

300 CHESTNUT RIDGE RD.

Proposed Mixed Use Development
Prepared for: Borough of Woodcliff Lake

SEPTEMBER 12, 2025

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WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

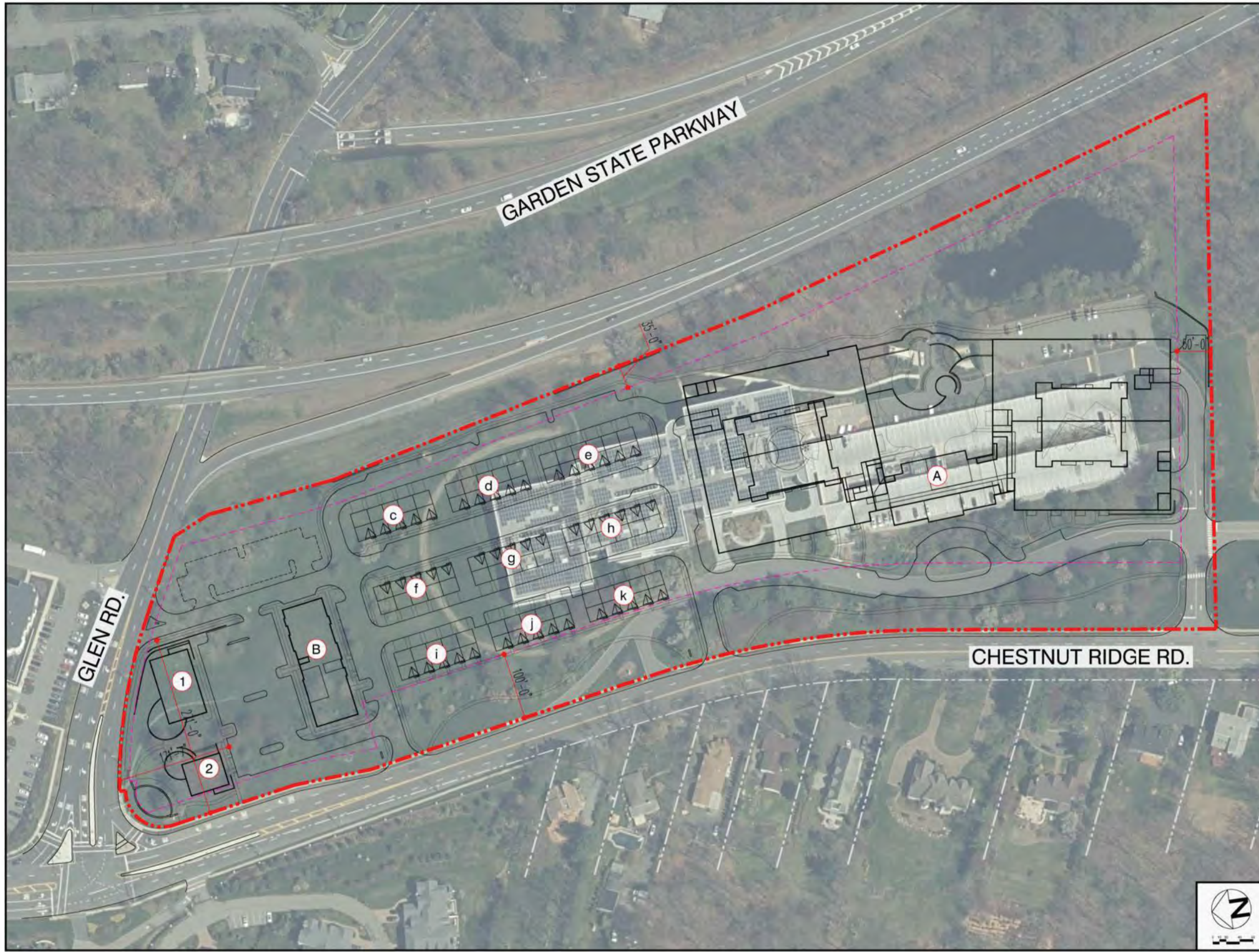
BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

AERIAL

A0.1

Date: 9/12/25

CSP-38



PROJECT DATA

ZONE: OR - OFFICE RESEARCH
 BLOCK: 602 LOT: 1
 PROPERTY AREA: 21.18 AC.± 922,600 S.F.±

MULTI-FAMILY (BLDG. "A")						
MARKET RATE	GND	2ND	3RD	4TH	TOTAL	%
1-B.R.	9	6	6	9	30	(11.4%)
1-B.R.+DEN	8	9	9	9	35	(13.3%)
2-B.R.	12	13	13	15	53	(20.2%)
2-B.R.+DEN	12	17	18	14	61	(23.2%)
2-B.R. X.L.	14	15	17	14	60	(22.8%)
3-B.R.	6	6	6	6	24	(9.1%)
TOTAL	61	66	69	67	263	UNITS

AFFORDABLE						
	GND	2ND	3RD	4TH	TOTAL	%
1-B.R.	2	2	2	0	6	(17.6%)
2-B.R.	5	6	6	4	21	(61.8%)
3-B.R.	2	2	2	1	7	(20.6%)
TOTAL AFF.	9	10	10	5	34	UNITS
TOTAL ALL	70	76	79	72	297	UNITS

PARKING PROVIDED	
NORTH LOWER LEVEL 2	184 SPACES
NORTH LOWER LEVEL 1	81 SPACES
NORTH TOTAL	265 SPACES
SOUTH LOWER LEVEL 2	181 SPACES
SOUTH LOWER LEVEL 1	86 SPACES
SOUTH TOTAL	267 SPACES
TOTAL COVERED PARKING	532 SPACES
SURFACE PARKING	46 SPACES
TOTAL PARKING	578 SPACES
	(1.95/UNIT)

TOWNHOMES (BLDG. "c" - "k")	
MARKET RATE	47 UNITS
PARKING PROVIDED	
GARAGE	94 SPACES
DRIVEWAY	94 SPACES
SURFACE	82 SPACES
TOTAL	270 SPACES
	(5.74/UNIT)

SUPPORTIVE HOUSING (BLDG. "B")				
	GND	2ND	3RD	TOTAL %
1-B.R.	4	6	6	16 (61.5%)
2-B.R.	4	2	2	8 (30.8%)
4-B.R.	0	1	1	2 (7.7%)
TOTAL	8	9	9	26 UNITS

NUMBER OF BEDS		
1-B.R.	16 UNITS X1 PER UNIT	16 BEDS
2-B.R.	8 UNITS X2 PER UNIT	16 BEDS
4-B.R.	2 UNITS X4 PER UNIT	8 BEDS
TOTAL		40 BEDS

PARKING PROVIDED (SURFACE)	26 SPACES
	(1.00/UNIT)

RETAIL	
BUILDING "1":	6,000 S.F.
BUILDING "2":	3,000 S.F.
TOTAL	9,000 S.F.
PARKING PROVIDED (SURFACE)	80 SPACES
	(8.89/1,000 S.F.)



WOODMONT
properties

PROPOSED REDEVELOPMENT AT **BMW - 300 CHESTNUT RIDGE RD.**

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

AERIAL SITE OVERLAY **A0.2**

Date: 9/12/25

CSP-3B



PROJECT DATA

ZONE: OR - OFFICE RESEARCH
 BLOCK: 602 LOT: 1
 PROPERTY AREA: 21.18 AC.± 922,600 S.F.±

MULTI-FAMILY (BLDG. "A")						
MARKET RATE	GND	2ND	3RD	4TH	TOTAL	%
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1-B.R.+DEN	8	9	9	9	35	(13.3%)
2-B.R.	12	13	13	15	53	(20.2%)
2-B.R.+DEN	12	17	18	14	61	(23.2%)
2-B.R. X.L.	14	15	17	14	60	(22.8%)
3-B.R.	6	6	6	6	24	(9.1%)
TOTAL	61	66	69	67	263	UNITS
AFFORDABLE						
1-B.R.	2	2	2	0	6	(17.6%)
2-B.R.	5	6	6	4	21	(61.8%)
3-B.R.	2	2	2	1	7	(20.6%)
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	(5.74/UNIT)

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PARKING PROVIDED (SURFACE)	80 SPACES
	(8.89/1,000 S.F.)



WOODMONT
properties

PROPOSED REDEVELOPMENT AT **BMW - 300 CHESTNUT RIDGE RD.**

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

CONCEPTUAL SITE PLAN **A1.1**

Date: 9/12/25

CSP-3B



PROJECT DATA	
ZONE: OR - OFFICE RESEARCH	
BLOCK: 602 LOT: 1	
PROPERTY AREA: 21.18 AC.± 922,600 S.F.±	
MULTI-FAMILY (BLDG. "A")	
MARKET RATE	GND 2ND 3RD 4TH TOTAL %
1-B.R.	9 6 6 9 30 (11.4%)
1-B.R.+DEN	8 9 9 9 35 (13.3%)
2-B.R.	12 13 13 15 53 (20.2%)
2-B.R.+DEN	12 17 18 14 61 (23.2%)
2-B.R. X.L.	14 15 17 14 60 (22.8%)
3-B.R.	6 6 6 6 24 (9.1%)
TOTAL	61 66 69 67 263 UNITS
AFFORDABLE	
1-B.R.	2 2 2 0 6 (17.6%)
2-B.R.	5 6 6 4 21 (61.8%)
3-B.R.	2 2 2 1 7 (20.6%)
TOTAL AFF.	9 10 10 5 34 UNITS
TOTAL ALL	70 76 79 72 297 UNITS
PARKING PROVIDED	
NORTH LOWER LEVEL 2	184 SPACES
NORTH LOWER LEVEL 1	81 SPACES
NORTH TOTAL	265 SPACES
SOUTH LOWER LEVEL 2	181 SPACES
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PARKING PROVIDED	
GARAGE	94 SPACES
DRIVEWAY	94 SPACES
SURFACE	82 SPACES
TOTAL	270 SPACES
	(5.74/UNIT)
SUPPORTIVE HOUSING (BLDG. "B")	
MARKET RATE	GND 2ND 3RD TOTAL %
1-B.R.	4 6 6 16 (61.5%)
2-B.R.	4 2 2 8 (30.8%)
4-B.R.	0 1 1 2 (7.7%)
TOTAL	8 9 9 26 UNITS
NUMBER OF BEDS	
1-B.R.	16 UNITS X1 PER UNIT 16 BEDS
2-B.R.	8 UNITS X2 PER UNIT 16 BEDS
4-B.R.	2 UNITS X4 PER UNIT 8 BEDS
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	(1.00/UNIT)
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WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

CONCEPTUAL
PARK PLAN
A1.2

Date: 9/12/25

CSP-3B



PROJECT DATA

ZONE: OR - OFFICE RESEARCH
 BLOCK: 602 LOT: 1
 PROPERTY AREA: 21.18 AC.± 922,600 S.F.±

MULTI-FAMILY (BLDG. "A")						
MARKET RATE	GND	2ND	3RD	4TH	TOTAL	%
1-B.R.	9	6	6	9	30	(11.4%)
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TOWNHOMES (BLDG. "c" - "k")	
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PARKING PROVIDED	
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WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

LOWER LEVEL 1
 SITE PLAN
A1.3

Date: 9/12/25

CSP-3B



PROJECT DATA						
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BLOCK: 602 LOT: 1						
PROPERTY AREA: 21.18 AC.± 922,600 S.F.±						
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AFFORDABLE						
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SURFACE PARKING					46	SPACES
TOTAL PARKING					578	SPACES
(1.95/UNIT)						
TOWNHOMES (BLDG. "c" - "k")						
MARKET RATE					47	UNITS
PARKING PROVIDED						
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SURFACE					82	SPACES
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TOTAL					40	BEDS
PARKING PROVIDED (SURFACE)					26	SPACES
(1.00/UNIT)						
RETAIL						
BUILDING "1":					6,000	S.F.
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WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

LOWER LEVEL 2
SITE PLAN
A1.4

Date: 9/12/25

CSP-3B



PROJECT DATA

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 BLOCK: 602 LOT: 1
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WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

GROUND FLOOR
 SITE PLAN
A1.5

Date: 9/12/25

CSP-3B



PROJECT DATA						
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WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

2ND FLOOR
SITE PLAN
A1.6

Date: 9/12/25

CSP-3B



PROJECT DATA

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SURFACE	82 SPACES
TOTAL	270 SPACES
	(5.74/UNIT)

SUPPORTIVE HOUSING (BLDG. "B")				
	GND	2ND	3RD	TOTAL %
1-B.R.	4	6	6	16 (61.5%)
2-B.R.	4	2	2	8 (30.8%)
4-B.R.	0	1	1	2 (7.7%)
TOTAL	8	9	9	26 UNITS

NUMBER OF BEDS		
1-B.R.	16 UNITS X1 PER UNIT	16 BEDS
2-B.R.	8 UNITS X2 PER UNIT	16 BEDS
4-B.R.	2 UNITS X4 PER UNIT	8 BEDS
TOTAL		40 BEDS
PARKING PROVIDED (SURFACE)		26 SPACES
		(1.00/UNIT)

RETAIL	
BUILDING "1":	6,000 S.F.
BUILDING "2":	3,000 S.F.
TOTAL	9,000 S.F.
PARKING PROVIDED (SURFACE)	
	80 SPACES
	(8.89/1,000 S.F.)



WOODMONT
properties

PROPOSED REDEVELOPMENT AT **BMW - 300 CHESTNUT RIDGE RD.**

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

THIRD FLOOR SITE PLAN **A1.7**

Date: 9/12/25

CSP-3B



PROJECT DATA

ZONE: OR - OFFICE RESEARCH
 BLOCK: 602 LOT: 1
 PROPERTY AREA: 21.18 AC.± 922,600 S.F.±

MULTI-FAMILY (BLDG. "A")						
MARKET RATE	GND	2ND	3RD	4TH	TOTAL	%
1-B.R.	9	6	6	9	30	(11.4%)
1-B.R.+DEN	8	9	9	9	35	(13.3%)
2-B.R.	12	13	13	15	53	(20.2%)
2-B.R.+DEN	12	17	18	14	61	(23.2%)
2-B.R. X.L.	14	15	17	14	60	(22.8%)
3-B.R.	6	6	6	6	24	(9.1%)
TOTAL	61	66	69	67	263	UNITS
AFFORDABLE						
1-B.R.	2	2	2	0	6	(17.6%)
2-B.R.	5	6	6	4	21	(61.8%)
3-B.R.	2	2	2	1	7	(20.6%)
TOTAL AFF.	9	10	10	5	34	UNITS
TOTAL ALL	70	76	79	72	297	UNITS

PARKING PROVIDED	
NORTH LOWER LEVEL 2	184 SPACES
NORTH LOWER LEVEL 1	81 SPACES
NORTH TOTAL	265 SPACES
SOUTH LOWER LEVEL 2	181 SPACES
SOUTH LOWER LEVEL 1	86 SPACES
SOUTH TOTAL	267 SPACES
TOTAL COVERED PARKING	532 SPACES
SURFACE PARKING	46 SPACES
TOTAL PARKING	578 SPACES
	(1.95/UNIT)

TOWNHOMES (BLDG. "C" - "K")	
MARKET RATE	47 UNITS
PARKING PROVIDED	
GARAGE	94 SPACES
DRIVEWAY	94 SPACES
SURFACE	82 SPACES
TOTAL	270 SPACES
	(5.74/UNIT)

SUPPORTIVE HOUSING (BLDG. "B")				
	GND	2ND	3RD	TOTAL %
1-B.R.	4	6	6	16 (61.5%)
2-B.R.	4	2	2	8 (30.8%)
4-B.R.	0	1	1	2 (7.7%)
TOTAL	8	9	9	26 UNITS

NUMBER OF BEDS		
1-B.R.	16 UNITS X1 PER UNIT	16 BEDS
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TOTAL		40 BEDS

PARKING PROVIDED (SURFACE)	26 SPACES
	(1.00/UNIT)

RETAIL	
BUILDING "1":	6,000 S.F.
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TOTAL	9,000 S.F.
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	(8.89/1,000 S.F.)



WOODMONT
properties

PROPOSED REDEVELOPMENT AT **BMW - 300 CHESTNUT RIDGE RD.**

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

4TH FLOOR SITE PLAN **A1.8**

Date: 9/12/25

CSP-3B



WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.1

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.2

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.3

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.4

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.5

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.6

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.7

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

RENDERING

A2.8

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.1

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.2

Date: 9/12/25

CSP-3B



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.3

Date: 9/12/25

CSP-3B



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.4

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.5

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.6

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.7

Date: 9/12/25

CSP-38



WOODMONT
properties

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BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.8

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.9

Date: 9/12/25

CSP-3B



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.10

Date: 9/12/25

CSP-38



WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.11

Date: 9/12/25

CSP-3B



WOODMONT
properties

PROPOSED REDEVELOPMENT AT
BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.12

Date: 9/12/25

CSP-3B



WOODMONT
properties

PROPOSED REDEVELOPMENT AT

BMW - 300 CHESTNUT RIDGE RD.

BOROUGH OF WOODCLIFF LAKE, BERGEN COUNTY, NEW JERSEY

INSPIRATIONAL IMAGE

A3.13

Date: 9/12/25

CSP-38