

# BOROUGH OF WOODCLIFF LAKE



**AREA IN NEED OF REDEVELOPMENT  
WITHOUT CONDEMNATION**

APRIL 22<sup>ND</sup>, 2025

BLOCK 601 LOT 1  
300 CHESTNUT RIDGE ROAD

# REDEVELOPMENT PROCESS:

**Step 1:** Area in Need of Redevelopment Investigation Study & Designation;

- No Change to the Zoning (OR Zone);
- Does not permit new uses;
- Allows permitted uses to remain;

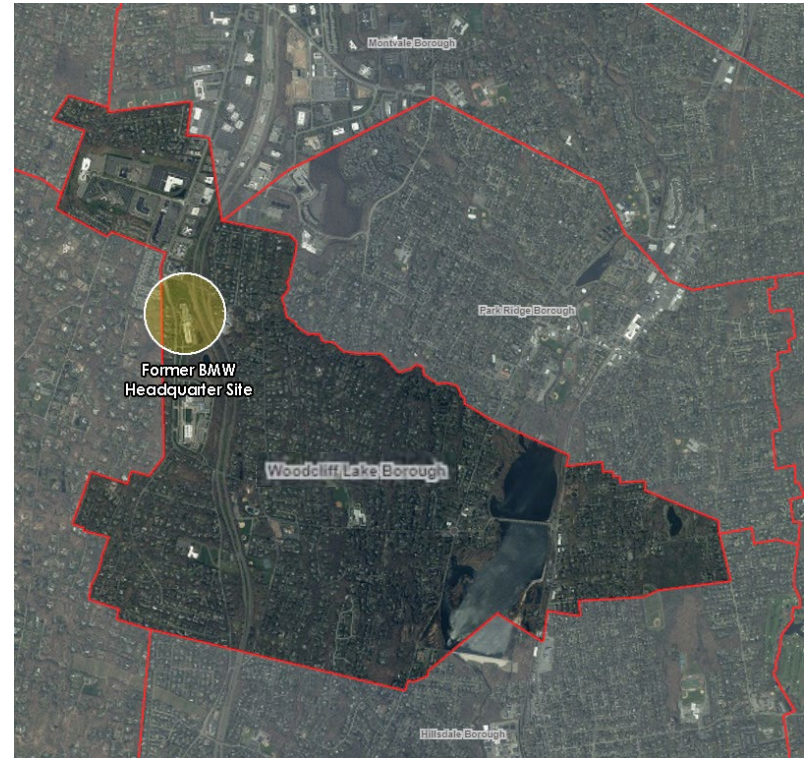
**Step 2:** If approved, Redevelopment Plan creates new zoning for the site;

**Step 3:** Site Plan Application where the Board weighs in on the application.



# Step 1: Investigation Study:















- Resolution No. 24-311 on December 16th, 2024 to conduct Investigation Study without condemnation;
- DMR prepared the Investigation Report;
  - Building, Fire, Police Department Records
  - Tax Assessor Records
  - Site Visits and Visual Inspections
  - Zoning and Master Plan Analysis
  - Photo Inventory
- Planning Board determines if each property meets the statutory criteria and provides recommendations to Mayor and Council;
- Governing Body designates area by resolution.

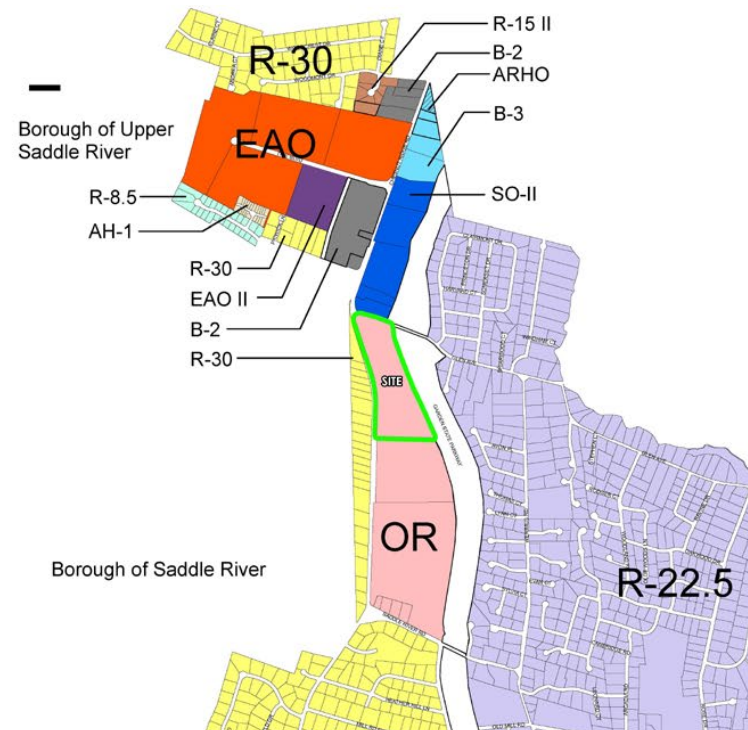




## Step 2: If Properties are Designated:

- Allows Borough to adopt Redevelopment Plan
  - Change zoning
  - Incentivize private investment in Borough
  - Gives Borough greater control over development
- Designation does not change zoning;
  - Findings do not trigger violations
- Non-Condensation: No eminent domain

Legend	
	B-1 - Broadway (East and West) Business District
	B-2 - Chestnut Ridge Road (West) Business District
	B-3 - Chestnut Ridge Road (East) Business District
	R-8.5 - Residential One-Family District (8,150 s.f.)
	R-15 - Residential One-Family District (15,000 s.f.)
	R-15 II - Residential One-Family District (15,000 s.f.)
	R-22.5 - Residential One-Family District (22,500 s.f.)
	R-30 - Residential One-Family District (30,000 s.f.)
	EAO - Executive, Administrative and Research Office District
	EAO II - Executive, Administrative and Research Office District
	OR - Office Research
	S-O - Special Office District
	SO-II - Special Office II District
	AH-1 - Affordable Housing 1 District
	AH-2 - Affordable Housing 2 District
	AHO - Affordable Housing Overlay
	ARHO - Age Restricted Housing Overlay



# Summary of Criteria (40A:12A-5)

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- a. **Buildings substandard, unsafe, unsanitary, dilapidated, obsolescent not conducive to wholesome living / working**
- b. Abandoned or discontinued commercial / industrial buildings for two consecutive years
- c. Publicly owned land or land vacant for at least 10 years that are not likely to be developed by private sector due to constraints
- d. Areas with buildings or improvements with dilapidation, faulty arrangement, deleterious land use, faulty arrangement, that they are detrimental to the public health, safety and welfare
- e. Lands which are underutilized or detrimental because legal / ownership obstacles prevent assembly/development
- f. Lands w/  $\geq 5$  acres affected by disasters and lost value
- g. Lands in Urban Enterprise Zones
- h. If redevelopment of site will promote “smart growth”

# Summary of Criteria (40A:12A-5)

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## Criteria a

(1) The generality of **buildings are 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 living or working conditions**.



# Property Evaluation

- Property:** +/- 21.18 ac
- Existing Uses:** Vacant former BMW Headquarters  
Ceased operations February 2024
- Existing Zoning:** Office Research District (OR)
- Criteria “a”:** Unsafe, unsanitary, substandard, dilapidated and not conducive to living or working conditions.
1. Significant drop-off of on-site employees since 2020
  2. Operations ceased in February 2024
  3. Site visit on December 12, 2024
  4. Major systems near or past life expectancy, requiring replacement
    1. HVAC, Switchgear, Chillers, Heating Systems, and Fire Pumps
    2. In need of 11 air handler replacements estimating \$1.2 million per air handler
  5. Exterior water tower and pipe degradation
  6. Numerous coil failures with leaks and rotting
  7. Skylights to be repaired or completely replaced
  8. Column concrete cracks and spalls in select areas
  9. Stair tower displays several types of corrosion such as precast concrete beams and underside of stairs
  10. 35-y/o parking structure under-maintained, damaged from freeze-thaw cycles

300 CHESTNUT RIDGE ROAD  
BLOCK 602, LOT 1

January 2025

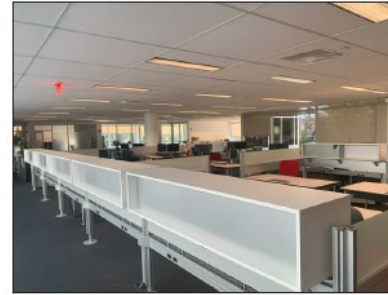


Figure 43: Typical office space open floor plan layout

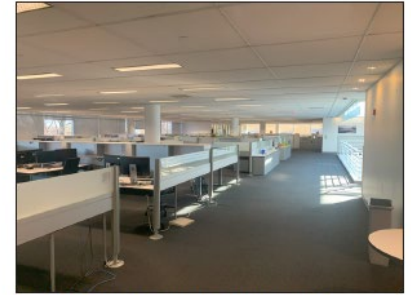


Figure 44: Typical office space open floor plan layout



Figure 45: Kitchen washing area with replaced pipes do to failure



Figure 46: Kitchen washing area with replaced pipes do to failure



Figure 47: Existing kitchen with original equipment in need of replacement.



Figure 48: Kitchen area with floor drain



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WOODCLIFF LAKE  
Investigation Report

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Figure 25: Exterior water tower with signs of degradation



Figure 26: Exterior water tower with signs of degradation



Figure 27: Exterior water tower with signs of degradation including a replacement of a section of the pipe due to failure



Figure 28: Exterior water tower with signs of degradation including a replacement of a section of the pipe due to failure

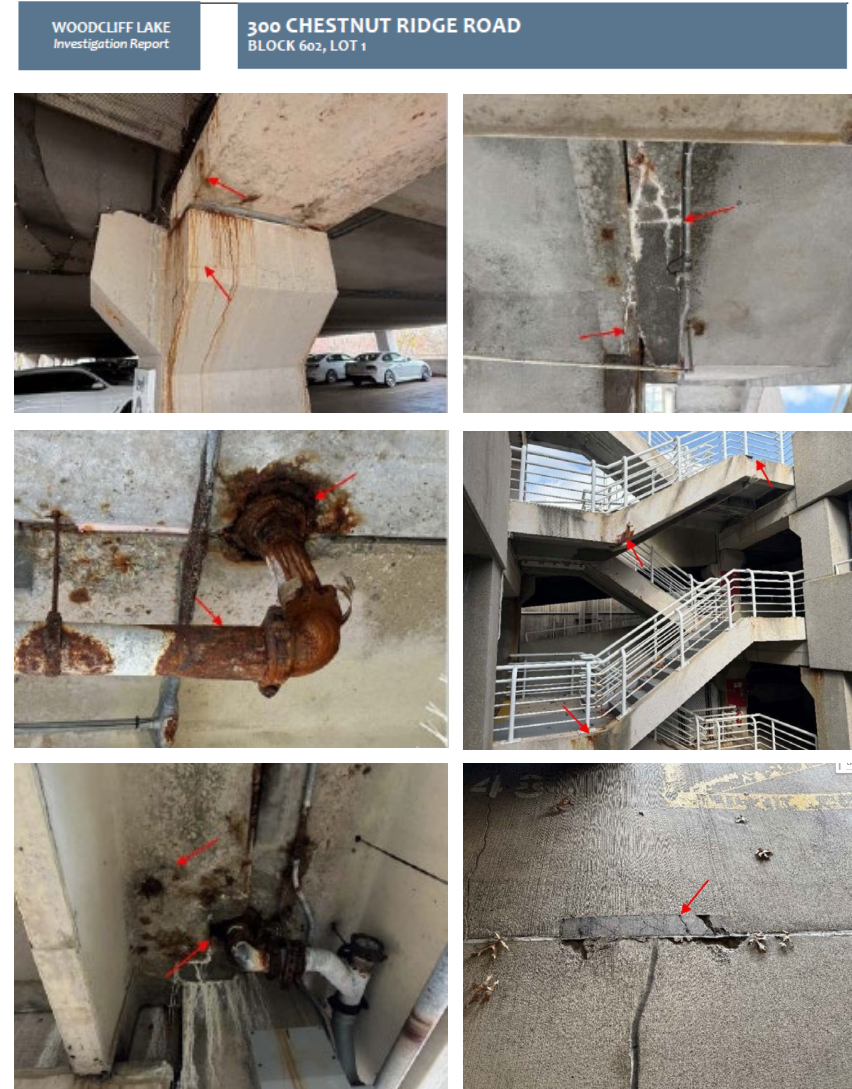


Figure 29: Exterior water tower with signs of degradation including a replacement of a section of the pipe due to failure



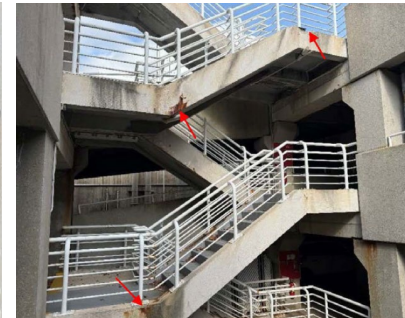
Figure 30: Exterior water tower with signs of degradation including a replacement of a section of the pipe due to failure

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# Conclusion:

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It is the recommendation of the report that Lot 1 meets Criteria 'a' based on the following:

- Signs of deterioration
- Damage to existing piping
- Corrosion to existing structure
- Need for various system upgrades
- Waterline replacement
- General condition of the building
- Exterior building facade

## Represent Conditions that meet Criteria 'a'

- a. Buildings are substandard, unsafe, unsanitary and dilapidated that are not conducive to wholesome living or working conditions

## Could also meet Criteria 'b'

- 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 untenable.**



# Questions