

The Future of New Jersey's Suburbs

DEVELOPERS PANEL

Moderated by Josh Burd, Editor



Stephen B. Siegel Lecture Series

May 4, 2017

**MONMOUTH
UNIVERSITY**

Kislak Real Estate Institute

THE
KISLAK
REAL ESTATE

Stranded Assets Defined

Office:

More than 100,000 SF
Chronic vacancy (5 yrs)
Vacancy > average (14%)

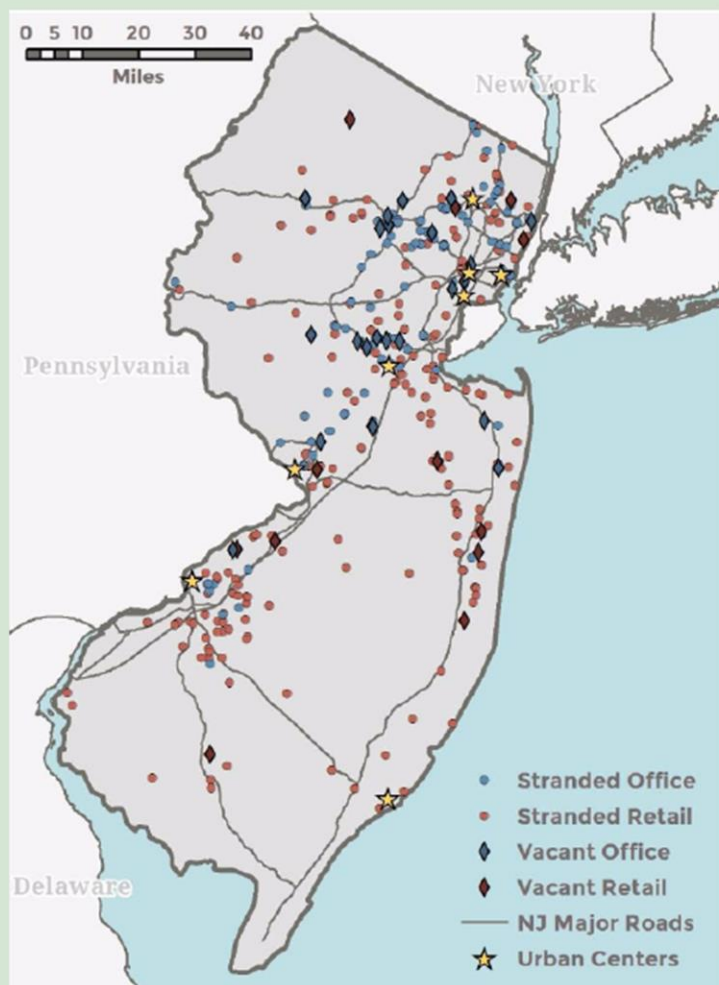


Retail:

More than 25,000 sq. ft.
Vacancy > 20%



Why Stranded Assets?



1 out of 5

large retail/office assets are stranded in NJ

1 in 3

municipalities possess stranded assets

1 in 10

stranded assets are completely vacant



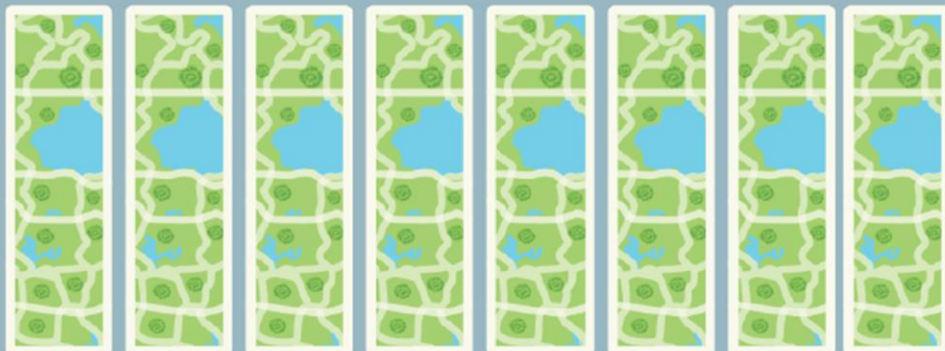
So Much Potential



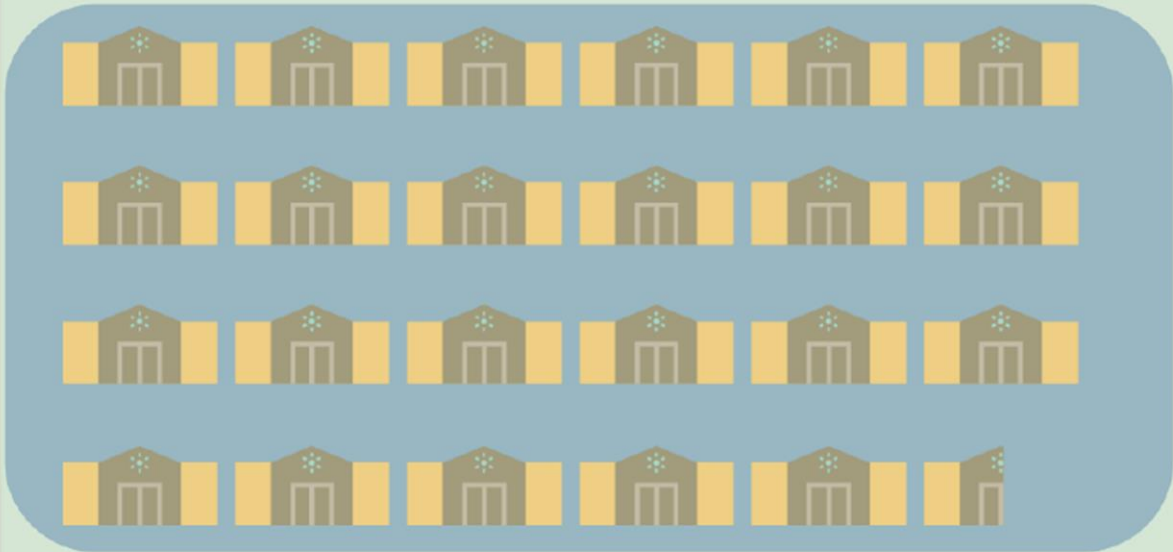
14M Sf

Empty office space

7,100 Acres
or 8 Central Parks



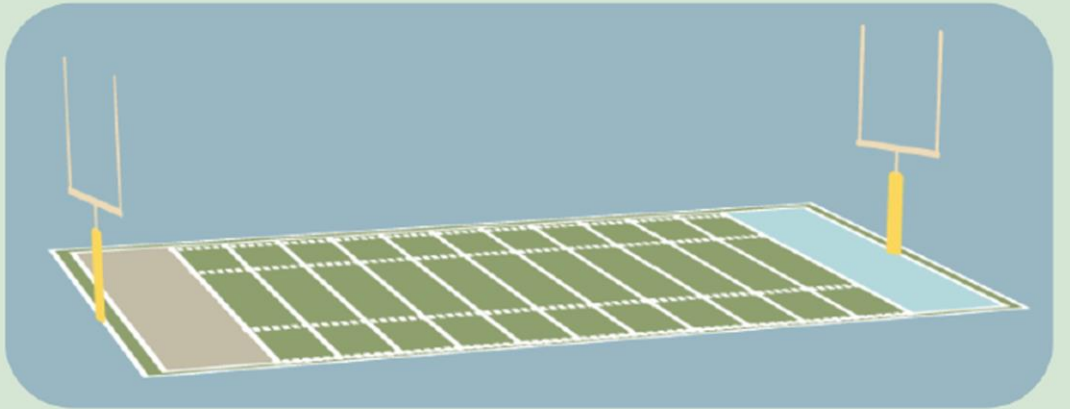
So Much Potential



7M Sf

Empty retail space

410 Football fields
of surface parking



IMPACTS

- Estimated loss or relocation of 96,000 jobs (584 lost jobs = \$14,000/week in lost lunch revenue)
- Loss in commercial land value of more than 5%
- Ties up significant infrastructure capacity
- Vacant buildings lower property values for entire community
- Missed opportunities for viable mixed-use repurposing of outdated properties

OPPORTUNITIES

- Revitalize abandoned or under-utilized properties for viable reuse options
- Bring new housing (multi-family, small lot SFD, affordable) into suitable locations
- Create housing options for today's buyers – Millennials and Baby-boomers
- Take advantage of properties well-situated for transportation & infrastructure needs
- Lessen the need/demand for greenfields development where services are lacking



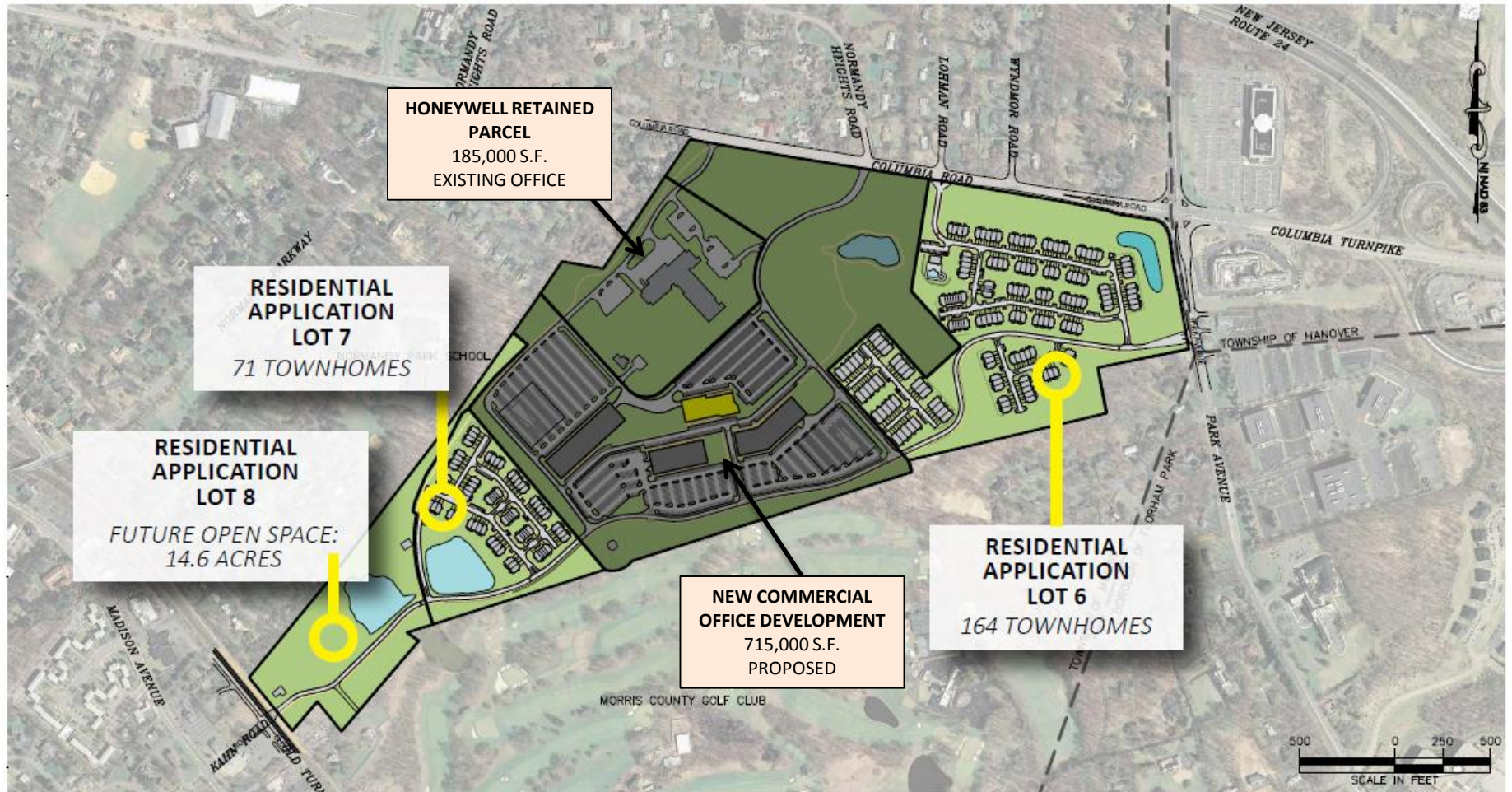


Examples of Redevelopment of Distressed Properties

Honeywell Redevelopment Plan: Mixed Office/Housing Use

Vision Real Estate Partners ~ K. Hovnanian Homes

101 COLUMBIA: SITE PLAN APPLICATIONS
RESIDENTIAL APPLICATION



Honeywell Aerial Photograph: Existing Conditions

Vision Real Estate Partners ~ K. Hovnanian Homes



- Proposed office/lab space preserved: 185,000 s.f. retained by Honeywell
- New office space to be constructed: 215,000 s.f. (full build-out includes up to additional 500,000 s.f. of office/lab uses)

Honeywell Residential Component: Site Plan Rendering

K. Hovnanian Homes



New multi-family housing: 235 total townhomes, including
24 low/mod units
Clubhouse, outdoor pool & patio area



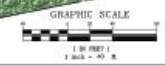
HONEYWELL RESIDENTIAL
R-1: OVERALL LANDSCAPE PLAN
12/3/15
1"=150'

Residential Component: Site Plan (East) including Clubhouse & Pool

K. Hovnanian Homes



THE RESIDENCES AT
COLUMBIA
PARK



HONEYWELL RESIDENTIAL EAST-1
R-3: LANDSCAPE PLAN
12/3/15
1"=40'

Residential Component: Site Plan (East continued)

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Residential Component: Site Plan (West)

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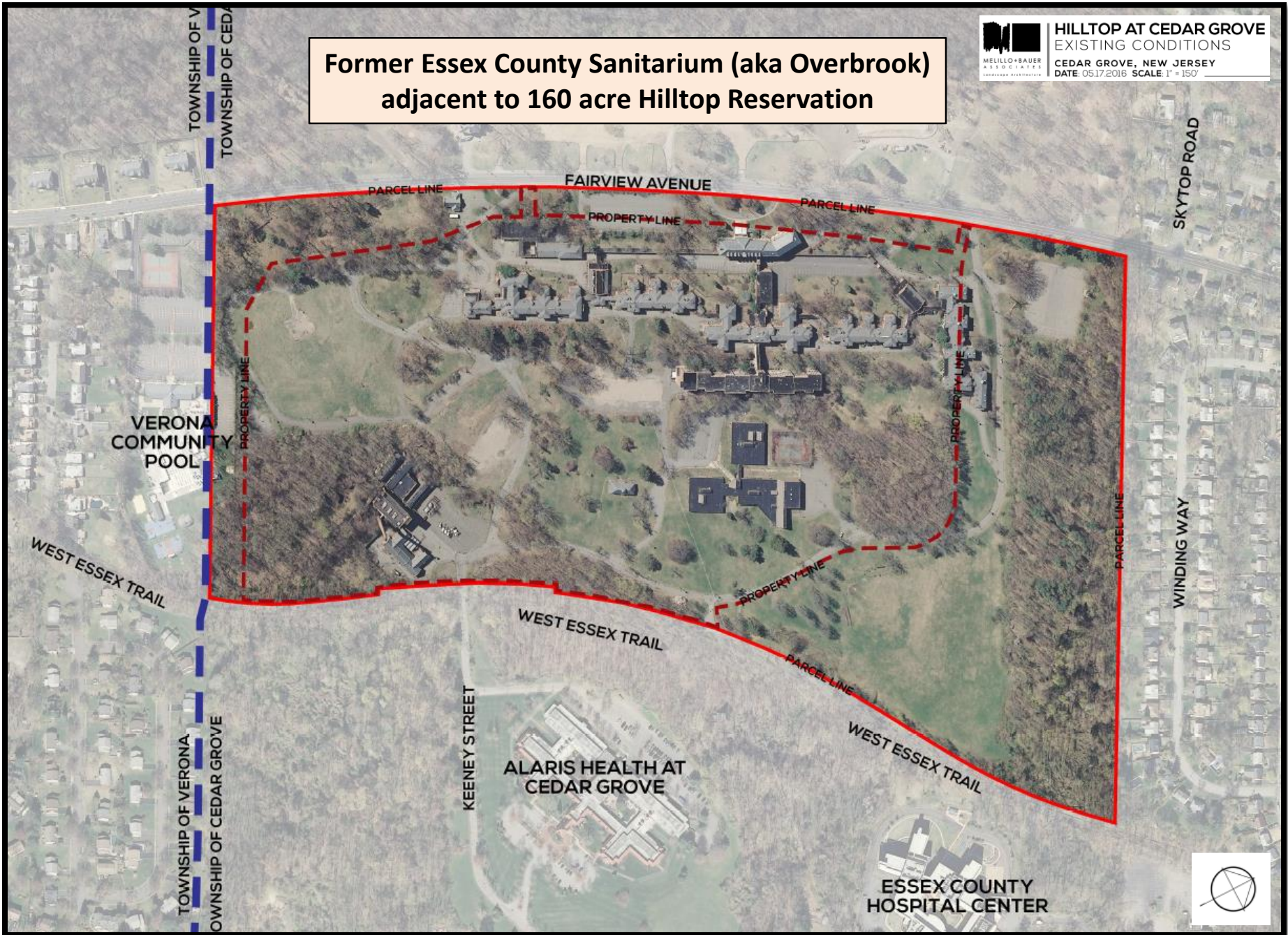
Affordable (interior) townhomes integrated with market-rate townhomes


THE RESIDENCES AT
COLUMBIA
PARK

HONEYWELL RESIDENTIAL WEST
R-2: LANDSCAPE PLAN
12/3/15
1"=40'

**Former Essex County Sanitarium (aka Overbrook)
adjacent to 160 acre Hilltop Reservation**

MELLILLO+BAUER ASSOCIATES
LANDSCAPE ARCHITECTS
HILLTOP AT CEDAR GROVE
EXISTING CONDITIONS
CEDAR GROVE, NEW JERSEY
DATE 05.17.2016 SCALE 1" = 150'



370 Market-rate Townhomes (3 styles) w/ 25% master-down
 90 'Affordable' townhome/condos (20% set-aside)



LEGEND:

	96 TRADITIONAL TOWNHOMES (89 X54)
	84 MASTER DOWN TOWNHOMES (85 X70)
	180 STACKED TOWNHOMES (120 X65 X71)
	90 AFFORDABLE TOWNHOMES
460 TOTAL HOMES	



HILLTOP AT CEDAR GROVE
 OVERALL SITE PLAN
 CEDAR GROVE, NEW JERSEY
 DATE: 05.17.2016 SCALE: 1" = 80'



Canal Crossing – Borough of South Bound Brook (Redevelopment of Distressed Industrial Site) Mixed-use 3-Story Townhouse Condo's with Retail Component



Before



152 Three-story market-rate townhomes
23,000 s.f. Retail Component

After



Canal
CROSSING

A "Smart Growth"
Redevelopment Initiative
located in the heart of
downtown South Bound Brook.



Former Avaya Office Headquarters - Middletown Twp



NO. 3451		DESCRIPTION REVISION	
DATE	BY		
PROJECT	NO.	EXISTING FEATURES	
OWNER	DATE	FOUR PONDS	
NO.	NO.	BLOCK 1061 LOT 10	
		TOWNSHIP OF MIDDLETOWN	
		MIDDLEBOROUGH SOCIETY, NEW JERSEY	
		Professional Engineers, Land Surveyors & Planners & Architects	
		One Industrial Way, Suite 200, Lawrenceville, GA 30046	
		TEL: 770 962 9119 • FAX: 770 962 9118	
		E-MAIL: info@najarian.com • www.najarian.com	
		P.L.L.C.	

228 Market-rate Townhomes (3 different styles)
w/ 45% master-down designs
Recreation Clubhouse, pool, tot-lot, walking trails



DATE: 02/18/15
SCALE: 1" = 80'



PROPOSED SITE PLAN
FOUR PONDS

MELILLO+BAUER
ASSOCIATES
LINCROFT, NEW JERSEY



David Fisher, PP, AICP
Vice President - Governmental Affairs

K. Hovnanian Homes

110 Fieldcrest Avenue

Edison, NJ 08837

(732) 225-4001

dfisher@khov.com

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Homes