

The City of New Brunswick

Department of Planning, Community & Economic Development

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July 26, 2004

Memorandum

To: Members of the City Council, c/o Dan Torissi, City Clerk
From: Glenn Patterson
Re: 14D Van Dyke Financial Agreement

Attached for consideration by the Council is a financial agreement for payments in lieu of taxes for 200,000 sf of warehouse space being constructed at Jersey Avenue and Van Dyke Avenue. As per State statute, the financial agreement proposes a payment in lieu of taxes based upon 2% of project development costs. The project is estimated to cost \$9,728,650, which translates into a payment in lieu of taxes of \$194,573. Previously, the property paid about \$50,000 in taxes.

The project is currently under construction. The project will initially be used to provide "swing space" for New Brunswick public schools while the various elementary schools in the district are renovated or rebuilt.

If you have any questions regarding this matter, please feel free to contact me.

C: Phil Duchesneau, Tax Assessor, w/ enclosures
Bill Hamilton, w/ enclosures



CERTIFICATE

Date Issued 3-31-05
Control # B 04-439
Permit # 22317 +

IDENTIFICATION

Block 596.01 Lot 16.03
Work Site Location 40 Van Dyke Ave.
New Brunswick, NJ 08901
Owner in Fee/Occupant 30 Van Dyke Ave. Urban Renewal LLC
Address 100 Woodbridge Center Drive Suite 301
Woodbridge, NJ 07095
Tele. (732) 750-4444 Fax ()
Contractor Wick General Contractors
Address 100 Woodbridge Center Drive
Same As Above
Tele. () Fax ()
Lic. Or Bldrs. Reg. No.
Federal Emp. No. 22 3593308

XXX CERTIFICATE OF OCCUPANCY

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ CERTIFICATE OF APPROVAL

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE

If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than 2004 or the owner will be subject to fine or order to vacate: .

Home Warranty No. NA
Type of warranty Plan: [] State [] Private
Use Group E - School K-8
Maximum Live Load 100 PSF
Construction Classification 2B
Maximum Occupancy Load 947, 862 Students, 85 Staff, Gym 458, Auditorium-506
Description of Work/Use: New Building 100,252 Sq. Ft. For New Brunswick Swing School
"Fully Sprinklered"

New Building 100,252 Sq. Ft. For New Brunswick Swing School
"Fully Sprinklered"

☐ CERTIFICATE OF CLEARANCE - LEAD ABATEMENT 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:

[] Total removal of lead-based paint hazards in scope
[] Partial or limited time period (years); see file

☐ CERTIFICATE OF CONTINUED OCCUPANCY

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ CERTIFICATE OF COMPLIANCE

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until .

CONSTRUCTION OFFICIAL *William J. Sak*

Fee \$ 20,044.00
Paid [] Check No. 1136
Collected by: SW

1. WHITE - APPLICANT 2. CANARY - OFFICE 3. PINK - TAX ASSESSORS 4. GOLD - FIRE SAFETY