



New Jersey Brownfield Redevelopment Success Stories



after



Clifton Main Mews

988 Main Avenue

Clifton Main Mews II

1000 Main Avenue

City of Clifton, Passaic County

PROJECT INFORMATION:

Property Owner: Clifton Main Mews LLC & Clifton Main Mews II LLC

Developer: Regan Development

Site Size: Approximately 4.2 acres

Former Uses: Passaic Worsted Mills & Herald News Headquarters and Printing Plant

Current Use: Residential

Funding Sources: City of Clifton Affordable Housing Trust Fund, Bank of New York Mellon Construction Loan, NJHMFA Permanent Loan, Regions Bank LIHTC Equity

Project Partners: Regan Development (developer), GZA (environmental), Jose Carballo (architect), Langan Engineering (civil engineer), Pepper Hamilton LLC (attorney)

Cost: Approximately \$40 million

Benefits: 143 apartments created, \$76,000 in annual municipal taxes with a 3% increase every year

Project Background & Description

The over 4-acre project site was home to the former Herald News headquarters and printing plant and a wool mill. The wool mill structure was constructed in 1892 and considered historically significant. The project site was selected for redevelopment due to its proximity to the city center as well as its location along an established bus route.

Challenges

Numerous challenges were encountered during the rehabilitation of the historic building which included a difficult conversion of a large building from warehousing and manufacturing to residential. Additionally, the project site is located on historic fill material.

Planning Involved

The project site is in a densely populated area of the city located near restaurants and shopping centers. The city passed a redevelopment plan for the area which allowed for residential housing development without rezoning. Additionally, the application process for Income Housing Tax Credits with the New Jersey Department of Community Affairs (NJDCA) was lengthy.

Community Engagement

Public meetings were held with stakeholders and the redevelopment was endorsed by numerous government agencies.

Assessment & Cleanup Overview

Preliminary Assessment, site/remedial investigation, excavation of contaminated soil, groundwater monitoring, removal of underground storage tanks, demolition of an on-site structure and a deed notice

Redevelopment

The project site is a Council of Affordable Housing (COAH) development that encompasses 143 apartments (51 units of affordable housing and 92 units within a revitalized historically significant structure) and an underground parking structure.

Source: <https://www.regandevelopment.com/>