowitz said they had preferred to get the Preliminary approval before going to DEP. Mr. Shimanowitz requests that they continue the application and take a look at some of the issues the board has brought up and figure out the timing with the DEP.

Mr. Gallic asked the board to give a motion to carry this application with notice. There may be major changes.

Mr. Toth made a motion, and Mr. Esposito seconded it. All in favor.

ok

PB 21-03 BCUW/ Madeline Partners, LLC
B 83 L 4
Preliminary and Final Major Site Plan – Special Needs Housing

Mr. Gallic called for a two minute break and then called the meeting back to order. There will be architecture testimony.

Mr. John Wyciskala, the attorney for the applicant, came forward and introduced the witness, Michael Scro. Mr. Scro was sworn in and gave his qualifications and was accepted. There will be some exhibits and they will go through the plans already submitted. Exhibit A-6, Elevation of the Upper Common Building and parking lot. The site is a 10.2 acre property and in the AH-3 affordable housing zone. Maximum building height is 35 feet and all buildings will conform with that. The cottages around the green vary in size but are all around 23 feet height. There is one way vehicular driveway, double lane width. They wanted vehicular access on the perimeter of the buildings so the residents don't have to cross the road very often.

The front cottage (closest to the Mountain Avenue roadway) is set back 350 ft. from the midline of Mountain Avenue. The main building is a shared common building for resident activities. The principal building has two floors and a walkout basement where the back side of the floor plan is storage, mechanical. The building will be fully sprinklered on all floors with a code compliant suppression alarm system. Mr. Scro did speak with the Fire Marshall, Al Shjarback and reviewed the plans and his letter. The Fire Marshall wanted to ensure there was ample area to drop tanks, that they can fight fires from. They had spoken about not paving some parking spots or banking some. The Fire Marshall may want to have them paved.

The first floor is 3218SF with an additional roughly 1000SF of porches and elevated balcony to take advantage of the outdoors. The second floor is 2025SF, and the basement is 4129SF. The usable space is 7350SF. The first floor includes meeting rooms, restrooms, it will have an elevator, and two stair towers. The basement includes a wellness gym, an entertainment flex space, a lounge area, a gathering t.v. area, an occupational therapy space. There is a kitchen and dining area to help gain cooking skills, but nothing commercial.

The cottages are 4227SF of living space with an additional 700SF of exterior spaces. Each unit is comprised of one two-bedroom, and four one-bedroom units. So there are 30 units and a total of 36 beds/residents. There will be hardy panel, natural stone veneer, asphalt shingles, and other architectural details. They will be similar to single family residences.

The outdoor pathways will be ADA compliant. Mr. Scro continued to go over the building layout.He brought in Exhibit A-7, it shows the terrace space outside. It is

a view of the common building. There is an elevator, conference room, some work stations, support office spaces. The basement of the common building that has gathering/movie/flex space, a wellness/exercise room, rest rooms, and mechanical along the back. There is occupational therapy space. The test kitchen is for basic life skills teaching.

These elevations are posted on the Warren Township website.

The cottage crawl space will keep mechanicals. He went over a two bedroom in the middle with the green spacing and the roadway renderings. Each unit will have a living space, a dining space, a kitchen space, and also contains an office. You can access the other units from the interior of the buildings. Each unit has a washer and dryer. So there is one bedroom unit on each side with a two bedroom unit in the middle.

Mr. Gallic felt the depiction of the tree line is deceiving. They do always plant the perimeter and the elevation is pretty low.

Exhibit A-8 was brought in and it is an aerial/birds eye. He went over the one way loop, the parking area, an area where the fire department could drop a tank. All buildings are interconnected with interior pathways. They have vehicular traffic on the perimeter and pedestrian traffic on the center/interior.

Exhibit A-9 is the interior green and retaining wall at the first terrace drop. There are pergolas and places to gather. There will be smaller plantings.

Committeeman DiNardo asked how they came up with the concept of cottages and the architectural design. They worked through some designs and tried to keep in the style of Warren and keep the size of each cottage on the smaller side. They broke up the building with details, and stone. They also used colors to break up the scale.

Mr. Gallic likes the architecture of the development. Committeeman DiNardo felt it is soft and blending in with the residential properties. The design took comments from parents.

Mr. Chadwick asked if one could walk from a cottage up to the common building in rain and snow. It is uncovered sidewalks. Mr. Chadwick asked about the cisterns of the water supply and if it was pressurized. It is likely. The multipurpose space could be used for a resident to use for a party. They could use for yoga, puzzles, or holidays. They do mixed community events also. Mr. Scro commented that it is amazing how the residents integrate and make the community better. There is no intention for a cafeteria and no common eating areas.

Mr. Kastrud, the Township Engineer, asked about the Fire Marshall, and that he is in favor of keeping some of the parking lot that at last meeting was discussed to

eliminate some of it. They want optimal tank storage within each unit. The water tanks will be in each unit. Each cottage has its own suppression system and wired back centrally. The Fire Marshall talked about a mobile tank they can drop, like a small pool. It is brought in (the pool) if there was a fire. They have more than what is needed for parking.

The accessory buildings will be 13 feet max height with a little stone masonry and the same color for clapboard siding.

Mr. Gallic opened the meeting to the public.

Ms. Catherine Niemeyer from 136 Charles Road came up and asked about food and how it is prepared and delivered. Or do they make their own food? The residents will be preparing meals, some people will have help with day to day activities, shopping, etc.

Mr. Toronto said they may have transportation, or a home health aide. Residents are affiliated with agencies that provide transportation. Residents can order food in. Each unit has a full kitchen with ADA accessibility. There are separate bedrooms, kitchen, and dining area. Mr. Ocro marked the exhibit for each apartment on the exhibit and showed boundary of a one-bedroom.

Mr. Papazian came forward from 178 Mountain Avenue and asked about the people providing services. He has worked with Cerebral Palsy associations in New York and is an architect. When they have a development to propose they go to Office for People with Developmental Disabilities (OPWDD) to review and a feasibility study is done. They look at budget, saturation and there is an effort to integrate into communities and neighborhoods and not to have too much density of these residences.

Mr. Toronto said the project was fully vetted with the state department of developmental disabilities and he is aware of the process that New York goes through. A team from New York visited the project in Florham Park, which is three times the size of this proposal. Some of the units might be licensed but for the most part this is independent living.

Mr. Papazian said they also have connecting doors to be able to move between the different dwelling units. He asked if there was a potential to be staffed 24 /7. Mr. Toronto said that is possible. In Florham Park there is 102 bedrooms and one four-bedroom is licensed. There are 7 other small apartment buildings at the request of the state of New Jersey Department of Developmental Disabilities they licensed 8 of those units. Mr. Papazian said the site work here and cost required would never be approved. In New York there would be more people in each dwelling unit so staff could take care of them within a single dwelling unit. So this is more staff.

ok

The development is independent living. They build in partnership with the State Department of Developmental Disabilities.

Mr. Papazian felt it is a little too much the same with each cottage and has institutional qualities. The architect feels it is appropriate for the residents and keeps it somewhat close and safe for the residents instead of spreading the cottages a little more. There was continued discussion on the design/layout of the site plan.

Mr. Papazian asked about light poles and that was covered by the engineer earlier. Mr. Papazian said it won't extend past the property line but you will see them from everywhere around there, you will see 36 of them, and this will not fit in with the area.

Ms. Sandra Carlock from 145 Mountain Avenue came forward and she feels they have lost so much of the open space property in Warren with the hotel coming in on Mount Bethel at route 78. Condos are being built there also. Wouldn't it make more sense to put a development like this closer to places like Dunkin Donuts. They could be centered closer to the hub of Warren, where they can walk to places. This land should be left open she said.

The applicant was asked by the Township to develop this parcel. Ms. Carlock is sorry to see this development and the lights at night along with the other development nearby this site.

Mr. Bill Gilbert from 17 Flintlock Drive came up and asked about the setbacks and height of the development. The buildings are a football field away but it will be raised. Mr. Gallic asked the engineer for the applicant to reply. The elevation along Mountain Avenue is approximately 245 ft. The elevation at the lowest point of the cottage is 288. Mr. Gallic asked what the height of the retaining wall is. It is approximately four feet. It is partially decorative. The building height at roofline will be about 40 ft up from Mountain Avenue. There was further discussion on the height.

Mr. Ed Carlock from 145 Mountain Avenue came up and asked about the heat pump. They often do use a heat pump and he was concerned with using water. The engineering said it is not a geothermal system.

Mr. George Vetter from 186 Mountain Ave. was sworn in. Mr. Vetter was confused about the employee number and the club house, and was it bedroom assisted people or hospital people. George asked about the 32 units and now it is 36 and was confused. There are 30 units total. Six buildings with one two bedroom and two one bedroom units flanking either side. Mr. Chadwick said it meets the plan, they had a minimum of 32 required but have 36.

Mr. Vetter asked where the nearest place for residents to get groceries. Mr. Vetter asked if there was still one egres and one exit. It does. Mr. Vetter talked

about setting the development with green acres on one side and residential on the other. Mr. Vetter mentioned someone referred to the garden state and he thinks the best crop in New Jersey is condos.

Mr. Vetter spoke about the exterior lighting and they would like to see it lower lumens as much as possible. There are people who have Astronomy Clubs that come to Wagner Farm. The lights are on dusk to dawn and can be adjusted. There are minimal requirements for residential properties. The lights are down lighting.

Mr. Vetter asked if there was a cost per bed for the project per day. Mr. Vetter asked if anyone knew how long the area/street had gone without power during storms. Mr. Vetter wants to stress how rural the area is. Mr. Vetter doesn't feel the cottages fit in, feels it is more an institutional look.

Mr. Vetter asked if anyone has considered the noise or decibel counts from route 78. Typically the buildings are insulated to meet Resjec energy codes. Todays windows and insulation for the units will be very quiet. The are 200 ft off of route 78.

Mr. Vetter asked if there are any electrical problems with the cell tower being close. Mr. Totonto said the state architect visited the site and it was approved for residential use for the population to be served.

Mr. Jack Klingert came forward from 80 Briarwood Drive East and asked about the rendering with the pump house and generator. The well house had a generator. He did not see anything on the plans for the cottages generators.

On some projects they include generators and some they do not. They have not looked into that yet. There will be generators for the sewerage systems.

Mr. Gallic did say there were a lot of power outages. They are considering them but their experience is that residents tend to go the family or guardians. They are not yet sure.

Mr. Gallic said he has been out of power ten days a number of times in the last two years. They will consider that. It is a real issue in many parts of town.

Mr. Klingert also asked about two drafting spots that are kind of blocking the roadway. The cisterns have no pull-out area. If a pumper is starting to draft, it will block access into the facility. Is it possible to get an emergency access road off of Route 78? Committeeman DiNardo said the Fire Department will be working with the developer. Mr. Gallic thought getting emergency access off of Route 78 is not possible.

There is the adjacent property that the township owns but there is a retaining wall. Mr. Gallic suggests they look at that possibility and a fire lane.

ok

Mr. Gallic saw no one else come forward and closed this portion of the meeting. The application will be continued to October 18, 2021 and the town will notice that the meeting will include this application.

In Need of Redevelopment Study
Block 8 lot 2 and 3, 15 Mountain View Road and 45 Mountain View Road

Mr. Chadwick, the Township Planner, prepared a Preliminary Redevelopment Report for what is commonly known as the Chubb property. It is between Mountain View Road and Route 78. The study has been properly advertised in accordance with the requirements under the Redevelopment Act. This is the first step in consideration of a plan for the future for that site. It gives the township a great deal of control over aspects that aren't necessarily allowed within a simple zoning critera; hours of operations and different things that aren't part of a zoning ordinance but can be part of a Redevelopment. This property has a building on it that is approximately 535,000 SF . It is obsolete. They have tried to market the property for over four years. The basic plan would be to allow the demolition of the building and replace with another use. They are not at that stage yet. The basic policy is to use the Redevelopment statute to have much control over the new development of that property.

Mr. Gallic asked if there is a pilot being considered for this development. It has not been discussed. At some time the planning board would get a redevelopment plan that the Township agrees with. Mr. Chadwick said that the value of the site and its decline over the last seven years (Table 1) is phenomenal. It is over 100 acres. The value was 89 million down to 22 million. It has been empty for four years and it impacts the Township finances and it will continue without some redevelopment. Mr. Chadwick recommend they adopt the redevelopment study and he reommended to the Township Committee to also adopt it.

The Township Committee adopted a resolution to prepare a study to determine whether or not it is in need of redevelopment. The board now would make recommendation back to the Township Committee that yes they agree or no you do not. The Township Committee then accepts or not the recommendation.

Then the Planning Board would hear the ordinance for the Redevelopment Plan. Mr. Gallic requests that the board take some time to review the plan. The In Need of Redevelopment hearing will be carried to the November 8, 2021 Planning Board meeting at 7:30 p.m at the court room. All members were in favor.

Motion was made to adjourn, seconded and all were in favor. Meeting adjourned at 10:10.

■ **SCHEDULE OF NEXT MEETING:**

Special Meeting October 18, 2021
November 8, 2021

ck

Case # PB 21-07

Received: PB 21-07 RECEIVED AUG 23 2021 PLANNING BOARD

WARREN TOWNSHIP BOARD OF ADJUSTMENT
APPLICATION FOR MINOR SUBDIVISION

Application is hereby made for minor subdivision to be located in the R-20 zone(s).

1. Applicant's Name Michael and Grethe Yackanin Phone (732)771-3428 Fax:
   Address 28 Livingston Ave
2. Owner's Name Grethe Henriksen nka Yackanin & Michael Yackanin/Joseph Ponzio, Jr. (#22) (#28) Phone (732)771-3428 Fax:
   Address 28 & 22 Livingston Avenue, Warren, NJ 07059
3. Attorney's Name: John J. Sullivan, Jr. Phone (732)560-0888 Fax: (732)302-1207
   Firm and Address Vastola & Sullivan, 495 Union Ave, Middlesex, NJ 08846
4. Name and address of person preparing plans Surveyor (Profession) Phone (908)668-0099 Fax: (908)668-9595
   Name Control Point Associates, Inc.
   Address 30 Independence Blvd., Suite 100, Warren, NJ 07059
5. Location of Subdivision 28 & 22 Livingston Avenue (STREET NUMBER AND NAME)
   Block 110 (TAX MAP BLOCK) 5 & 6 (LOT NUMBER(S)) 1.213 (TOTAL AREA OF ACREAGE)
6. Number of Proposed lots 2 Existing, 2 Proposed (lot line adjustment)
7. List any zoning variance(s) required and if so, in addition, attach hereto as a separate rider your factual basis and legal theory for relief sought:
   None
8. Deed restrictions that apply or are contemplated (if no restrictions, state "NONE", if "YES" attach copy: None
9. Development plans None
   a. Sell lots only? (yes or no) No Construction of houses for sale: (yes or no) No
   b. Other Lot line adjustment

REVISED 1-1-93; 7-16-97; 6/3/2010

BOARD OF ADJUSTMENT APPLICATION FOR MINOR SUBDIVISION PAGE TWO OF TWO

10. Briefly describe any prior or presently pending proceedings before the Warren Township Board of Adjustment or any other federal, state, or local board or agency involving the property which is the subject of this application.

None

11. List any other material accompanying this application, i.e. plans, drainage calculations, etc..

Boundary Survey and Subdivision Plan prepared by Control Point Associates Inc. dated July 13, 2021

Applicant's Signature 8/20/21 Date

CONSENT OF OWNER IF OTHER THAN APPLICANT

I, THE UNDERSIGNED, BEING THE OWNER OF THE LOT OR TRACT DESCRIBED IN THE FOREGOING APPLICATION, HEREBY CONSENT TO THE MAKING OF THIS APPLICATION AND THE APPROVAL OF THE PLANS SUBMITTED HEREWITH.

DATE 8/20/21

WITNESS: as to Michael Tackmann

Owner 8/20/21

Owner 8/21/21

Owner 8/21/21

Witness: as to Gretchen Tackmann 8/21/21

Joseph Ponzio Jr.

Revised 1-1-93;7-16-97; 6/3/2010

PB 21-01
RECEIVED
AUG 23 2021
PLANNING BOARD

APPLICATION RIDER

This is an application for minor subdivision approval involving a lot line adjustment.

The properties are adjacent to each other. Michael Yackanin and Grethe Henriksen (nka Yackanin) are the owners of 28 Livingston Avenue which is designated as Lot 5 in Block 110 on the tax map and which is improved with a single-family dwelling. Joseph Ponzio, Jr. is the owner of 22 Livingston Avenue which is designated as Lot 6 in Block 110 on the tax map and which is improved with a single-family dwelling. The lots are located in the R-20 zoning district.

The neighbors have entered into an agreement whereby Ponzio will convey to Yackanin a 6813 square foot portion of Lot 6 which will be added to Lot 5 in accordance with the plan of minor subdivision prepared by Control Point Associates, Inc. and which is dated July 13, 2021. The agreement between the parties is contingent upon receipt of minor subdivision approval.

The land in question is vacant and is not affected by any underground utilities, easements or restrictions. The proposed subdivision will not create any new variance conditions nor will it enlarge any existing variance conditions. It will eliminate existing variance conditions for building coverage, lot coverage and accessory structure setback on Lot 5. There are no proposed improvements associated with this application. The neighbors will continue to use their respective properties as single-family dwellings in the event that subdivision approval is granted.

ok

PB 21-07

RECEIVED
AUG 23 2021
PLANNING BOARD

WARREN TOWNSHIP BOARD OF ADJUSTMENT
CHECK LIST – MINOR SUBDIVISION

Applicant's Name and Address Michael and Grethe Yackanin
28 Livingston Avenue, Warren, NJ 07059

Telephone (732)762-7403 Fax: _____ Case # _____

Project Name Subdivision

Location 110 (BLOCK) 5 and 6 (LOT(S)) 28 & 22 Livingston Avenue (STREET)

Engineer: None

Minor subdivision plans shall be submitted at least fourteen (14) days prior to hearing date for the purpose of review, discussion, and classification. At least eleven (11) full size FOLDED maps and fifteen (15) 11"x17" reduced copies shall be submitted in accordance with the following:

APPLICANT SHALL CHECK OFF ALL ITEMS AS SUBMITTE, NOT APPLICABLE, OR WAIVER REQUESTED

PLEASE NOTE Any request for waiver must accompany this application as a separate rider, denoting reasons why the waiver should be granted. The Board of Adjustment will review your request and notify you whether or not waiver has been granted.

No.	Item	Submitted	Not Applicable	Waiver Requested	Board of Adjustment
1.	Two(2) copies completed application.	X			
2.	Application fee is paid in accordance with Ordinance 15-5. Minor Subdivision $200.00 (Add $200.00 if variance relief is requested)	X			
3.	Escrow fee is paid in accordance with Ordinance 15-5. Minor Subdivision 1-3 lots or units $4,000.00 **NOTE: Escrow fees for AMENDED Planning Board and Board of Adjustment applications shall be reduced by 50% of the above posted fees. (Per Ordinance 10-2 Effective 3/11/10 amending Section 15-5.3(a)(3).**	X			
4.	Signed Developer's Escrow Agreement	X			
5.	Official Somerset County Planning Board receipt.	X			
6.	Proof of submission to NJDEP for necessary permits.		X	X	
7(a)	Disclosure Statement listing names and addresses of all stockholders or individual partners owning at least 10% of the interest in the partnership or corporation in accordance with *N.J.S.A. 40:55D-48.1.* ***Please note any applicant who is incorporated must have an attorney represent them.***		X		

Revised 1-1-93-7-16-97; 6/3/2010, 5/23/13

ok

BOARD OF ADJUSTMENT MINOR SUBDIVISION CHECK LIST

No.	Item	Submitted	Not Applicable	Waiver Requested	Board of Adjustment
7(b)	Disclosure statement of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership in accordance with *N.J.S.A. 40:55D-48.2.*		X		
8.	Owner's letter of consent if applicant is other than the owner.	X			
9.	List any variances being sought and all information necessary for proper deliberation.		X		
10.	Certification by Tax Collector that all taxes have been paid through the current quarter.	X			
11.	Copy of any protective covenants or deed restrictions applying to the lands being developed.		X		
12.	Eleven (11) FOLDED blue on white prints and fifteen (15) 11"x17" reduced copies. Applicant to bring 4 additional maps of the latest revisions to each Planning Board meeting. Fourteen (14) blue on white prints for Board of Adjustment applications in accordance with the following:	X			
13	Proper scale (1"-100' minimum)	X			
14.	Date and revision date(s).	X			
15.	Name and address of applicant must be shown on plans.	X			
16.	Key map showing surrounding area within 500' of site (scale not less than 1" = 800')	X			
17.	Name and address of person(s) preparing the plans, signature, date, seal, and license number must be shown on plans.	X			
18.	Name and address of owner of record and/or authorized agent must be shown on plans.	X			
19.	North arrow.	X			
20.	Existing block and lot number(s) of the lot(s) as they appear on the official municipal tax maps.	X			

Revised 1-1-93-7-16-97; 6/3/2010, 5/23/13

ok

BOARD OF ADJUSTMENT MINOR SUBDIVISION CHECK LIST PAGE THREE OF SEVEN

No.	Item	Submitted	Not Applicable	Waiver Requested	Board of Adjustment
21(a)	A map of the entire tract or property prepared by a licensed professional land surveyor showing the location of that portion to be divided, giving all distances and bearings, showing all roads abutting or traversing the property. Development boundaries shall be clearly delineated and any reference corners shall be clearly indicated.	X			
21(b)	Pursuant to N.J.A.C. 13:40-7(a)1, "a signed and sealed survey prepared by a licensed professional land surveyor shall be submitted in conjunction with all subdivision and site plan applications".	X			
22.	Drainage calculations: a. Stormwater Management Plan – Calculations for evaluation of on-site detention facilities for zero net increase in runoff. b. Calculations for downstream impact analysis without detention facilities. c. Internal drainage system sizing calculations including inlet drainage area map.		X	X	
23.	Names and addresses of owners within 200 ft. with respective block and lot numbers.	X			
24.	Any municipal limits within 200 ft. of the subdivision and the name of the adjoining municipality and county.	X			
25.	Any adjacent lots in which applicants have a direct or indirect interest.		X		
26.	Location of existing and proposed: a. Property lines. b. Buildings (with an indication as to whether existing building will be retained or removed.) c. Driveways d. Water courses. e. Bridges f. Culverts g. Drain pipes h. Natural features and treed areas within tract – all driveways and roads and structures within 200 feet of boundary. All improvements proposed to be dedicated to and/or maintained by Warren Township shall conform to standards and requirements of Section 15-8.	X			

Revised 1-1-93-7-16-97; 6/3/2010, 5/23/13

ok

BOARD OF ADJUSTMENT MINOR SUBDIVISION CHECK LIST

No.	Item	Submitted	Not Applicable	Waiver Requested	Board of Adjustment
27.	Area in square feet of all existing and proposed lots.	X			
28.	Indication of building setback lines from each property line.	X			
29.	Existing and proposed contours at 5 ft. intervals for slopes averaging 10% or greater, at 2 ft. intervals for slopes averaging less than 10% and indicate those areas having a slope of 15% or greater with shading.			X	
30.	All existing streets as shown on the official map or master plan.	X			
31.	Where proposed or potential new building site is to be established, plans for water supply and sewerage disposal systems.		X		
32.	Zone district boundaries. Zoning Schedule – indicating applicable zoning requirements within 500ft of site include also: a. Lot area in square feet. b. Lot width in feet. c. Front yard setback in feet. d. Both side yard setbacks in feet. e. Rear and side yard setbacks for any accessory buildings. f. Maximum % lot coverage by building. g. Maximum height in stories and feet. h. Maximum % lot coverage by all buildings and pavement. i. Maximum % lot coverage by all buildings and pavement.	X			
33.	Delineation of flood plain and wetland areas, and source of delineation (NWI maps, etc.); if none, a statement describing the absence of such. Show appropriate buffer around wetlands of applicable classification.		X		
34.	A sketch of the proposed layout or disposition of remaining lands, if any.	X			
35.	For plats involving corner lot(s) sight triangle easements.			X	CORNER IS A PAPER STREET

Revised 1-1-93-7-16-97; 6/3/2010, 5/23/13

ok

BOARD OF ADJUSTMENT MINOR SUBDIVISION CHECK LIST

No.	Item	Submitted	Not Applicable	Waiver Requested	Board of Adjustment
36.	If structure is located in Watercourse Protection area full site plan approval is required. All plats that encompass a watercourse protection area as outlined and defined in section 15-10 shall contain the following certification: This subdivision encompasses land in a Watercourse Protection Area and is subject to all the standards and requirements of the Floodplain and Watercourse regulations.		X		
37.	If the applicant intends to file by deed record of the approved subdivision with the County Recording Office, the following signature block shall be provided on the deed: APPROVED BY THE WARREN TOWNSHIP BOARD OF ADJUSTMENT _____ Board of Adjustment Chairman Date _____ Board of Adjustment Secretary Date	X			
38.	If the applicant intends to file the plat as record of the approved subdivision with the County Recording Office, the Plat shall be prepared in compliance with the Map Filing Act PL 1060 C141 (C46.2309.9 et. Seq.) and bear the signature block as noted in item #39.		X		
39.	Location and species of all existing trees or groups of trees having a diameter in excess of 6 inches DBH. The location of all wooded areas and the approximated number of trees per acre shall be shown when tree count is more than 25 trees per acre.			X	

Revised 1-1-93-7-16-97; 6/3/2010, 5/23/13

ok

BOARD OF ADJUSTMENT MINOR SUBDIVISION CHECK LIST

No.	Item	Submitted	Not Applicable	Waiver Requested	Board of Adjustment
40.	Four (4) copies of an environmental Assessment Report containing: a. Plan and description of the proposed development. b. Inventory of existing natural resources, on-site and affected off-site area. c. Assessment of environmental impacts. d. Unavoidable adverse environmental impact (both long and short-term) e. Proposed mitigation measures. f. The following areas of concern must be addressed within each of the above categories: 1. Sewerage facilities. 2. Water supply 3. Storm water runoff 4. Flood plain and any N.J.D.E.P. stream encroachment permits needed. 5. Solid waste disposal 6. Air pollution 7. Traffic 8. Social/Economic impact. 9. Aesthetics, including noise impacts, and historic value. 10. Licenses, permits, etc. needed for completion of the project 11. Wetlands (specify how delineated, quality and any NJDEP permits required. 12. Steep slopes (note significant areas of 12% or greater slopes. 13. Soil types and descriptions 14. Wildlife 15. Vegetation g. Alternatives (changes in design and/or use as well as the "no-build option". NOTE: Any request for waiver of the above EAR must be submitted in writing as a separate rider in duplicate to the Administrative Officer of the Board of Adjustment. A waiver request should address the above items in #42 and describe why there is no impact from the proposed development.			X	

Revised 1-1-93-7-16-97; 6/3/2010, 5/23/13

ok

WHEN THE APPLICANT APPEARS BEFORE THE BOARD OF ADJUSTMENT, THE APPLICANT WILL BE REQUIRED TO BRING WITH THEM FOUR (4) MAPS OF THE LATEST REVISION SUBMITSSION FOR THE BOARD OF ADJUSTMENT MEMBERS TO REVIEW.

NOTE: The Warren Township Board of Adjustment may require submission of additional information not specified in this checklist as is reasonably necessary to make an informed decision as to whether the requirements necessary for approval of the application for development have been met. The applicant shall not be deemed incomplete for lack of any such additional information or any revision in the accompanying documents so required. (Municipal Land Use Law Chapter 291C 40:55D-10.3).

Revised 1-1-93-7-16-97;6/3/2010, 5/23/13

ok

Waiver Request

The applicant hereby requests a waiver for the following checklist items for the reasons set forth.

Minor Subdivision

Checklist Item	Reason
6, 22, 29, 35, 39 & 40	This is a minor subdivision application for a lot line adjustment. The sites are fully improved and no site improvements, utility improvements, drainage improvements or site disturbance are proposed and/or the item does not apply to the application

ok

Warren Township Health Department

46 Mountain Blvd
Warren, NJ 07059
Kevin G. Sumner, Health Officer

908-753-8000 x. 237
908-757-9173 (fax)
ksumner@middlebrookhealth.org (e-mail)

To: M. Vautin, Planning & Zoning Office

From: K. Sumner, Health Officer

Date: 25 August 2021

Re: Case PB 21-07
Block 110, Lots 5 & 6
28 Livingston Avenue
Minor Subdivision (Lot Line Change)

I have reviewed the above referenced case based on the information supplied by your office and find that the following issues must be addressed prior to action by the Health Department.

1. An application for subdivision needs to be filed with the health department along with the appropriate fee and documents, including, but not limited to:
2. Evidence of existing connection or approval for connection and service from the Warren Township Sewerage Authority.
3. Evidence that the proposed properties will be served by a potable water supply. All wells will have to be tested to demonstrate potability.
4. Any existing wells or septic systems on the property will have to be abandoned and/or sealed as required by law. Our records indicate the presence of a septic tank and seepage pit on the property, but no record of abandonment exists. This needs to be addressed.
5. Please provide a NJDEP Letter of Interpretation with accompanying maps or information regarding the presence/absence of wetlands on the property.
6. Applicant must provide information on any other environmental conditions of concern on the site such as additional onsite sewage disposal systems, underground storage tanks, wells, or environmental contamination?

John T. Chadwick IV, P.P.

Professional Land Use Planner
3176 Route 27, Suite 1A
Kendall Park, New Jersey 08824
Telephone: (732) 297-7669
Fax: (732) 297-8081
Email: jtcivplan@comcast.net

MEMORANDUM

To: Warren Township Planning Board

From: John T. Chadwick IV, P.P.

Date: August 31, 2021

Re: Case 21-07 (Yackanin/block 110, lots 5 and 6)

I have reviewed the above application, reviewed plan prepared by Control Point Surveyor dated July 13, 2021/filed August 23, 2021 and reviewed applicable sections of the zoning code. The plan is complete and fully conforms to zoning requirements. No variances are required.

Township of Warren
Office of the Fire Marshall
46 Mountain Boulevard Warren, New Jersey 07059
908 754 8000 Ext 259

31 August 2021

RE: PB-21-07 Minor Subdivision

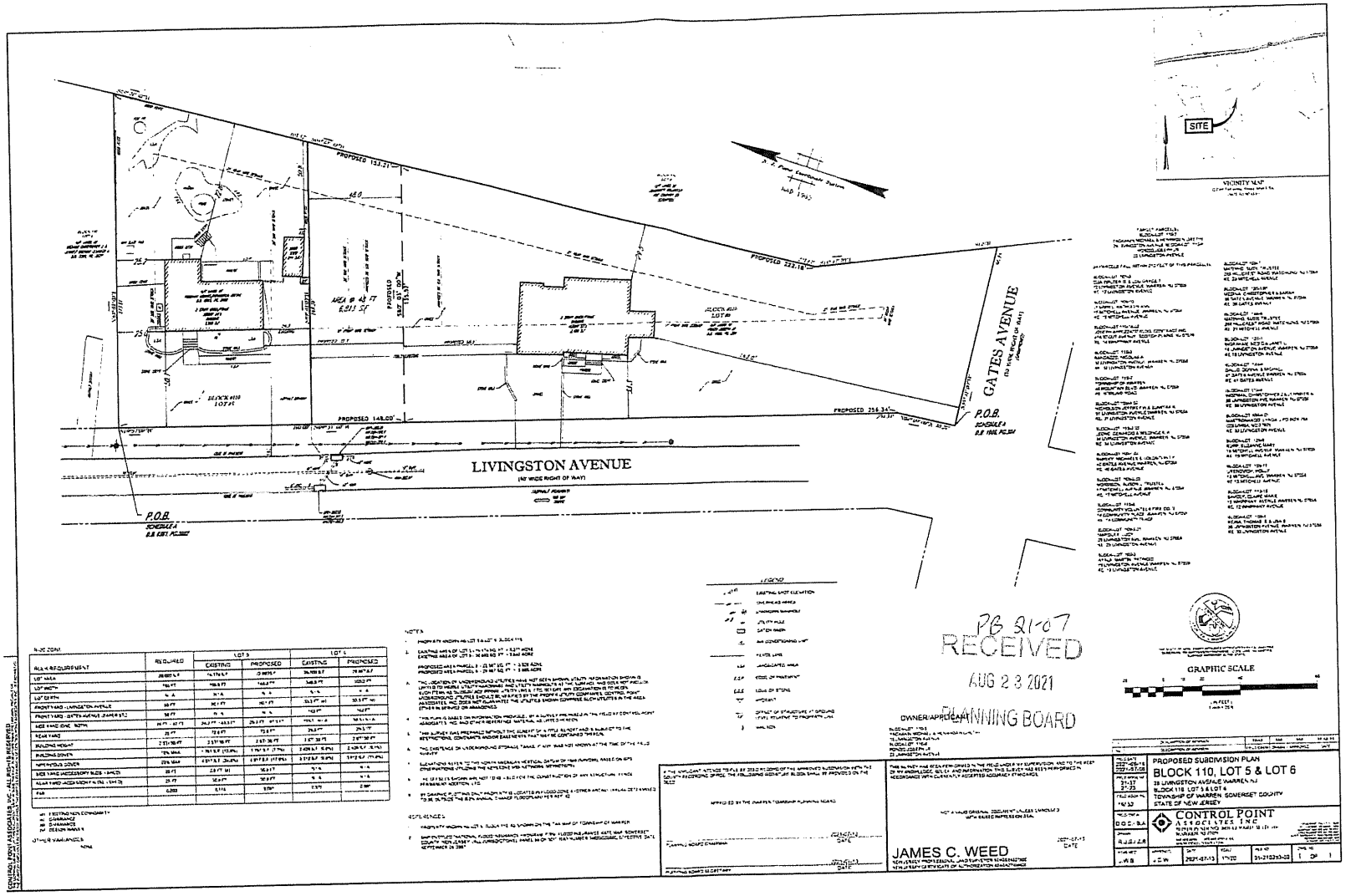
Dear Planning Board:

The Fire Chief along with this office have no comments to submit for this Proposed Project:

Al Shjarback

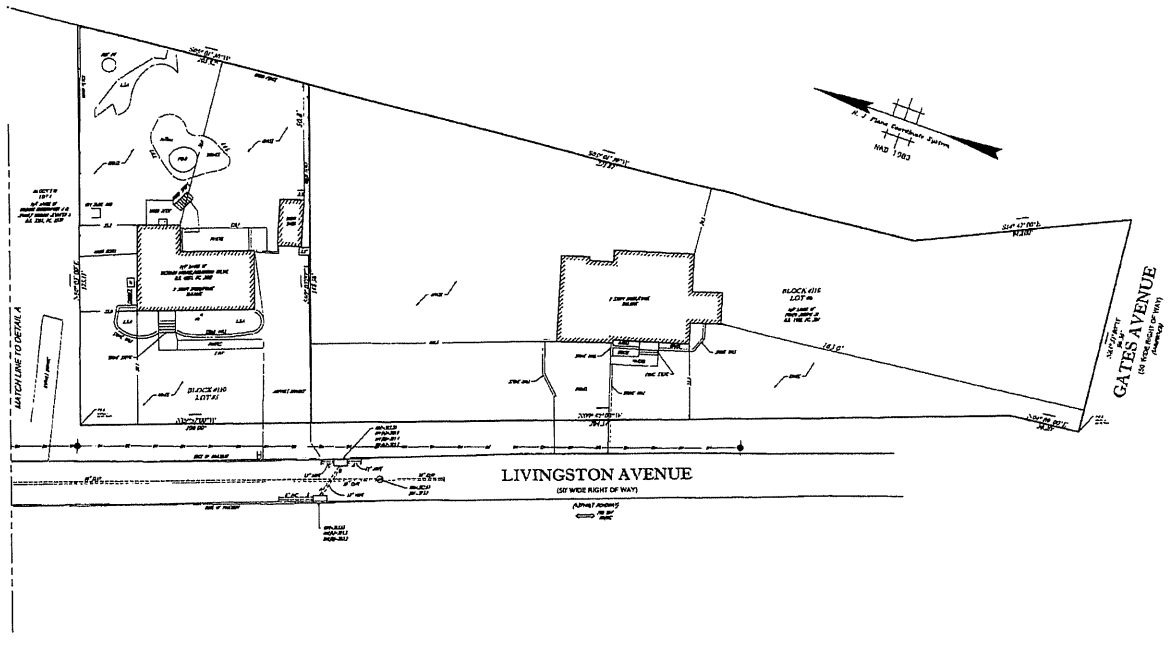
Fire Marshal

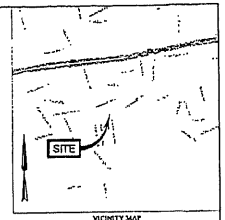
Cc: Fire Chief Mark Russo
File



1/28/2024

P115





VICINITY MAP

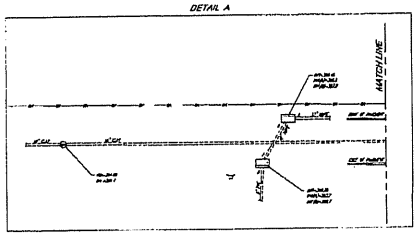
LEGEND

- EXISTING SPOT ELEVATION
- OVERHEAD WIRES
- UNKNOWN MANHOLE
- UTILITY POLE
- CATCH BASIN
- AIR CONDITIONING UNIT
- FENCE LINE
- LANDSCAPED AREA
- EDGE OF PAVEMENT
- EDGE OF STONE
- HYDRANT
- DEPTH OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- IRON ROD

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DETAIL A



NOTES

1. PROPERTY SHOWN AS LOT 5 & LOT 6, BLOCK 110
2. TOTAL AREA OF THE PARCEL LOTS 5 & 6 = 6,634 SQ. FT. ± 0.152 ACRE
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. UTILITY INFORMATION SHOWN IS LIMITED TO VISIBLE UTILITY HARDWARE AND UTILITY MARKERS AT THE SURFACE AND DOES NOT INCLUDE SUCH ITEMS AS SUBSURFACE PIPING, UTILITY LINES, ETC. REFER TO ANY EXCAVATION ALTO MEANS UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE EACH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE VERTICAL NETWORK (VERTICON).
8. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES

1. PROPERTY SHOWN AS LOT 5 BLOCK 110, AS SHOWN ON THE TAX MAP OF TOWNSHIP OF WARREN.

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION SEAL

JAMES C. WEED
NEW JERSEY PROFESSIONAL LAND SURVEYOR #GS41337
NEW JERSEY CERTIFICATE OF AUTHORIZATION #24GA27999600

2021-07-13
DATE

NO.	DESCRIPTION OF REVISION	DATE	DRN	CHK	APPROVED
1	SUBSTANTIAL REVISIONS	2021-07-13	JW	JCW	JW

FIELD DATE	2021-06-16 2021-07-02
FIELD BOOK NO.	21-37 21-38
FIELD BOOK PG.	187-52
FIELD CREW	R.J.C./B.A.
DRAWN	R.J.; S.J.; Z.B.
REVIEWED	J.W.B.
APPROVED	J.C.W.
DATE	2021-07-13
SCALE	1"=20'
FILE NO.	01-21(0253-03)
SHEET NO.	1 OF 1

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

BLOCK 110, LOT 5 & LOT 6

28 LIVINGSTON AVENUE WARREN, NJ

BLOCK 110, LOT 5 & LOT 6

TOWNSHIP OF WARREN, SOMERSET COUNTY

STATE OF NEW JERSEY

CONTROL POINT ASSOCIATES, INC.
INDEPENDENCE BOULEVARD SUITE 100
WARREN, NJ 07059

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED
THIS DOCUMENT IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF CONTROL POINT ASSOCIATES, INC.

1/28/2024

OK

ok

WARREN TOWNSHIP PLANNING BOARD
MEETING AGENDA
7:30 p.m. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
November 8, 2021

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Lazo
Committeeman DiNardo
Mr. Toth
Mr. Lindner
Mr. DiBianca
Mr. Argiro
Mr. Scuderi
Mr. Esposito
Mr. Pasi
Mr. Gallic

Statement by Presiding Officer: *Adequate notice of this meeting was posted on January 14, 2021 on the Township bulletin board and sent to the Township Clerk, and The Echo-Sentinel per the Open Public Meetings Act. All Board members are duly appointed volunteers working for the good and welfare of Warren Township. We plan to adjourn no later than 10:00 p.m.*

- **APPROVAL OF MINUTES:**

  September 27, 2021

  ROLL CALL

  Reports:
  Alan Siegel, Esq.
  John T. Chadwick, IV, P.P., Professional Planner
  Christian Kastrud, P.E., Professional Engineer
  Maryellen Vautin, Clerk

- **CORRESPONDENCE**

- **CITIZENS HEARING non-agenda items**

- **RESOLUTIONS**

  PB 21-06 Scotts Properties II, LLC block 55 lot 26 Minor Subdivision approval.

  ROLL CALL

WARREN TOWNSHIP
PLANNING BOARD MEETING AGENDA
November 8, 2021
PAGE 2

Public Hearing:

In Need of Redevelopment Block 8 lots 2 and 3 Mountain View Road

PB 21-07 Minor Subdivision (Lot Line change)
Block 110 lots 5 and 6
28 Livingston Avenue

ROLL CALL

- **SCHEDULE OF NEXT MEETING:**

  November 22, 2021

- **ADJOURNMENT**

Reese, Cathy

From: Reese, Cathy
Sent: Friday, November 12, 2021 2:41 PM
To: Jeff Lehrer (jlehrer@newjerseylaw.net);Administrator;Gary DiNardo;George Lazo (george.lazo@marriott.com);Jolanta Maziarz (jmaziarz@warrennj.org);mmarion@warrennj.org;vjsordillo@warrennj.org
Subject: Preliminary Redevelopment Study
Attachments: Chubb Block 8 Lot 2 -3.pdf

Cathy Reese
Township Clerk
Township of Warren
46 Mountain Blvd.
Warren, NJ 07059
908-753-8000 ext. 223
www.warrennj.org

DRAFT 8-26-21

Preliminary Redevelopment Area Study For Block 8, Lots 2 & 3 Located on Mountain View Road in the Township of Warren New Jersey

Prepared for:

Township Planning Board
Township of Warren
46 Mountain Boulevard
Warren, NJ 07059

Prepared by:

John T. Chadwick IV P.P.
3176 Route 27, Suite 1A
Kendall Park, NJ 08824

August 2021

The original of this document was signed and sealed according to law
John T. Chadwick, IV P.P. License No. 995

{A1370344.1 }

WARREN TOWNSHIP PLANNING BOARD

Daniel Gallic, Chairman

John Lindner, Vice Chairperson

George Lazo, Mayor

Gary Dinardo, Committeeman

Peter Villani

Barry Argiro

Jerry Toth

David Pasi

Sal DiBianca

Michael Scuderi, Alternate 1

Louis Esposito, Alternate 2

Alan A. Siegel, Esq., Board Attorney

Maryellen Vautin, Secretary

Christian Kastrud P.E. Township Engineer

John T. Chadwick, IV, P.P., Planning Consultant

TABLE OF CONTENTS

I. INTRODUCTION

The purpose of this study is to determine whether an area located on Mountain View Road in the northwestern part of Warren Township, formerly used as the worldwide Chubb corporate headquarters situated in Block 8, Lots 2 and 3 (the "Study Area"), meets the requirements for designation as an "area in need of redevelopment" as established under NJSA 40A:12A-5. The Township Committee, by Resolution No. 2021-171, authorized the Planning Board to conduct such an investigation.

As part of the review of the Study Area, the following records and documents were analyzed:

- Official tax maps of Warren Township
- Tax records for the block and lots in the Study Area
- Aerial photos of the Study Area
- Recent building department records for the Study Area (i.e. development applications)
- 2016 Master Plan for the Township of Warren and subsequent Master Plan reexamination reports
- Zoning Ordinance and Map of Warren Township
- Site plan of facilities

In addition to the above, a physical inspection of the building and grounds of the Study Area was made. This analysis included both exterior and interior inspections of the existing corporate headquarters building. Further, discussion with representatives of Warren Township to obtain information of the property's historical uses, as well as to gain knowledge regarding the potential for reuse of said facilities from both a physical and market perspective was performed.

This report is divided into six sections.

Section I is the introduction.

Section II provides a description of the Study Area.

Section III reviews zoning and Master Plan designations for the Study Area.

Section IV lists the criteria specified at NJSA 40A:12A-5 for "area in need for redevelopment" designation.

Section V compares criteria to the Study Area to determine whether or not an "area in need of redevelopment" determination is warranted.

Section VI states the conclusion of the report.

II. Description of the Study Area and Locational Context

Locational Context

As stated above, the Study Area consists of approximately 118 acres of property that was formerly worldwide Chubb corporate headquarters. The Study Area is located in the northwestern section of Warren Township on Mountain View Road. The Study Area also borders Interstate 78. The official tax maps of the Township show the Study Area encompasses 118.04 acres and consists of two tax lots, block 8, lots 2 and 3 otherwise known as 15 Mountain View Road. The location of the Study Area and its relationship to adjacent development is shown on the following pages.

The Study Area is bounded on the north by Interstate 78 and on the south by Mountain View Road. Block 9, lot 1.01 to the east is owned by Somerset Associates and is not part of the Study Area. To the west (block 8, lot 1.01) is a 3-story office building.

Access to the Study Area tract is from Mountain View Road. The site is located approximately ¼ mile from Interstate 78, exit 33.

Site History and Former Use

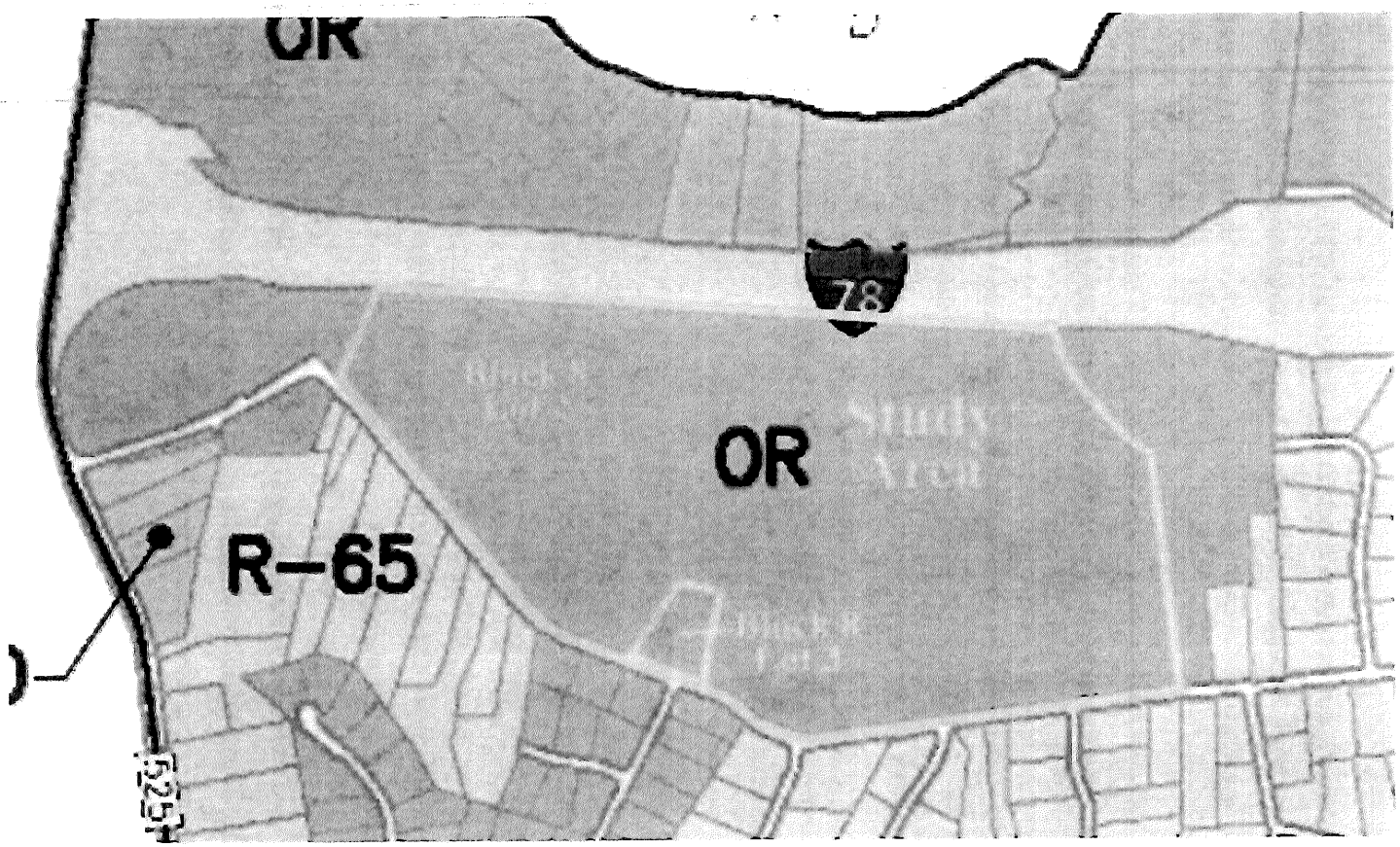
The Study Area encompasses a 118.04 acres tract in the Township of Warren. The Chubb Insurance Company moved its headquarters to Warren Township in the early 1980's. Chubb began vacating the site beginning in 2016.

The Study Area includes the main building totaling approximately 535,000 square feet and two ancillary structures (powerhouse, generators, storage, etc.).

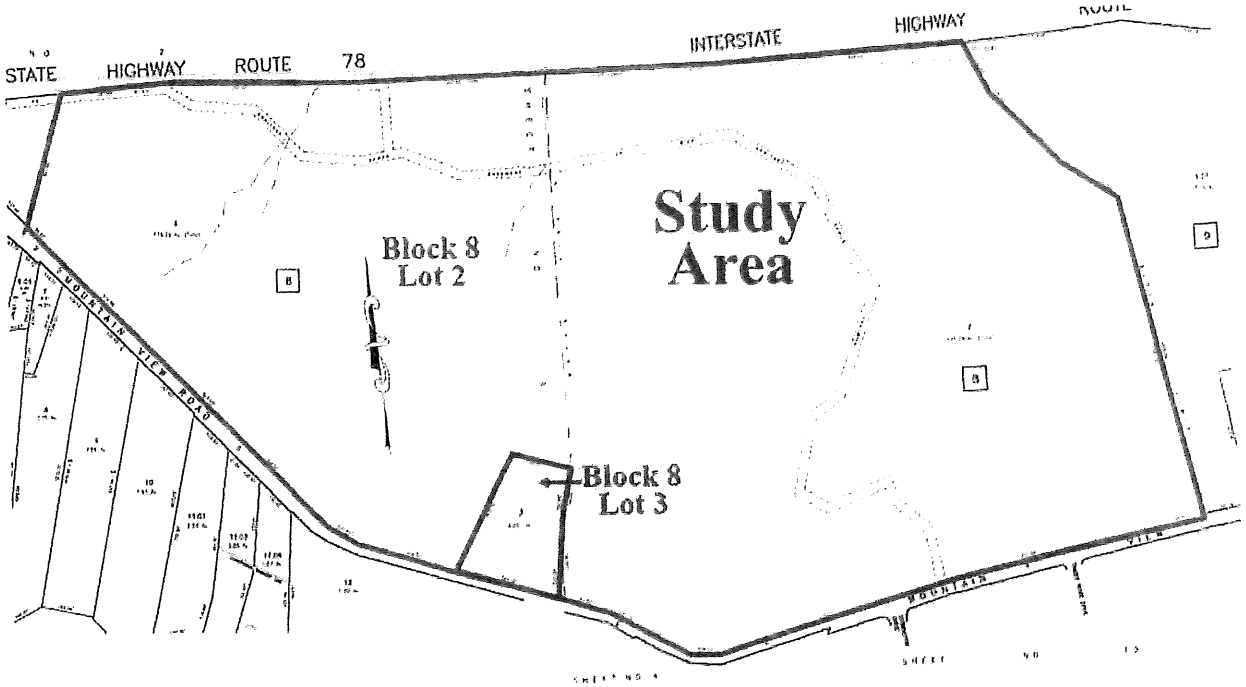
Modification and upgrades were made with the departure of Chubb, all in efforts to attract new tenant or tenants. Modifications and upgrades were primarily to the expansive entry rotunda. The rotunda was completely refaced with polished stone.

All efforts to secure new tenants have failed, despite considerable expense incurred by the current owner of the Study
Area for upgrades and property maintenance. The building can best be characterized as "designed obsolescence".

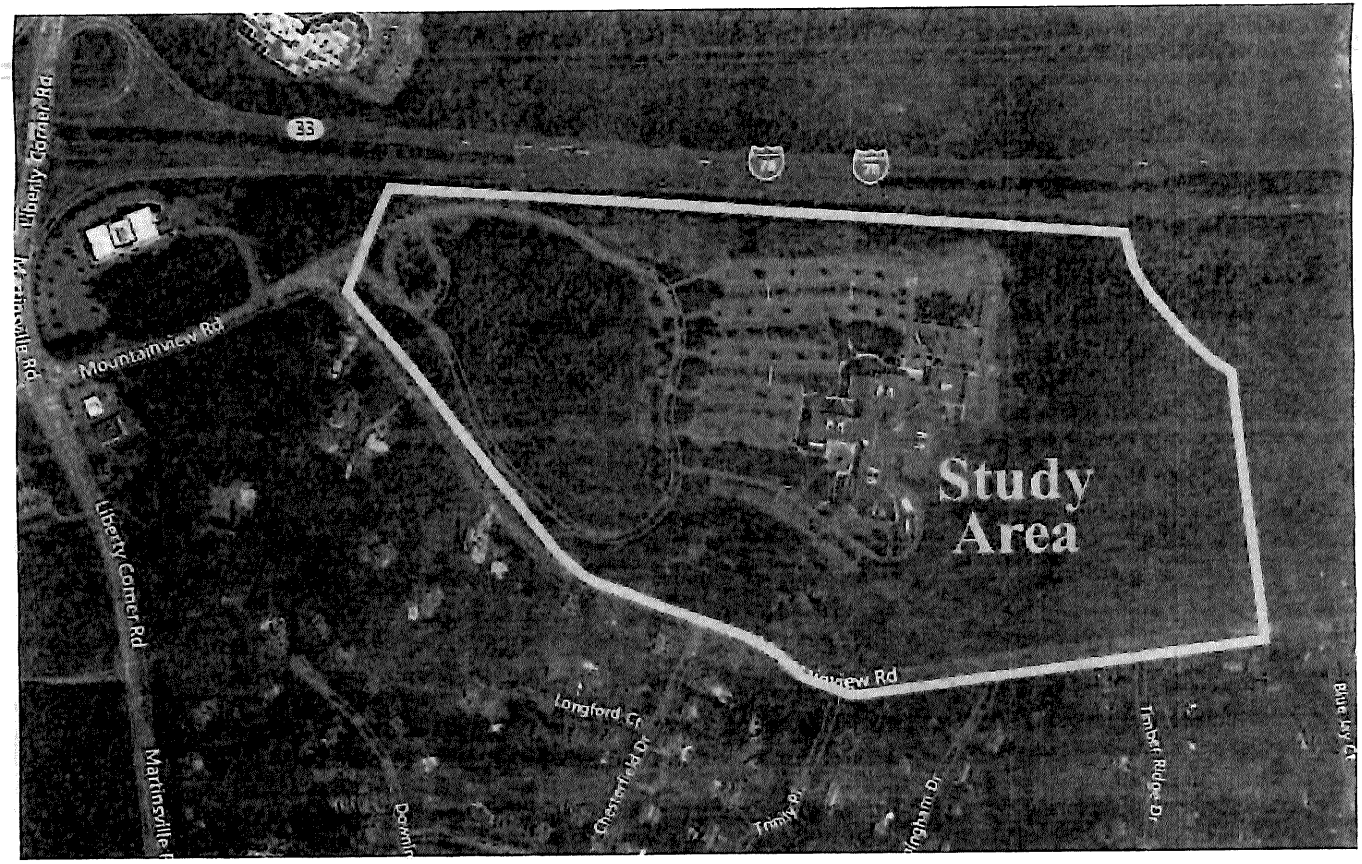
Zoning Map
Study Area – Block 8 Lots 2 & 3



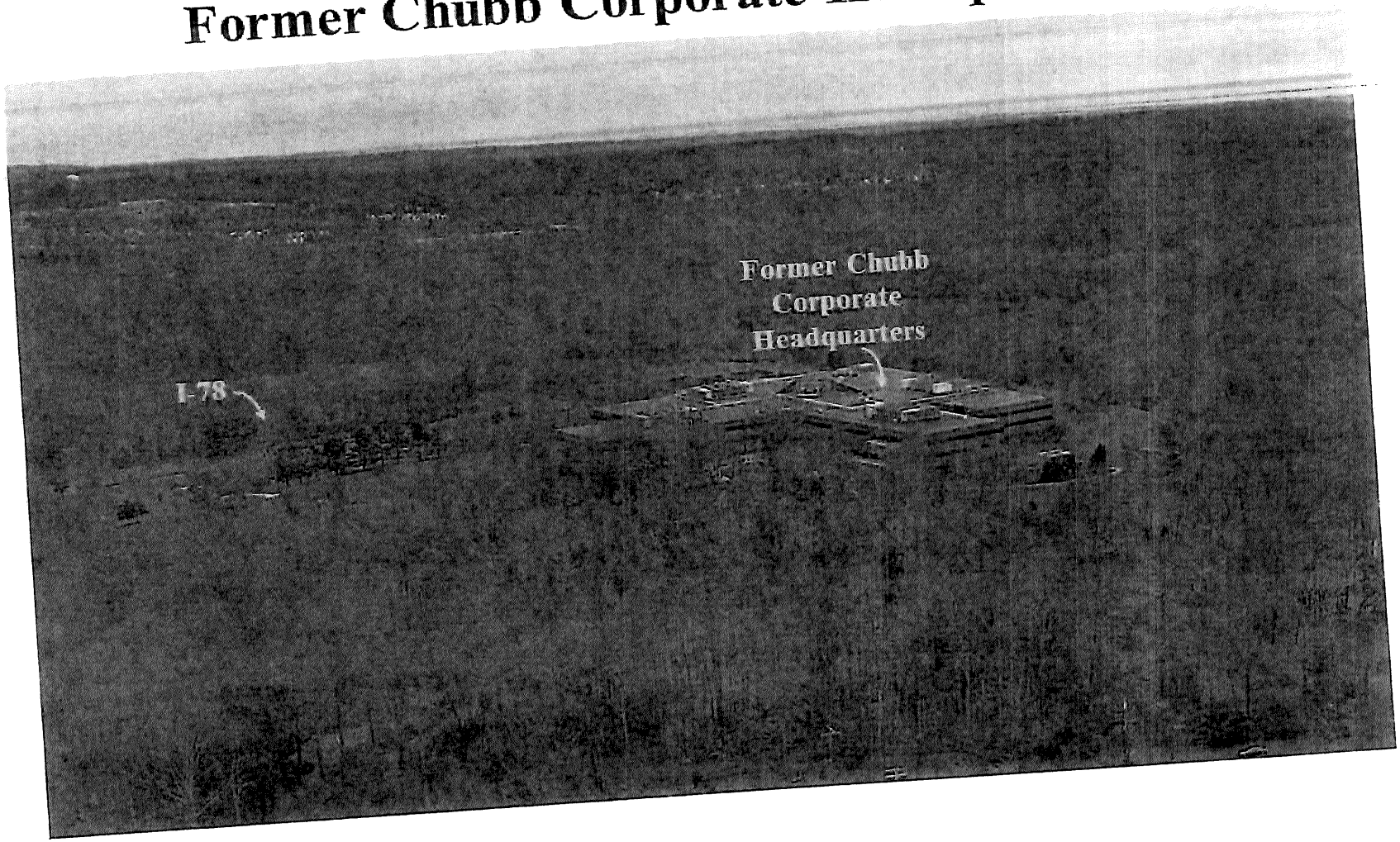
Tax Map
Study Area – Block 8 Lots 2 & 3



Aerial - Approximate Site
Study Area – Block 8 Lots 2 & 3

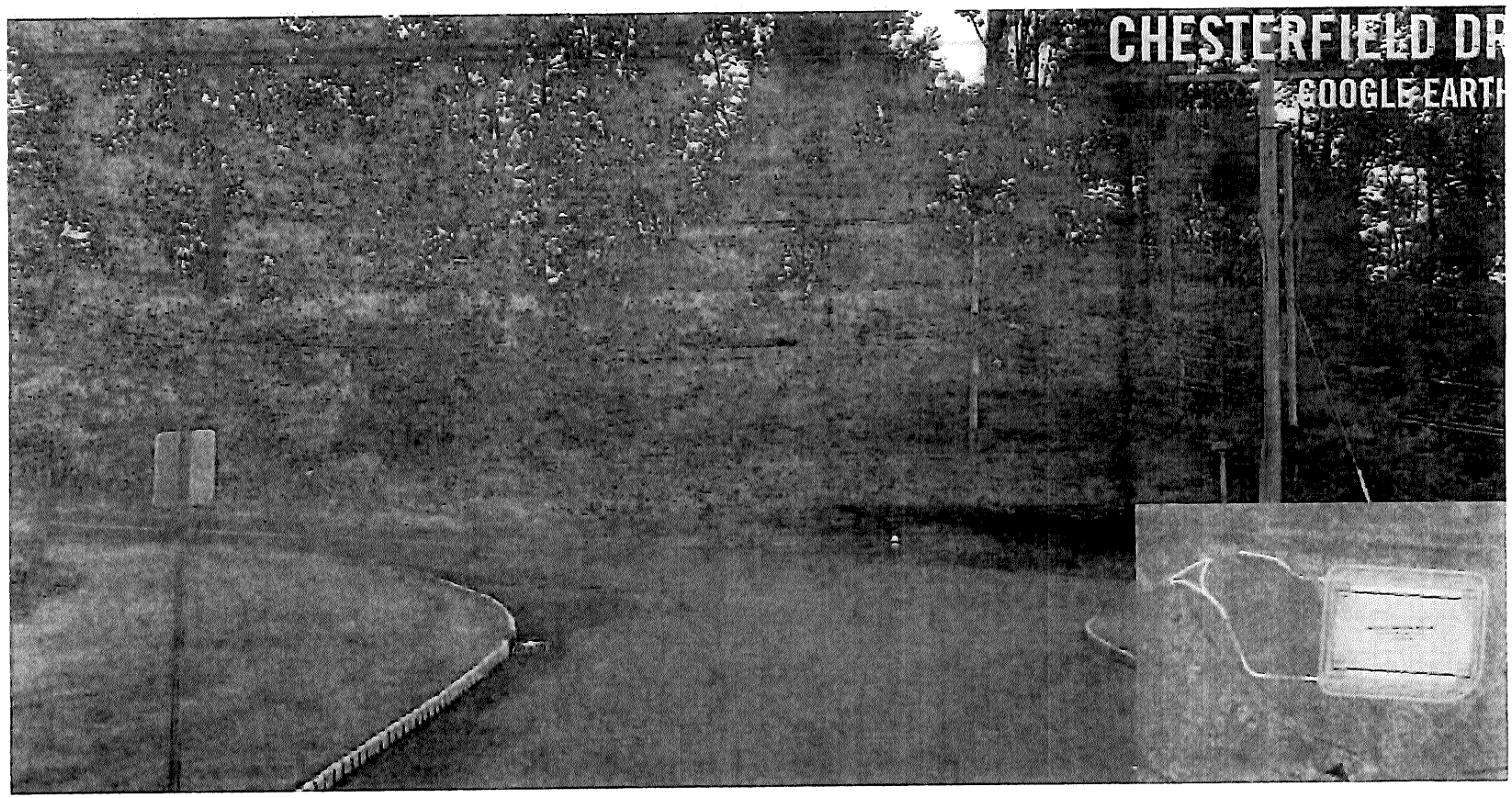


Panoramic Study Area
Former Chubb Corporate Headquarters

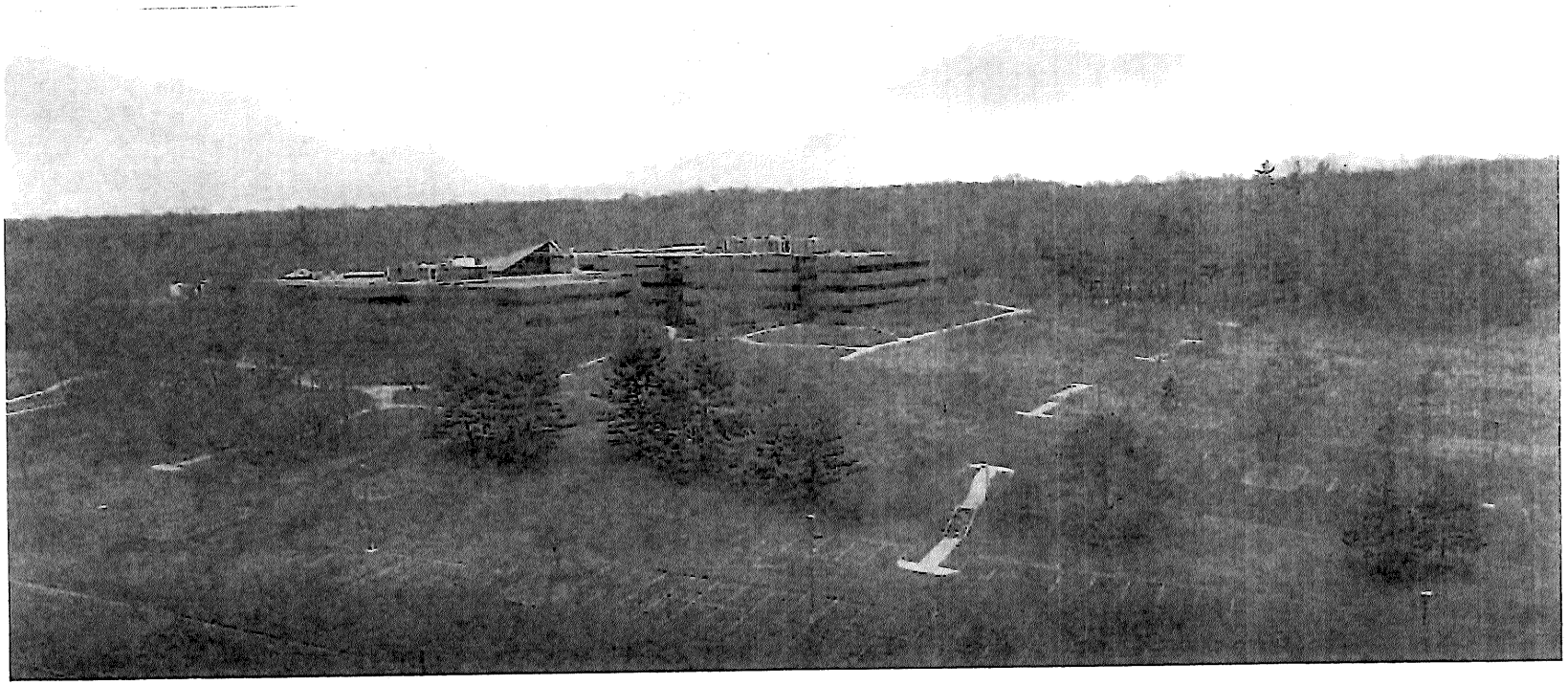


Study Area
View North at Emergency Access Driveway

Study Area
View North/Mountain View Blvd in Foreground at Chesterfield Drive Intersection



Former Chubb Headquarters
View from I-78



III. Warren Township Master Plan and Zoning

Township Master Plan

The Township's most recent comprehensive Master Plan was prepared in 2016. Reexamination reports were adopted in 2016 and 2017. The Township adopted an amendment to the Land Use and Housing Plan in 2017in connection with its affordable housing certification process. The Planning Board also adopted a Master Plan Redevelopment Element in 2017.

Redevelopment Goals and Objectives

The Goals and Objectives of the Redevelopment Plan are as follows:

- Provide for a variety of rental and ownership housing development with an inclusionary affordable housing component.
- Redevelop vacant and deteriorated and/or obsolete structures that have been found to be an area in need of redevelopment and satisfy certain criteria of the Local Redevelopment and Housing Law;
- Preserve and allow for the incorporation of green space, outdoor areas, and other outdoor amenities within and around the housing development;
- Provide sufficient off-street parking spaces and internal vehicular circulation for all residents and employees on the site in accordance with Residential Site Improvement Standards;
- Incorporate amenities in order to address the social, and active and passive recreational needs of the community;
- Provide and maintain safe, on-site and off-site pedestrian connections to the surrounding uses as applicable;
- Incorporate green building technologies into the site improvements and the building design to the extent practicable.

The Township's most recent Re-Examination Report and Amended Master Plan was adopted on March 27, 2017.

The Master Plan briefly describes information related to the Redevelopment Area's zones within the Master Plan. To better understand the benefits and effects redeveloping a site has on the Township, this Plan element analyzes how redevelopment relates and adheres to the Township Master Plan beyond the Zoning and Land Use Regulations.

The Township Master Plan states that the Township has been, proactive in the preparation of planning studies and reports which are valuable tools and references to guide future growth and

development. The redevelopment process and potential redevelopment has and is proposed to promote and continue managed growth and development of the Township.

The Master Plan designates the Study Area for office-research users. The Land Use Plan reaffirmed the existing land use designation for the Study Area. The Study Area is designated as the OR zoning district. The current Master Plan does not recommend any changes to the OR zone.

Township Zoning – OR District

The Study Area is in the OR zoning district. A list of permitted uses is provided below and the specific bulk requirements of the zone are provided in Table 1.

Permitted Uses

No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

a. Scientific research laboratory or other experimental, testing or research facilities including product development, but not including:
   1. The processing of raw material except that which is necessary for experimentation and testing purposes;
   2. The production of goods for sale.
   3. Open air pilot plants;
   4. Experimentation and testing activities conducted outside a building.
b. Business offices and professional offices.
c. Testing laboratories.
d. Educational-training facility except no site residency (dormitory or other sleeping facilities) shall be permitted.
e. Wireless communication facilities in conformity with subsection 16-5.31.

Accessory Buildings and Uses.

Any accessory use on the same lot customary and incidental to any use permitted in this district such as, but not necessarily limited to:

a. Private garages.
b. Maintenance and storage buildings, except that no accessory building used for the storage of hazardous materials shall exceed 200 square feet in size nor be located closer than 100 feet to any residential zone boundary or existing developed residential lot.
c. Staff houses and other accessory uses and buildings as set forth below:

1. Such staff house shall be located and erected upon a building site of at least 65,000 square feet which site shall be no less than 150 feet in width at the front and such staff house shall be set back 75 feet from a street.
2. No staff house shall have less than 1,500 square feet of floor area, shall not be higher than 35 feet, and shall have a twenty-five-foot side and fifty-foot rear yard area.

d. Cafeteria facilities for the use and the personal convenience of persons employed on the premises.

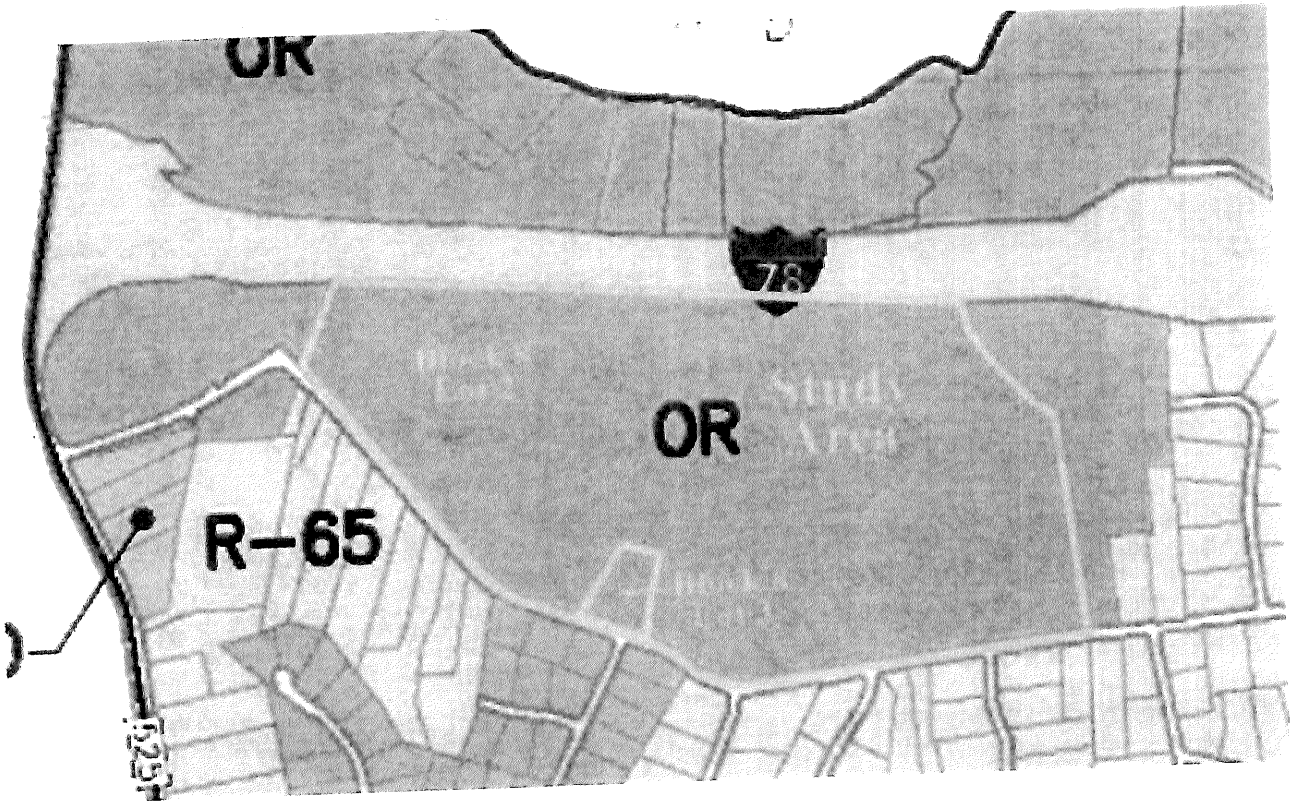
e. Showroom for the limited sale of products to employees only, provided that the showroom shall be:
   1. Limited to an area not more than 1% of the total building area, but in no event shall the area exceed 1,500 square feet;
   2. An integral part of the building;
   3. Sale of products to the general public is prohibited.

f. A helistop shall be permitted as an accessory use to a principal user occupying 500,000 square feet or more of floor space subject to:
   1. A helistop shall mean a facility located at ground level or elevated on a structure designed for the landing or takeoff of helicopters. No other aircraft shall be permitted to use a helistop.
   2. A helistop shall provide no support facilities except as required for license from the New Jersey Department of Transportation and Federal F.A.A. The license shall be limited to a helistop. All lighting which may be required shall be used only during arrivals and departures.
   3. Any application for a license to operate a helistop shall conform in all respects to the requirements of N.J.S.A. 6:1-2, et seq., to include, but not limited to, public notification and public hearing. Further, a public hearing pursuant to Warren Township's Land Use Ordinance shall be required.
   4. No helistop shall be located within 1,000 feet of a residential zone boundary, and, further, no helistop shall be located more than 300 feet from the Route I-78 right-of-way.
   5. No fueling, repair or aircraft storage shall be permitted at a helistop site.
   6. A helistop shall be located at least 75 feet from the property boundary of the lot on which it is located. The helistop pad shall be permitted in required yard areas as otherwise required for principal and accessory structures in the OR zone.
   7. An environmental assessment statement shall be submitted in accordance with the Land Use Procedures Ordinance of Warren Township. The assessment statement shall specifically address New Jersey Noise Standards.

Accessory Buildings and Uses.

TABLE 1

Zoning Map
Study Area – Block 8 Lots 2 & 3



IV. Statutory Criteria For An Area In Need Of Redevelopment and Application To The Study Area

The laws governing redevelopment by municipalities in New Jersey are set forth in the Local Redevelopment and Housing Law, which is codified at NJSA 40A:12A et seq. This statute grants the governing body of the municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment, and following completion of the study, to make such a determination and then to subsequently adopt a redevelopment plan for the designated area. Such area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions under NJSA 40A:12A-5:

a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome working or living conditions.

b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings, significant vacancies of such building or buildings for at least two consecutive years, or the same being allowed to fall into so great a state of disrepair as to be untenantable.

c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.

d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.

e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being

detrimental to the safety, health, morals or welfare of the surrounding area of the community in general.

f. Areas, in excess of five contiguous acres, whereon buildings or other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas have been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A-12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991 c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991 c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992 c.79 (C.40A:12A-1 et seq.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be stressed that a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. This provision is set forth under NJSA 40A:12A-3. The following chapter analyzes the Study Area to determine whether one or more of the conditions for "area in need of redevelopment" designation are met.

V. Study Area Evaluation

Property Overview

The Study Area encompasses 118.04 acres and is improved with the former Chubb headquarter building totaling approximately 535,000 square feet and two accessory storage and utility structures. Construction of the headquarters building began in the late 1970s. Interior modifications to the main building and accessory structures have taken place at various times over the last 50+ years. Until 2015/2016 the premises were used as the Chubb headquarters. Chub vacated the building several years ago. The building is completely vacant.

The following provides an evaluation of the Study Area and considers whether it meets the statutory criteria for an "area in need of redevelopment." The analysis was based on surveys of use and property conditions, as well as physical inspection of the exteriors and interiors of the main building and accessory structures.

Photographs of the Study Area and facilities have been provided earlier in the report.

Property Evaluation

Block 8, Lot 2

Location:	15 Mountain View Road, Warren Township, NJ
Owner:	Somerset Associates
Size:	115.79 acres
Assessed Value:	
Land:	$13, 375,000
Improvements:	$9,095,000
Total:	$22,470,000
Zoning:	OR – Office Research
Current Use:	Vacant

Block 8, Lot 3

Location:	15 Mountain View Road, Warren Township, NJ
Owner:	Somerset Associates

Size:	2.25 acres
Assessed Value:	
Land:	$264,000
Improvements:	$0
Total:	$264,000
Zoning:	OR – Office Research
Current Use:	Vacant

TOTAL ASSESSED VALUE OF STUDY AREA = $22,734,000

Note: see assessment for 2007-2020/appendix

The Study Area consists of 2 tax lots under common ownership. It is a large somewhat rectangular shaped property and is located in the northwestern section of the Township. The property has approximately a quarter mile of frontage along Mountain View Road.

Site Description

The former Chubb headquarters building was constructed in the early 1980's. The building has been modified in the ensuing decades (all interior improvements). Chubb began vacating the building in 2015/2016. According to tax records the former corporate headquarters building is 535,000 square feet. The square footage is distributed as a 3-story office building.

The main entrance to the site is via a private roadway off of Mountain View Road and provides access to parking areas and the headquarters office building.

To the west of the main building is the employee parking area. This parking area is accessed via Mountain View Road.

Utility structures are located adjacent to the main building predominantly to the north and east.

Consideration of a Redevelopment Area Designation for the Study Area

In 2016 the Chub Insurance Company announced their intent to vacate the building. At the same time Chubb Insurance Company joined with ACE Limited.

Site visits in July and August confirmed the total building had been vacated.

After the announcement of the closure of the headquarter building, representatives of Somerset Associates indicated to the Township that it would make intensive efforts to sell or lease the building to another user. These efforts have been unsuccessful. Due to a variety of factors including corporate consolidation and other rising business costs, the number of large corporate headquarter facilities in suburban New Jersey has declined significantly[1]. The design of the corporate headquarters building was a design to suit the Chubb Insurance Company. The repurposing of the building has been a total failure for nearly six years.

Over the past 2 to 3 years, the warehouse and distribution market in New Jersey has surged in demand for e-commerce fulfillment centers. The demand for corporate headquarters space has gone in the opposite direction. Examples are: Chubb has moved to New York City. Pfizer is now centered in New York City and Merck has moved back to Rahway.

The extensive efforts by Somerset Associates to re-tenant the office space has failed. Those efforts have been at least two (2) years in duration and meet the statutory requirement of subsection "b." of Section 5 of the Local Redevelopment and Housing Law. The prospects of re-tenanting are all but abandoned by Somerset Associates. The fact that Somerset Associates was unsuccessful in its efforts to find another user for the building also supports the premise of obsolescence under subsection "d" of Section 5 of the Local Redevelopment and Housing Law

The headquarters building was built to meet the discrete needs of a specialized user. The use has been vacated. Physical improvement and modernization of the building from both a market and cost standpoint have not produced the intended result. The improvements did not attract re-tenanting. If the present conditions are allowed to persist and the land and building continue to stay unproductive, it will hasten a process of economic decline in the Township's tax base to the detriment of the public health, safety and general welfare of the community.

As a result of the conditions and circumstances described above, there is a legitimate basis to declare the Study Area in its entirety as an "area in need of redevelopment" in accordance with the "b" and "d" criteria as set forth in Local Redevelopment and Housing Law, i.e. NJSA 40A:12A-5(b) and 5 (d).

1 Market Beat Central NJ Office Q2 2021 Cushman & Wakefiled; Market View New Jersey Office Q2 2021 CBRE; NJ Office Insight Q2 2021 July 8, 2021 JLL

VI. CONCLUSION

The foregoing study, which was prepared for submission to the Warren Township Planning Board, sought to determine whether an area within the municipality that was formerly used as the Chubb worldwide corporate headquarters qualifies as "an area in need of redevelopment" in accordance with NJSA 40:12A-5. Based on the analysis provided herein, the referenced area meets the statutory criteria for designation as "an area in need of redevelopment" in accordance with NJSA 40:12A-5(b) and (d).

APPENDIX

Assessed Value History

1820 NAME/LOCATION SEARCH REQUESTED ACCESS - SOMERSET ASSOCIATES

RETRIEVE = X	OWNERS NAME	DED CDS	DEED DT	CLASS	TX MAP	PROPERTY LOCATION LST CHG	ACCOUNT
8 2	SOMERSET ASSOCIATES		072817	4A	03	15 MOUNTAIN VIEW ROAD 022520	00000300
8 3	SOMERSET ASSOCIATES		032218	1	03	45 MOUNTAIN VIEW ROAD 041618	00000310

** END OF MATCHING IDS **

EN=CONTINUE LIST F2=END LIST F4=RETREIVE

July 21, 2021
02:25 PM

TOWNSHIP OF WARREN
Assessed Value Listing

Block/Lot/Qual: 8. 2. Owner: SOMERSET ASSOCIATES
Property Location: 15 MOUNTAIN VIEW ROAD

Year	Land Value	Impr Value	Limited Exemptions				Net Value	Special Tax Codes
2007	18,800,000	69,160,000	0	0	0	0	87,960,000	A01
2008	18,800,000	69,160,000	0	0	0	0	87,960,000	A01
2009	18,800,000	69,160,000	0	0	0	0	87,960,000	A01
2010	18,800,000	64,348,000	0	0	0	0	83,148,000	A01
2011	18,725,000	59,775,000	0	0	0	0	78,500,000	A01
2012	18,515,000	59,920,000	0	0	0	0	78,435,000	A01
2013	17,445,000	59,920,000	0	0	0	0	77,365,000	A01
2014	17,445,000	59,920,000	0	0	0	0	77,365,000	A01
2015	16,545,000	59,385,000	0	0	0	0	75,930,000	A01
2016	16,010,000	56,710,000	0	0	0	0	72,720,000	A01
2017	15,860,000	37,140,000	0	0	0	0	53,000,000	A01
2018	15,860,000	21,140,000	0	0	0	0	37,000,000	A01
2019	14,980,000	20,320,000	0	0	0	0	35,300,000	
2020	14,980,000	17,120,000	0	0	0	0	32,100,000	
2021	13,375,000	9,095,000	0	0	0	0	22,470,000	
2022	13,375,000	9,095,000	0	0	0	0	22,470,000	

July 21, 2021
02:26 PM

TOWNSHIP OF WARREN
Assessed Value Listing

Block/Lot/Qual: 8. 3. Owner: SOMERSET ASSOCIATES
Property Location: 45 MOUNTAIN VIEW ROAD

Year	Land Value	Impr Value	--------- Limited Exemptions ---------				Net Value	Special Tax Codes
2007	264,400	0	0	0	0	0	264,400	A01
2008	264,400	0	0	0	0	0	264,400	A01
2009	264,400	0	0	0	0	0	264,400	A01
2010	234,000	0	0	0	0	0	234,000	A01
2011	214,000	0	0	0	0	0	214,000	A01
2012	214,000	0	0	0	0	0	214,000	A01
2013	246,100	0	0	0	0	0	246,100	A01
2014	246,100	0	0	0	0	0	246,100	A01
2015	246,100	0	0	0	0	0	246,100	A01
2016	258,300	0	0	0	0	0	258,300	A01
2017	258,300	0	0	0	0	0	258,300	A01
2018	264,200	0	0	0	0	0	264,200	A01
2019	290,000	0	0	0	0	0	290,000	
2020	298,600	0	0	0	0	0	298,600	
2021	302,700	0	0	0	0	0	302,700	
2022	301,700	0	0	0	0	0	301,700	

1820 BLOCK 8 LOT 2 QUAL. UPDATED ON 022520

---------OWNER INFORMATION---------
SOMERSET ASSOCIATES
103 STEPHEN MATHER RD.
DARIEN, CT 06820

DED
BANK# MORT# AMT #OWN 01
SS#

---------PROPERTY INFORMATION---------
PROP LOC: 15 MOUNTAIN VIEW ROAD
PROPERTY CLASS 4A ACCOUNT# 00000300
BLDG DESC OFFICE BLDG
LAND/ACRE 115.79
ADDITIONL LOTS / 115.79

ZONE OR
BULT 2002
MAP 03 USER#1 #2
UNITS 01 BCLASS 10
VCS 1001 SPLA 00000

----------SALES INFORMATION----------

	DATE	BOOK	PAGE	PRICE	PCD	NU	4TYPE
CUR:	072817	06979	476	10	A	25	560
-1:	090183	01489	00116	76500000			
-2:							

---VALUES---
LAND 13375000
IMPR 9095000
EXM1
EXM2
EXM3
EXM4
NET 22470000

-----TENANT REBATE----

BASE YR	TAXES	FLAG
20	664470.00	N

--------TAXES--------

20	TOTAL	664470.00
21	HALF1	332235.00
21	TOTAL	.00
22	HALF1	.00

SPTAX CDS:

-------EXEMPT PROPERTY DATA-------
EPL CD STAT.
FACILITY
INIT FILE FUR FILE
ASMT CODE P

OLDID: 8 2 BLDG
QUAL

NEXT ACCESS: BLK LOT
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

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1820  BLOCK     8      LOT     3      QUAL.         UPDATED ON 041618
---------OWNER INFORMATION---------   ---------PROPERTY INFORMATION---------
SOMERSET ASSOCIATES                   PROP LOC: 45 MOUNTAIN VIEW ROAD
103 STEPHEN MATHER RD.                PROPERTY CLASS  1    ACCOUNT# 00000310
DARIEN, CT                 06820      BLDG DESC
                                      LAND/ACRE 2.25                  /    2.25
 DED              AMT        #OWN 01  ADDITIONL LOTS
BANK#        MORT#             SS#
                                      ZONE CR    MAP 03    USER#1      #2
                                      BULT 0000  UNITS 01  BCLASS 10
--------------SALES INFORMATION--------------        VCS 03    SFLA     0
      DATE   BOOK  PAGE  PRICE    PCD NU  4TYPE          -----TENANT REBATE----
CUR: 032218 07032 3395  300000     A                    BASE YR   TAXES   FLAG
 -1: 122381 01452 00643 225000            ---VALUES---    20   6181.02      N
 -2:                                      LAND 301700
                                          IMPR             --------TAXES--------
 -------EXEMPT PROPERTY DATA-------       EXM1               20 TOTAL 6181.02
 EPL CD          STAT.                    EXM2               21 HALF1 3090.51
 FACILITY                                 EXM3               21 TOTAL .00
 INIT FILE         FOR FILE               EXM4               22 HALF1 .00
                         ASMT CODE        NET  301700      SPTAX CDS:
                                               OLDID:   102          10
 NEXT ACCESS: BLK            LOT            QUAL
     EN=CHANGE   F1=NO ACTION   F3=ASSMT HISTORY   F5=RECORD CARD  F7=MORE
```

Reese, Cathy

From:	Vautin, Maryellen
Sent:	Wednesday, October 6, 2021 3:41 PM
To:	Marion, Mick
Cc:	Lazo, George;Reese, Cathy;Lisa Sammartino
Subject:	Re: engineering letters from late July to today
Attachments:	Binder1 zoning ltrs late Jul to Oct 6 2021.pdf

And zoning ltrs from late Jul to Oct 6 2021. These all go out on letterhead but I used the files and combined in adobe for convenient email.

Maryellen Vautin
Township of Warren
Land Use Coordinator
908-753-8000 x 243

From: Marion, Mick <mmarion@warrennj.org>
Sent: Wednesday, October 6, 2021 2:54 PM
To: Vautin, Maryellen <mvautin@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Reese, Cathy <creese@warrennj.org>; Lisa Sammartino <lsammartino@warrennj.org>
Subject: Re: engineering letters from late July to today

Great. Thank you Maryellen.

Kind regards, Mick

Sent from my iPhone

On Oct 6, 2021, at 2:51 PM, Vautin, Maryellen <mvautin@warrennj.org> wrote:

Hello I am attaching a scan of the letters for engineering from late July to today.
there was also Saw Mill Road grant work, issues with Ida flooding, and Community Ratings System (flood insurance discount).

Maryellen Vautin
Township of Warren
Land Use Coordinator
908-753-8000 x 243
<eng ltrs July to Oct 6.pdf>

OFFICE OF THE
ZONING OFFICER/
TOWNSHIP PLANNER
908-753-8000 Ext. 243
908-753-7768 (Fax)

September 15, 2021

Re: Chubb Headquarters/In Need of Redevelopment

Dear Board Members:

The Township Committee has authorized an "in need of redevelopment" study of the former Chubb headquarters property. This is the first phase in the redevelopment plan process.

A hearing will be scheduled for September 27, 2021. If any Board member has questions or wishes to discuss the report in general, please do not hesitate to call me at (732) 297-7669).

Respectfully,

John T. Chadwick IV

DRAFT 8-26-21

Preliminary Redevelopment Area Study For Block 8, Lots 2 & 3 Located on Mountain View Road in the Township of Warren New Jersey

Prepared for:

Township Planning Board
Township of Warren
46 Mountain Boulevard
Warren, NJ 07059

Prepared by:

John T. Chadwick IV P.P.
3176 Route 27, Suite 1A
Kendall Park, NJ 08824

August 2021

The original of this document was signed and sealed according to law
John T. Chadwick, IV P.P. License No. 995

{A1370344.1 }

WARREN TOWNSHIP PLANNING BOARD

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John Lindner, Vice Chairperson

George Lazo, Mayor

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Michael Scuderi, Alternate 1

Louis Esposito, Alternate 2

Alan A. Siegel, Esq., Board Attorney

Maryellen Vautin, Secretary

Christian Kastrud P.E. Township Engineer

John T. Chadwick, IV, P.P., Planning Consultant

TABLE OF CONTENTS

I. INTRODUCTION

The purpose of this study is to determine whether an area located on Mountain View Road in the northwestern part of Warren Township, formerly used as the worldwide Chubb corporate headquarters situated in Block 8, Lots 2 and 3 (the "Study Area"), meets the requirements for designation as an "area in need of redevelopment" as established under NJSA 40A:12A-5. The Township Committee, by Resolution No. 2021-171, authorized the Planning Board to conduct such an investigation.

As part of the review of the Study Area, the following records and documents were analyzed:

- Official tax maps of Warren Township
- Tax records for the block and lots in the Study Area
- Aerial photos of the Study Area
- Recent building department records for the Study Area (i.e. development applications)
- 2016 Master Plan for the Township of Warren and subsequent Master Plan reexamination reports
- Zoning Ordinance and Map of Warren Township
- Site plan of facilities

In addition to the above, a physical inspection of the building and grounds of the Study Area was made. This analysis included both exterior and interior inspections of the existing corporate headquarters building. Further, discussion with representatives of Warren Township to obtain information of the property's historical uses, as well as to gain knowledge regarding the potential for reuse of said facilities from both a physical and market perspective was performed.

This report is divided into six sections.

Section I is the introduction.

Section II provides a description of the Study Area.

Section III reviews zoning and Master Plan designations for the Study Area.

Section IV lists the criteria specified at NJSA 40A:12A-5 for "area in need for redevelopment" designation.

Section V compares criteria to the Study Area to determine whether or not an "area in need of redevelopment" determination is warranted.

Section VI states the conclusion of the report.

II. Description of the Study Area and Locational Context

Locational Context

As stated above, the Study Area consists of approximately 118 acres of property that was formerly worldwide Chubb corporate headquarters. The Study Area is located in the northwestern section of Warren Township on Mountain View Road. The Study Area also borders Interstate 78. The official tax maps of the Township show the Study Area encompasses 118.04 acres and consists of two tax lots, block 8, lots 2 and 3 otherwise known as 15 Mountain View Road. The location of the Study Area and its relationship to adjacent development is shown on the following pages.

The Study Area is bounded on the north by Interstate 78 and on the south by Mountain View Road. Block 9, lot 1.01 to the east is owned by Somerset Associates and is not part of the Study Area. To the west (block 8, lot 1.01) is a 3-story office building.

Access to the Study Area tract is from Mountain View Road. The site is located approximately ¼ mile from Interstate 78, exit 33.

Site History and Former Use

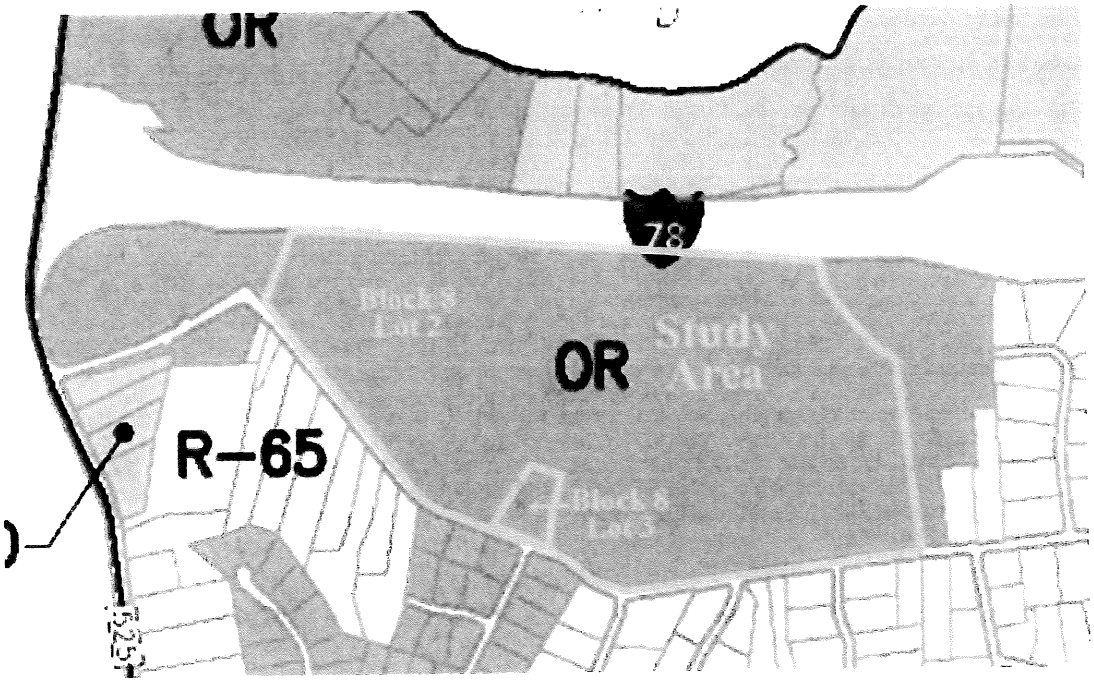
The Study Area encompasses a 118.04 acres tract in the Township of Warren. The Chubb Insurance Company moved its headquarters to Warren Township in the early 1980's. Chubb began vacating the site beginning in 2016.

The Study Area includes the main building totaling approximately 535,000 square feet and two ancillary structures (powerhouse, generators, storage, etc.).

Modification and upgrades were made with the departure of Chubb, all in efforts to attract new tenant or tenants. Modifications and upgrades were primarily to the expansive entry rotunda. The rotunda was completely refaced with polished stone.

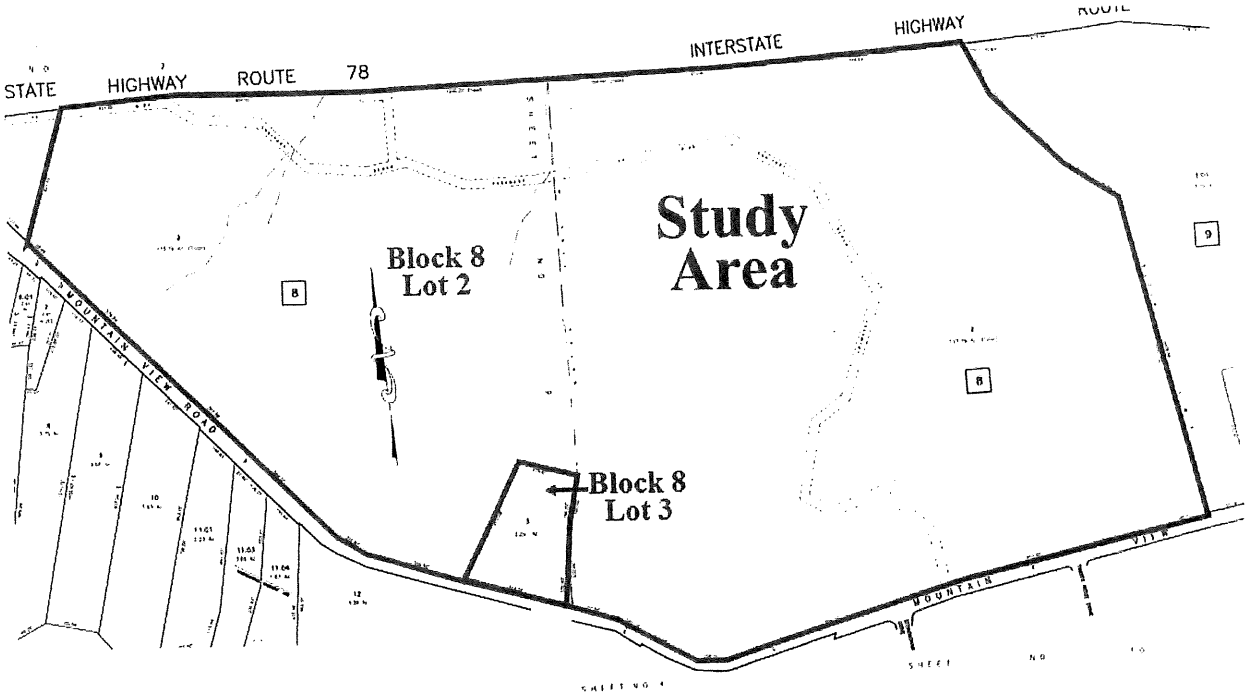
All efforts to secure new tenants have failed, despite considerable expense incurred by the current owner of the Study
Area for upgrades and property maintenance. The building can best be characterized as "designed obsolescence".

Zoning Map
Study Area – Block 8 Lots 2 & 3

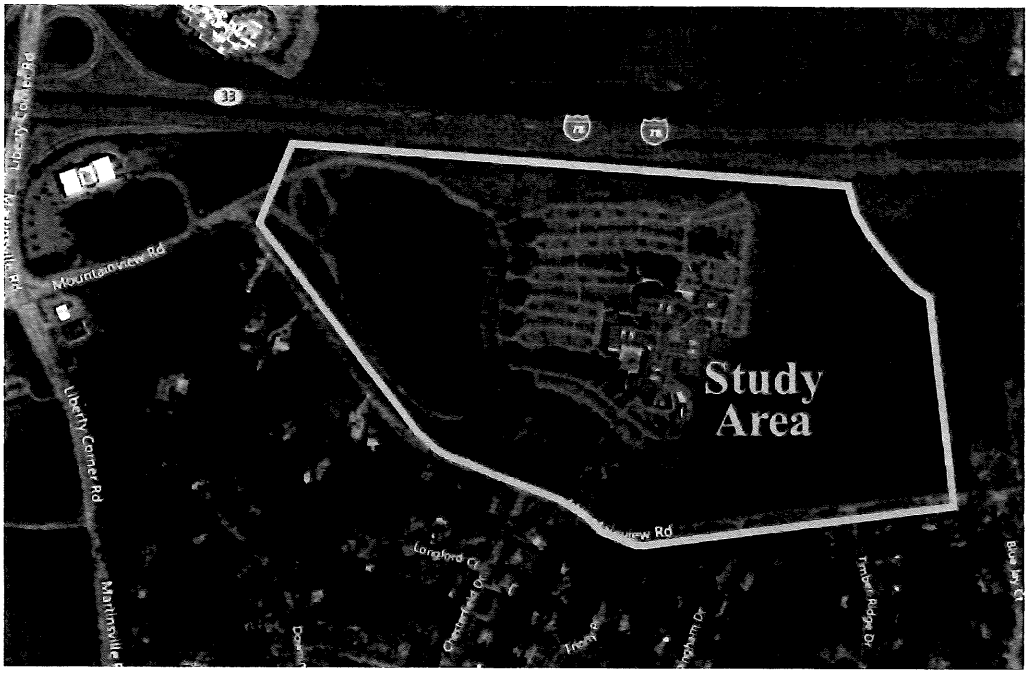


3

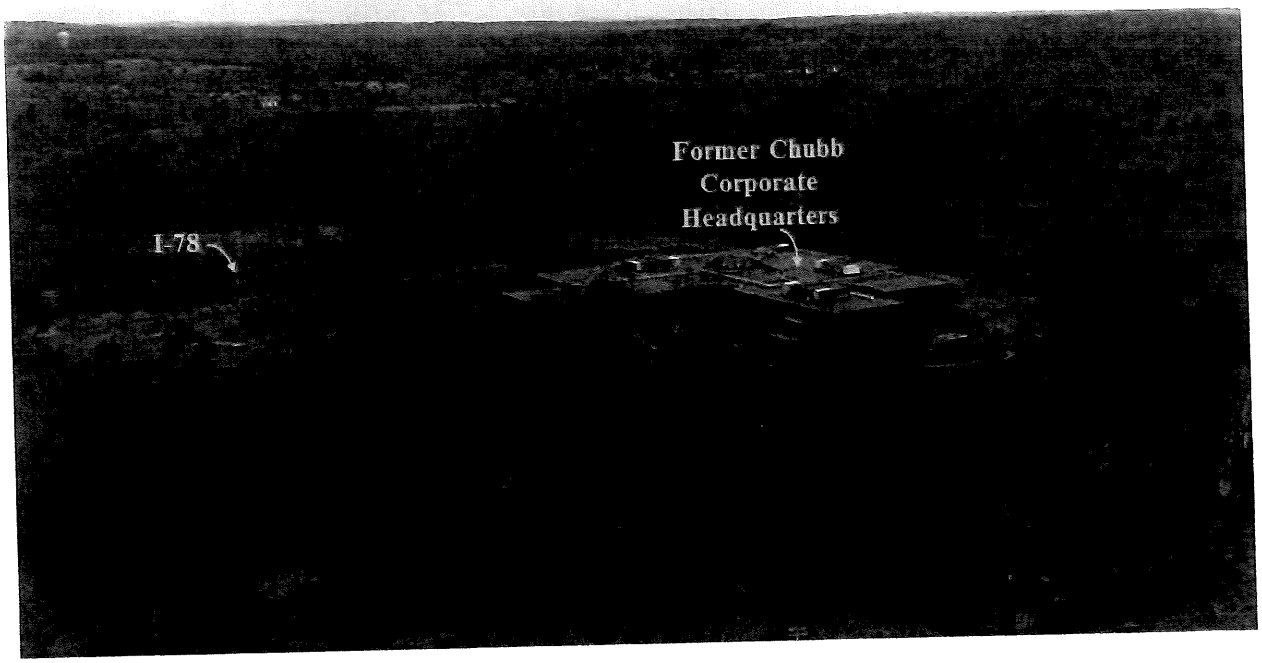
Tax Map
Study Area – Block 8 Lots 2 & 3



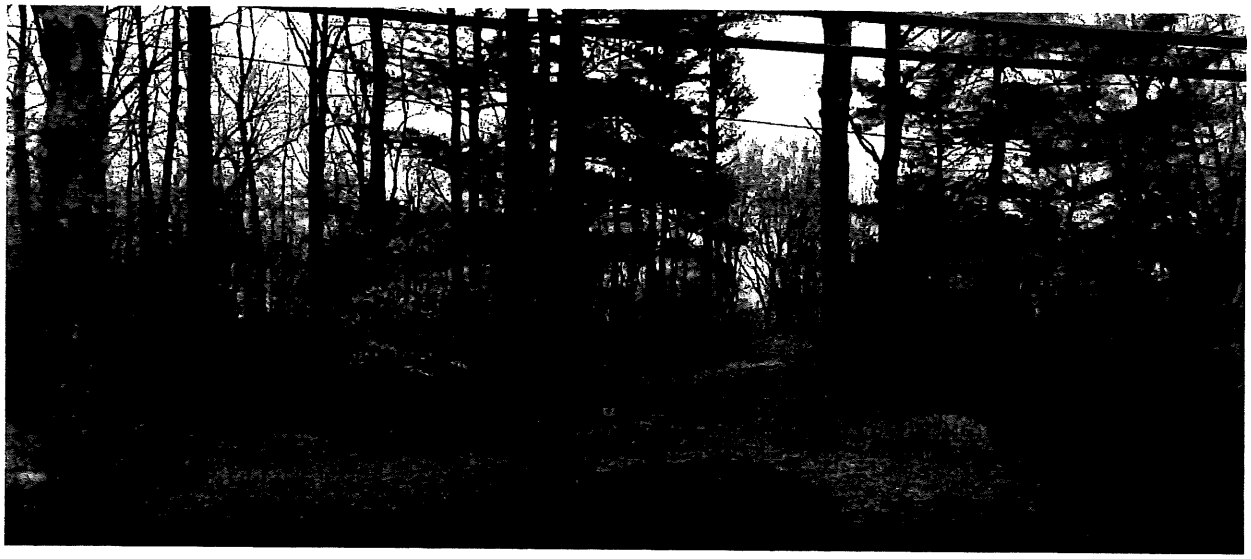
Aerial - Approximate Site
Study Area – Block 8 Lots 2 & 3



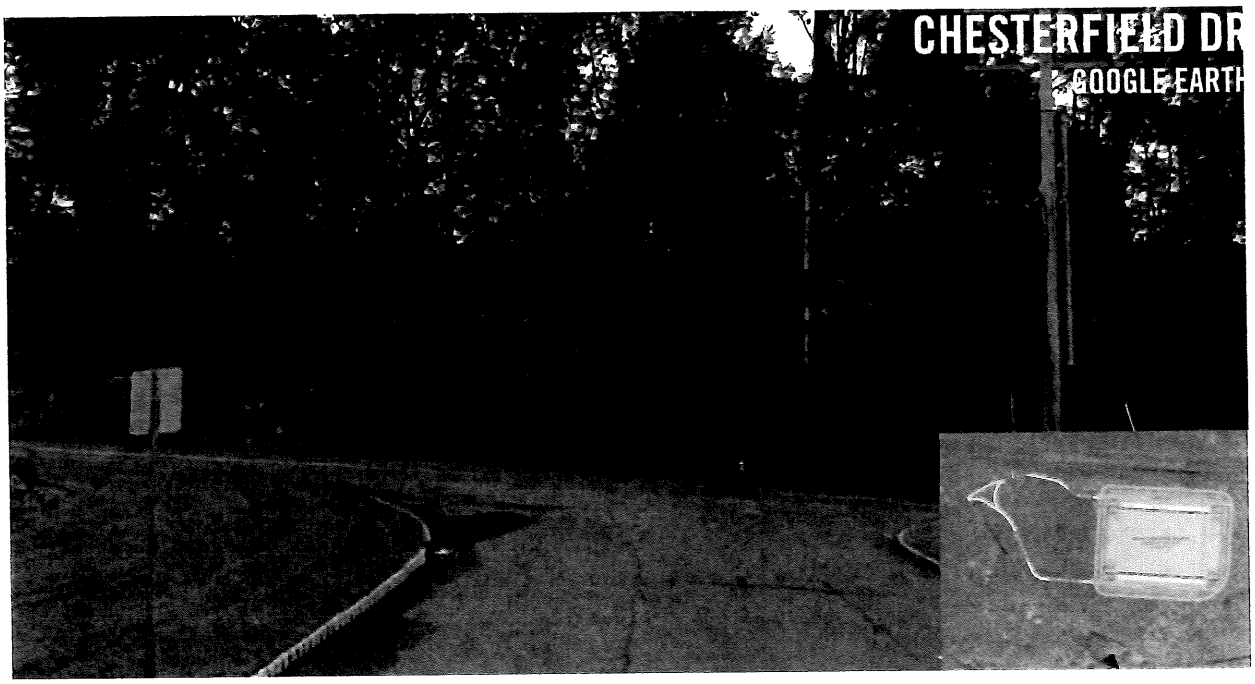
Panoramic Study Area
Former Chubb Corporate Headquarters



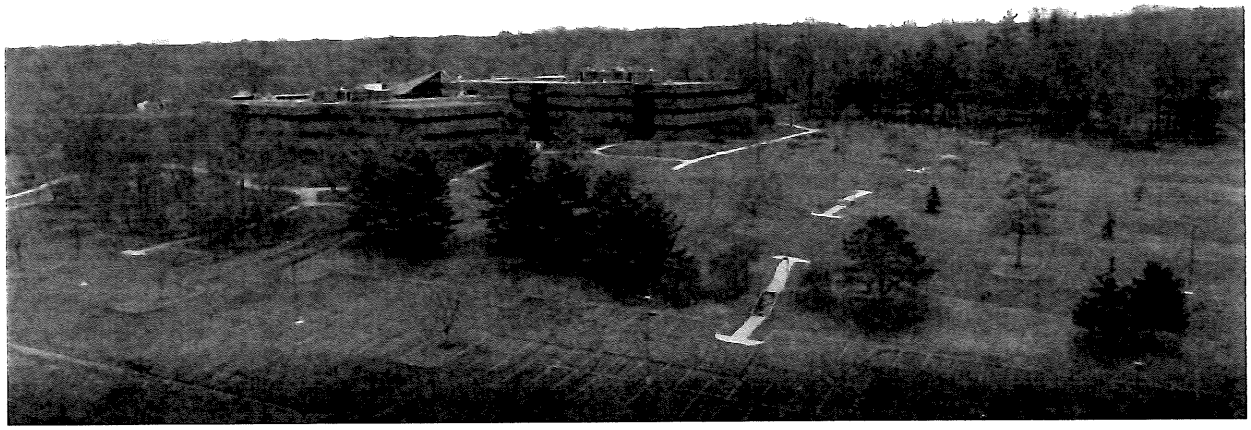
Study Area
View North at Emergency Access Driveway



Study Area
View North/Mountain View Blvd in Foreground at Chesterfield Drive Intersection



Former Chubb Headquarters
View from I-78



III. Warren Township Master Plan and Zoning

Township Master Plan

The Township's most recent comprehensive Master Plan was prepared in 2016. Reexamination reports were adopted in 2016 and 2017. The Township adopted an amendment to the Land Use and Housing Plan in 2017in connection with its affordable housing certification process. The Planning Board also adopted a Master Plan Redevelopment Element in 2017.

Redevelopment Goals and Objectives

The Goals and Objectives of the Redevelopment Plan are as follows:

- Provide for a variety of rental and ownership housing development with an inclusionary affordable housing component.
- Redevelop vacant and deteriorated and/or obsolete structures that have been found to be an area in need of redevelopment and satisfy certain criteria of the Local Redevelopment and Housing Law;
- Preserve and allow for the incorporation of green space, outdoor areas, and other outdoor amenities within and around the housing development;
- Provide sufficient off-street parking spaces and internal vehicular circulation for all residents and employees on the site in accordance with Residential Site Improvement Standards;
- Incorporate amenities in order to address the social, and active and passive recreational needs of the community;
- Provide and maintain safe, on-site and off-site pedestrian connections to the surrounding uses as applicable;
- Incorporate green building technologies into the site improvements and the building design to the extent practicable.

The Township's most recent Re-Examination Report and Amended Master Plan was adopted on March 27, 2017.

The Master Plan briefly describes information related to the Redevelopment Area's zones within the Master Plan. To better understand the benefits and effects redeveloping a site has on the Township, this Plan element analyzes how redevelopment relates and adheres to the Township Master Plan beyond the Zoning and Land Use Regulations.

The Township Master Plan states that the Township has been, proactive in the preparation of planning studies and reports which are valuable tools and references to guide future growth and

development. The redevelopment process and potential redevelopment has and is proposed to promote and continue managed growth and development of the Township.

The Master Plan designates the Study Area for office-research users. The Land Use Plan reaffirmed the existing land use designation for the Study Area. The Study Area is designated as the OR zoning district. The current Master Plan does not recommend any changes to the OR zone.

Township Zoning – OR District

The Study Area is in the OR zoning district. A list of permitted uses is provided below and the specific bulk requirements of the zone are provided in Table 1.

Permitted Uses

No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

a. Scientific research laboratory or other experimental, testing or research facilities including product development, but not including:
   1. The processing of raw material except that which is necessary for experimentation and testing purposes;
   2. The production of goods for sale.
   3. Open air pilot plants;
   4. Experimentation and testing activities conducted outside a building.
b. Business offices and professional offices.
c. Testing laboratories.
d. Educational-training facility except no site residency (dormitory or other sleeping facilities) shall be permitted.
e. Wireless communication facilities in conformity with subsection 16-5.31.

Accessory Buildings and Uses.

Any accessory use on the same lot customary and incidental to any use permitted in this district such as, but not necessarily limited to:

a. Private garages.
b. Maintenance and storage buildings, except that no accessory building used for the storage of hazardous materials shall exceed 200 square feet in size nor be located closer than 100 feet to any residential zone boundary or existing developed residential lot.
c. Staff houses and other accessory uses and buildings as set forth below:

1. Such staff house shall be located and erected upon a building site of at least 65,000 square feet which site shall be no less than 150 feet in width at the front and such staff house shall be set back 75 feet from a street.
2. No staff house shall have less than 1,500 square feet of floor area, shall not be higher than 35 feet, and shall have a twenty-five-foot side and fifty-foot rear yard area.

d. Cafeteria facilities for the use and the personal convenience of persons employed on the premises.

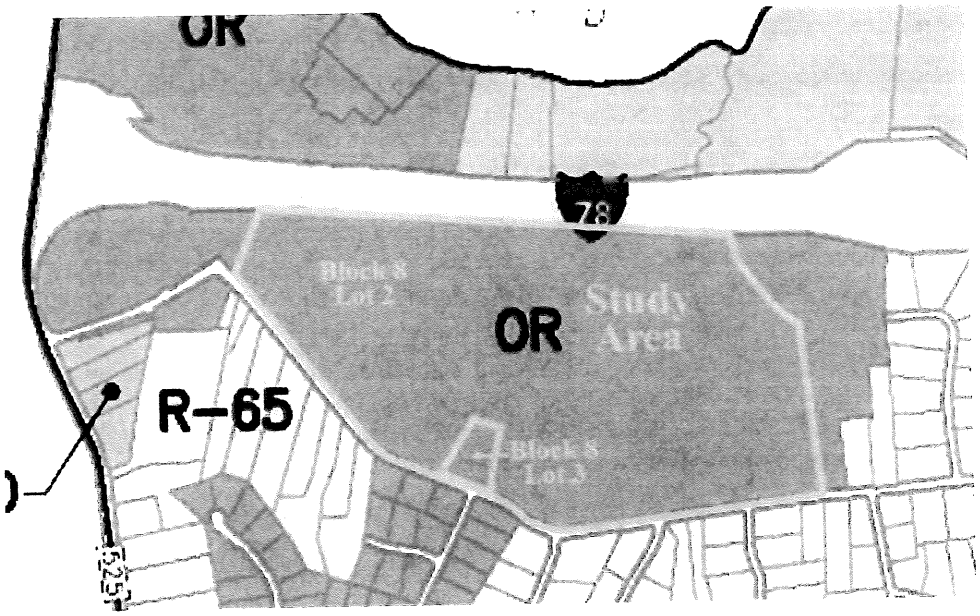
e. Showroom for the limited sale of products to employees only, provided that the showroom shall be:
   1. Limited to an area not more than 1% of the total building area, but in no event shall the area exceed 1,500 square feet;
   2. An integral part of the building;
   3. Sale of products to the general public is prohibited.

f. A helistop shall be permitted as an accessory use to a principal user occupying 500,000 square feet or more of floor space subject to:
   1. A helistop shall mean a facility located at ground level or elevated on a structure designed for the landing or takeoff of helicopters. No other aircraft shall be permitted to use a helistop.
   2. A helistop shall provide no support facilities except as required for license from the New Jersey Department of Transportation and Federal F.A.A. The license shall be limited to a helistop. All lighting which may be required shall be used only during arrivals and departures.
   3. Any application for a license to operate a helistop shall conform in all respects to the requirements of N.J.S.A. 6:1-2, et seq., to include, but not limited to, public notification and public hearing. Further, a public hearing pursuant to Warren Township's Land Use Ordinance shall be required.
   4. No helistop shall be located within 1,000 feet of a residential zone boundary, and, further, no helistop shall be located more than 300 feet from the Route I-78 right-of-way.
   5. No fueling, repair or aircraft storage shall be permitted at a helistop site.
   6. A helistop shall be located at least 75 feet from the property boundary of the lot on which it is located. The helistop pad shall be permitted in required yard areas as otherwise required for principal and accessory structures in the OR zone.
   7. An environmental assessment statement shall be submitted in accordance with the Land Use Procedures Ordinance of Warren Township. The assessment statement shall specifically address New Jersey Noise Standards.

Accessory Buildings and Uses.

TABLE 1

Zoning Map
Study Area – Block 8 Lots 2 & 3



IV. Statutory Criteria For An Area In Need Of Redevelopment and Application To The Study Area

The laws governing redevelopment by municipalities in New Jersey are set forth in the Local Redevelopment and Housing Law, which is codified at NJSA 40A:12A et seq. This statute grants the governing body of the municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment, and following completion of the study, to make such a determination and then to subsequently adopt a redevelopment plan for the designated area. Such area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found to meet one or more of the following conditions under NJSA 40A:12A-5:

a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome working or living conditions.
b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings, significant vacancies of such building or buildings for at least two consecutive years, or the same being allowed to fall into so great a state of disrepair as to be untenantable.
c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography or nature of the soil, is not likely to be developed through the instrumentality of private capital.
d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being

detrimental to the safety, health, morals or welfare of the surrounding area of the community in general.

f. Areas, in excess of five contiguous acres, whereon buildings or other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas have been materially depreciated.

g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Enterprise Zones Act," P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c.79 (C.40A:12A-5 and 40A-12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991 c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991 c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992 c.79 (C.40A:12A-1 et seq.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

It should be stressed that a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part. This provision is set forth under NJSA 40A:12A-3. The following chapter analyzes the Study Area to determine whether one or more of the conditions for "area in need of redevelopment" designation are met.

V. Study Area Evaluation

Property Overview

The Study Area encompasses 118.04 acres and is improved with the former Chubb headquarter building totaling approximately 535,000 square feet and two accessory storage and utility structures. Construction of the headquarters building began in the late 1970s. Interior modifications to the main building and accessory structures have taken place at various times over the last 50+ years. Until 2015/2016 the premises were used as the Chubb headquarters. Chub vacated the building several years ago. The building is completely vacant.

The following provides an evaluation of the Study Area and considers whether it meets the statutory criteria for an "area in need of redevelopment." The analysis was based on surveys of use and property conditions, as well as physical inspection of the exteriors and interiors of the main building and accessory structures.

Photographs of the Study Area and facilities have been provided earlier in the report.

Property Evaluation

Block 8, Lot 2

Location:	15 Mountain View Road, Warren Township, NJ
Owner:	Somerset Associates
Size:	115.79 acres
Assessed Value:	
Land:	$13, 375,000
Improvements:	$9,095,000
Total:	$22,470,000
Zoning:	OR – Office Research
Current Use:	Vacant

Block 8, Lot 3

Location:	15 Mountain View Road, Warren Township, NJ
Owner:	Somerset Associates

Size:	2.25 acres
Assessed Value:	
Land:	$264,000
Improvements:	$0
Total:	$264,000
Zoning:	OR – Office Research
Current Use:	Vacant

TOTAL ASSESSED VALUE OF STUDY AREA = $22,734,000

Note: see assessment for 2007-2020/appendix

The Study Area consists of 2 tax lots under common ownership. It is a large somewhat rectangular shaped property and is located in the northwestern section of the Township. The property has approximately a quarter mile of frontage along Mountain View Road.

Site Description

The former Chubb headquarters building was constructed in the early 1980's. The building has been modified in the ensuing decades (all interior improvements). Chubb began vacating the building in 2015/2016. According to tax records the former corporate headquarters building is 535,000 square feet. The square footage is distributed as a 3-story office building.

The main entrance to the site is via a private roadway off of Mountain View Road and provides access to parking areas and the headquarters office building.

To the west of the main building is the employee parking area. This parking area is accessed via Mountain View Road.

Utility structures are located adjacent to the main building predominantly to the north and east.

Consideration of a Redevelopment Area Designation for the Study Area

In 2016 the Chub Insurance Company announced their intent to vacate the building. At the same time Chubb Insurance Company joined with ACE Limited.

Site visits in July and August confirmed the total building had been vacated.

After the announcement of the closure of the headquarter building, representatives of Somerset Associates indicated to the Township that it would make intensive efforts to sell or lease the building to another user. These efforts have been unsuccessful. Due to a variety of factors including corporate consolidation and other rising business costs, the number of large corporate headquarter facilities in suburban New Jersey has declined significantly[1]. The design of the corporate headquarters building was a design to suit the Chubb Insurance Company. The repurposing of the building has been a total failure for nearly six years.

Over the past 2 to 3 years, the warehouse and distribution market in New Jersey has surged in demand for e-commerce fulfillment centers. The demand for corporate headquarters space has gone in the opposite direction. Examples are: Chubb has moved to New York City. Pfizer is now centered in New York City and Merck has moved back to Rahway.

The extensive efforts by Somerset Associates to re-tenant the office space has failed. Those efforts have been at least two (2) years in duration and meet the statutory requirement of subsection "b." of Section 5 of the Local Redevelopment and Housing Law. The prospects of re-tenanting are all but abandoned by Somerset Associates. The fact that Somerset Associates was unsuccessful in its efforts to find another user for the building also supports the premise of obsolescence under subsection "d" of Section 5 of the Local Redevelopment and Housing Law

The headquarters building was built to meet the discrete needs of a specialized user. The use has been vacated. Physical improvement and modernization of the building from both a market and cost standpoint have not produced the intended result. The improvements did not attract re-tenanting. If the present conditions are allowed to persist and the land and building continue to stay unproductive, it will hasten a process of economic decline in the Township's tax base to the detriment of the public health, safety and general welfare of the community.

As a result of the conditions and circumstances described above, there is a legitimate basis to declare the Study Area in its entirety as an "area in need of redevelopment" in accordance with the "b" and "d" criteria as set forth in Local Redevelopment and Housing Law, i.e. NJSA 40A:12A-5(b) and 5 (d).

1 Market Beat Central NJ Office Q2 2021 Cushman & Wakefiled; Market View New Jersey Office Q2 2021 CBRE; NJ Office Insight Q2 2021 July 8, 2021 JLL

VI. Conclusion

The foregoing study, which was prepared for submission to the Warren Township Planning Board, sought to determine whether an area within the municipality that was formerly used as the Chubb worldwide corporate headquarters qualifies as "an area in need of redevelopment" in accordance with NJSA 40:12A-5. Based on the analysis provided herein, the referenced area meets the statutory criteria for designation as "an area in need of redevelopment" in accordance with NJSA 40:12A-5(b) and (d).

APPENDIX

Assessed Value History

1820 **NAME/LOCATION SEARCH** REQUESTED ACCESS - **SOMERSET ASSOCIATES**

RETRIEVE = X	**OWNERS NAME**	DED CDS	DEED DT	CLASS	TX MAP	PROPERTY LOCATION LST CHG	ACCOUNT
8 2	**SOMERSET ASSOCIATES**		072817	4A	03	15 MOUNTAIN VIEW ROAD 022520	00000300
8 3	**SOMERSET ASSOCIATES**		032218	1	03	45 MOUNTAIN VIEW ROAD 041618	00000310

** END OF MATCHING IDS **

EN=CONTINUE LIST F2=END LIST F4=RETREIVE

July 21, 2021
02:25 PM

TOWNSHIP OF WARREN
Assessed Value Listing

Block/Lot/Qual: 8. 2. Owner: SOMERSET ASSOCIATES
Property Location: 15 MOUNTAIN VIEW ROAD

Year	Land Value	Impr Value	--------- Limited Exemptions ---------				Net Value	Special Tax Codes
2007	18,800,000	69,160,000	0	0	0	0	87,960,000	A01
2008	18,800,000	69,160,000	0	0	0	0	87,960,000	A01
2009	18,800,000	69,160,000	0	0	0	0	87,960,000	A01
2010	18,800,000	64,348,000	0	0	0	0	83,148,000	A01
2011	18,725,000	59,775,000	0	0	0	0	78,500,000	A01
2012	18,515,000	59,920,000	0	0	0	0	78,435,000	A01
2013	17,445,000	59,920,000	0	0	0	0	77,365,000	A01
2014	17,445,000	59,920,000	0	0	0	0	77,365,000	A01
2015	16,545,000	59,385,000	0	0	0	0	75,930,000	A01
2016	16,010,000	56,710,000	0	0	0	0	72,720,000	A01
2017	15,860,000	37,140,000	0	0	0	0	53,000,000	A01
2018	15,860,000	21,140,000	0	0	0	0	37,000,000	A01
2019	14,980,000	20,320,000	0	0	0	0	35,300,000	
2020	14,980,000	17,120,000	0	0	0	0	32,100,000	
2021	13,375,000	9,095,000	0	0	0	0	22,470,000	
2022	13,375,000	9,095,000	0	0	0	0	22,470,000	

July 21, 2021
02:26 PM

TOWNSHIP OF WARREN
Assessed Value Listing

Block/Lot/Qual: 8. 3. Owner: SOMERSET ASSOCIATES
Property Location: 45 MOUNTAIN VIEW ROAD

Year	Land Value	Impr Value	--------- Limited Exemptions ---------				Net Value	Special Tax Codes
2007	264,400	0	0	0	0	0	264,400	A01
2008	264,400	0	0	0	0	0	264,400	A01
2009	264,400	0	0	0	0	0	264,400	A01
2010	234,000	0	0	0	0	0	234,000	A01
2011	214,000	0	0	0	0	0	214,000	A01
2012	214,000	0	0	0	0	0	214,000	A01
2013	246,100	0	0	0	0	0	246,100	A01
2014	246,100	0	0	0	0	0	246,100	A01
2015	246,100	0	0	0	0	0	246,100	A01
2016	258,300	0	0	0	0	0	258,300	A01
2017	258,300	0	0	0	0	0	258,300	A01
2018	284,200	0	0	0	0	0	284,200	A01
2019	290,000	0	0	0	0	0	290,000	
2020	298,600	0	0	0	0	0	298,600	
2021	301,700	0	0	0	0	0	301,700	
2022	301,700	0	0	0	0	0	301,700	

1820 BLOCK 8 LOT 2 QUAL. UPDATED ON 022520

---------OWNER INFORMATION---------
SOMERSET ASSOCIATES
103 STEPHEN MATHER RD.
DARIEN, CT 06820

DED AMT #OWN 01
BANK# MORT# SS#

---------PROPERTY INFORMATION---------
PROP LOC: 15 MOUNTAIN VIEW ROAD
PROPERTY CLASS 4A ACCOUNT# 00000300
BLDG DESC OFFICE BLDG
LAND/ACRE 115.79 / 115.79
ADDITIONL LOTS

ZONE OR MAP 03 USER#1 #2
BULT 2002 UNITS 01 BCLASS 10
VCS 1001 SFLA 00000

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-2:							

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IMPR 9095000
EXM1
EXM2
EXM3
EXM4
NET 22470000

-----TENANT REBATE----

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--------TAXES--------

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21	HALF1	332235.00
21	TOTAL	.00
22	HALF1	.00

SPTAX CDS:

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EPL CD STAT.
FACILITY
INIT FILE FOR FILE
ASMT CODE P

OLDID: 8 2 BLDG
QUAL

NEXT ACCESS: BLK LOT
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

1820 BLOCK 8 LOT 3 QUAL. UPDATED ON 041618

---------OWNER INFORMATION---------
SOMERSET ASSOCIATES
103 STEPHEN MATHER RD.
DARIEN, CT 06820

DED AMT #OWN 01
BANK# MORT# SS#

---------PROPERTY INFORMATION---------
PROP LOC: 45 MOUNTAIN VIEW ROAD
PROPERTY CLASS 1 ACCOUNT# 00000310
BLDG DESC
LAND/ACRE 2.25 / 2.25
ADDITIONL LOTS

ZONE CR MAP 03 USER#1 #2
BULT 0000 UNITS 01 BCLASS 10
VCS 03 SFLA 0

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-2:							

-----TENANT REBATE----

BASE YR	TAXES	FLAG
20	6181.02	N

---VALUES---
LAND 301700
IMPR
EXM1
EXM2
EXM3
EXM4
NET 301700

--------TAXES--------

20	TOTAL	6181.02
21	HALF1	3090.51
21	TOTAL	.00
22	HALF1	.00

SPTAX CDS:
OLDID: 102 10

-------EXEMPT PROPERTY DATA-------
EPL CD STAT.
FACILITY
INIT FILE FUR FILE
ASMT CODE

NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE