

ROCHE SITE REDEVELOPMENT INVESTIGATION

Nutley Planning Board: February 24, 2015

David G. Roberts, AICP/PP, LLA, LEED AP ND



2	41-47 Windsor Place	Parking Lot	1.25	750,000	100,000	850,000	0.12
9	500 Kingsland Street	Daycare	0.89	385,200	864,800	1,250,000	0.69
1	54 Windsor Place	Parking Lot	0.275	168,000	22,000	190,000	0.12
2	340 Kingsland Street	Maint. Garage	1.42	852,000	618,400	1,470,400	0.42
3	340 Kingsland Street	Parking Lot	4.87	2,922,000	400,000	3,322,000	0.12
4	340 & 430 Kingsland Street	Parking Lot	0.74	444,000	60,000	504,000	0.12
5	434 Kingsland Street	Parking Lot	0.20	158,400	49,500	207,900	0.24
24	44-50 Windsor Place	Parking Lot	0.51	306,000	40,000	346,000	0.12
1	340 Kingsland Street	Office and Labs	10.04	6,240,000	95,362,200	101,602,200	0.94
1	340 Kingsland Street	Office and Labs	19.62	11,722,000	90,577,900	102,349,900	0.88
20	66 Montclair Avenue	Vacant	0.31	166,100	0	166,100	0
1	247 Kingsland Street	Vacant	0.18	102,000	0	102,000	0
4	237 Kingsland Street	Vacant	1.23	738,000	100,000	838,000	0.12
5	233 Kingsland Street	Vacant	2.56	1,536,000	20,000	1,556,000	0.01
1	299 Kingsland Street	Environ. Control	7.54	4,524,000	372,400	4,896,400	0.08
17	413 Kingsland Street	Vacant	0.36	301,900	0	301,900	0

WHAT ARE THE CONDITIONS?

a.

b.

c.

d.

WHAT ARE THE CONDITIONS?

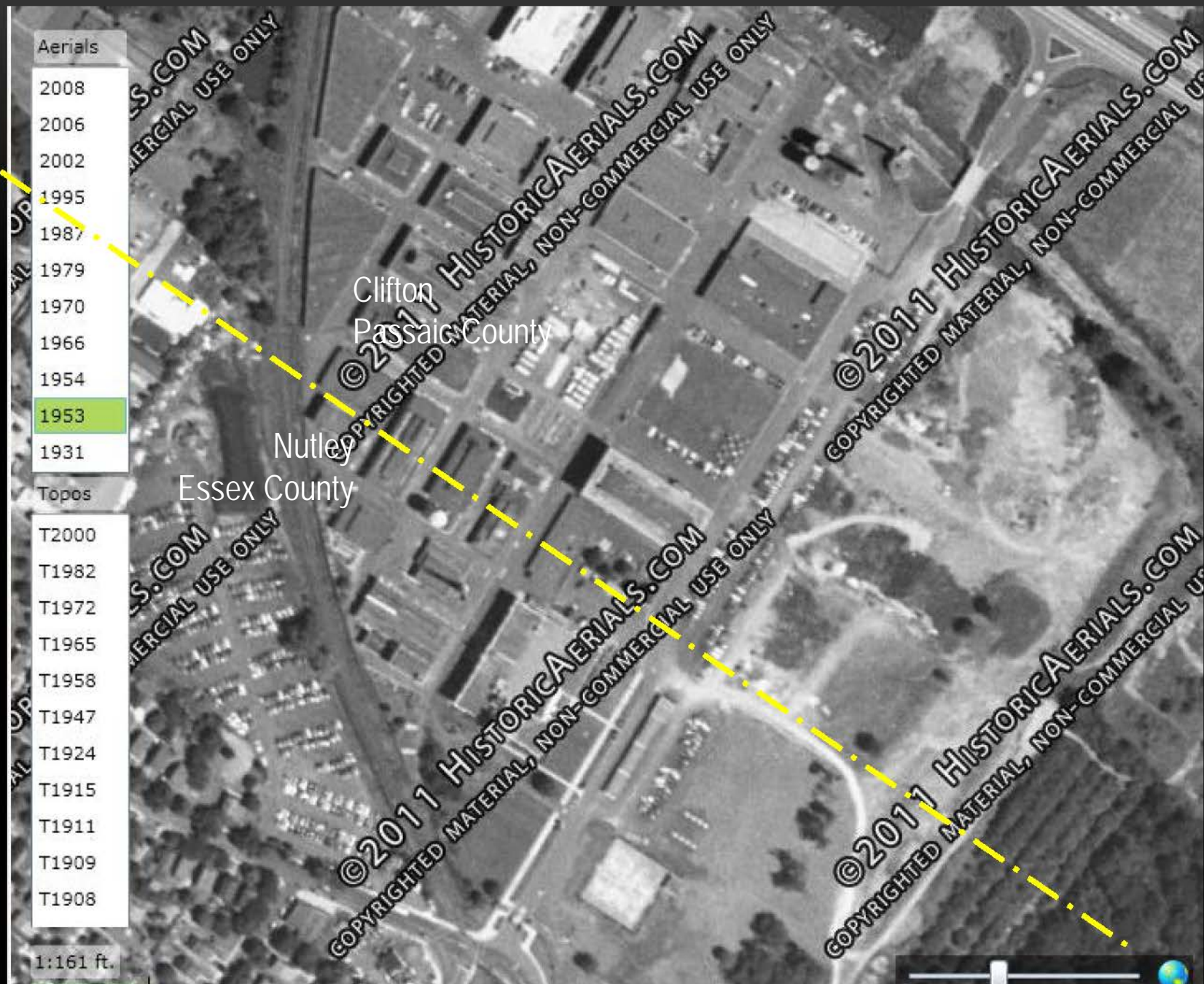
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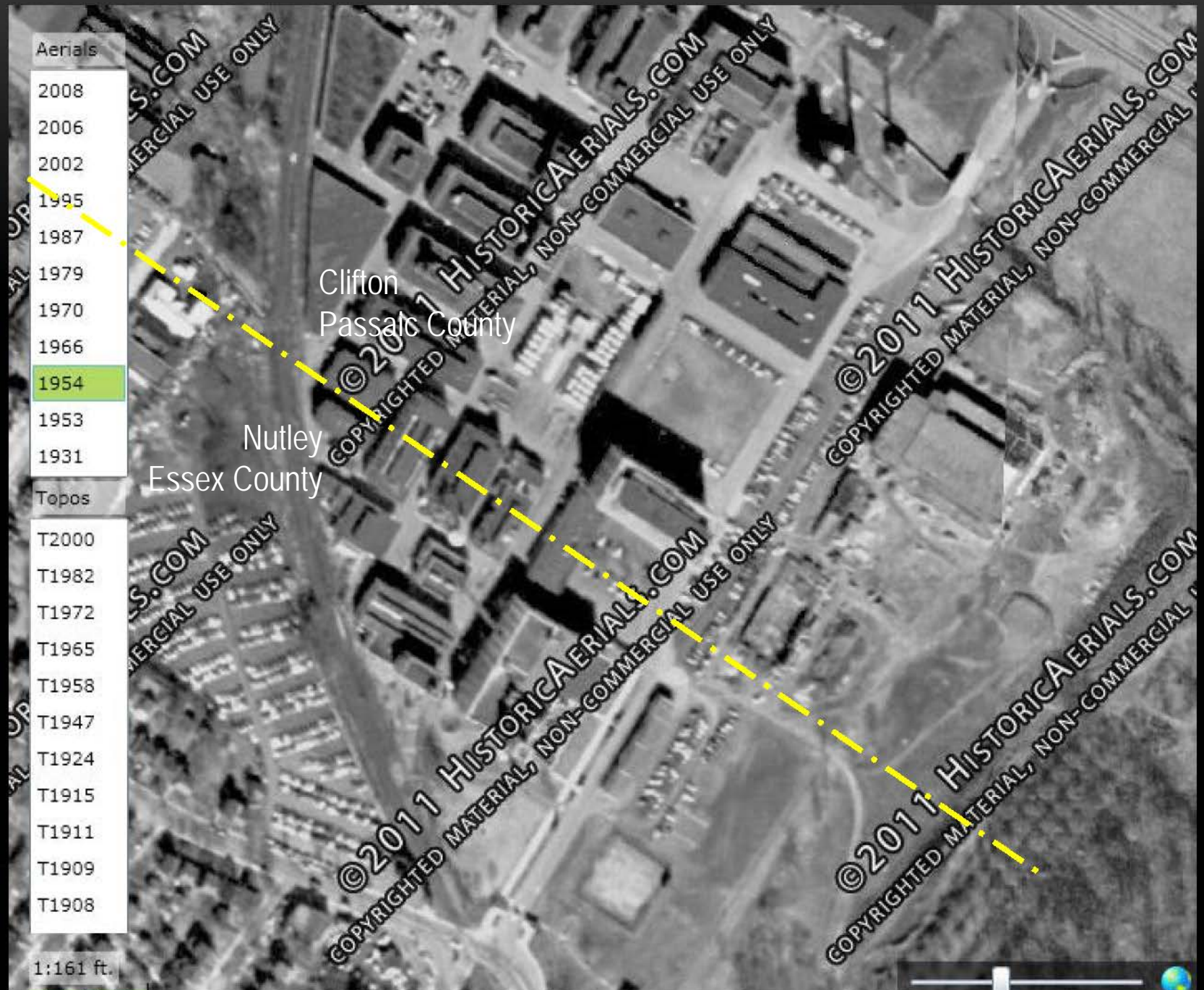
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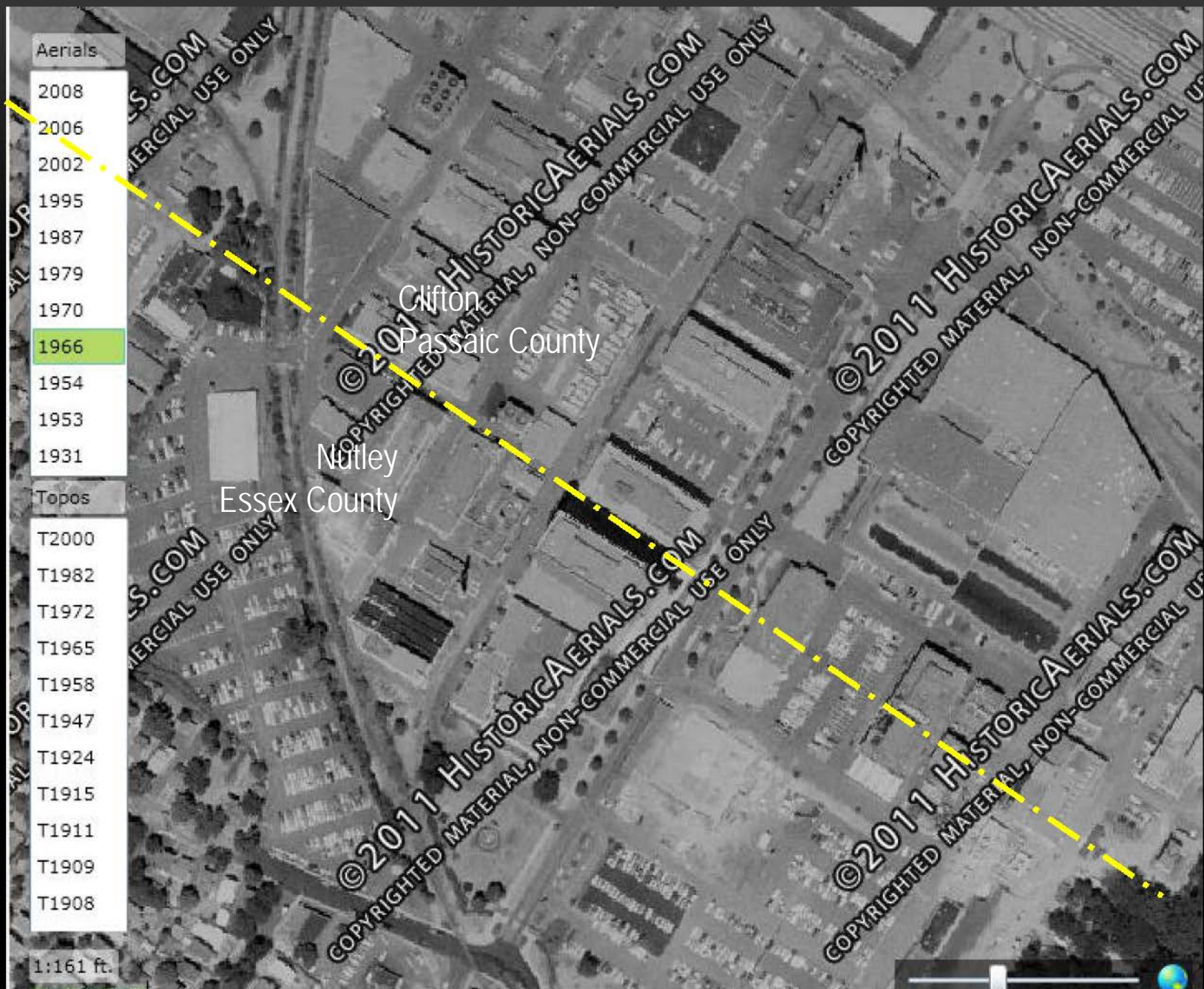
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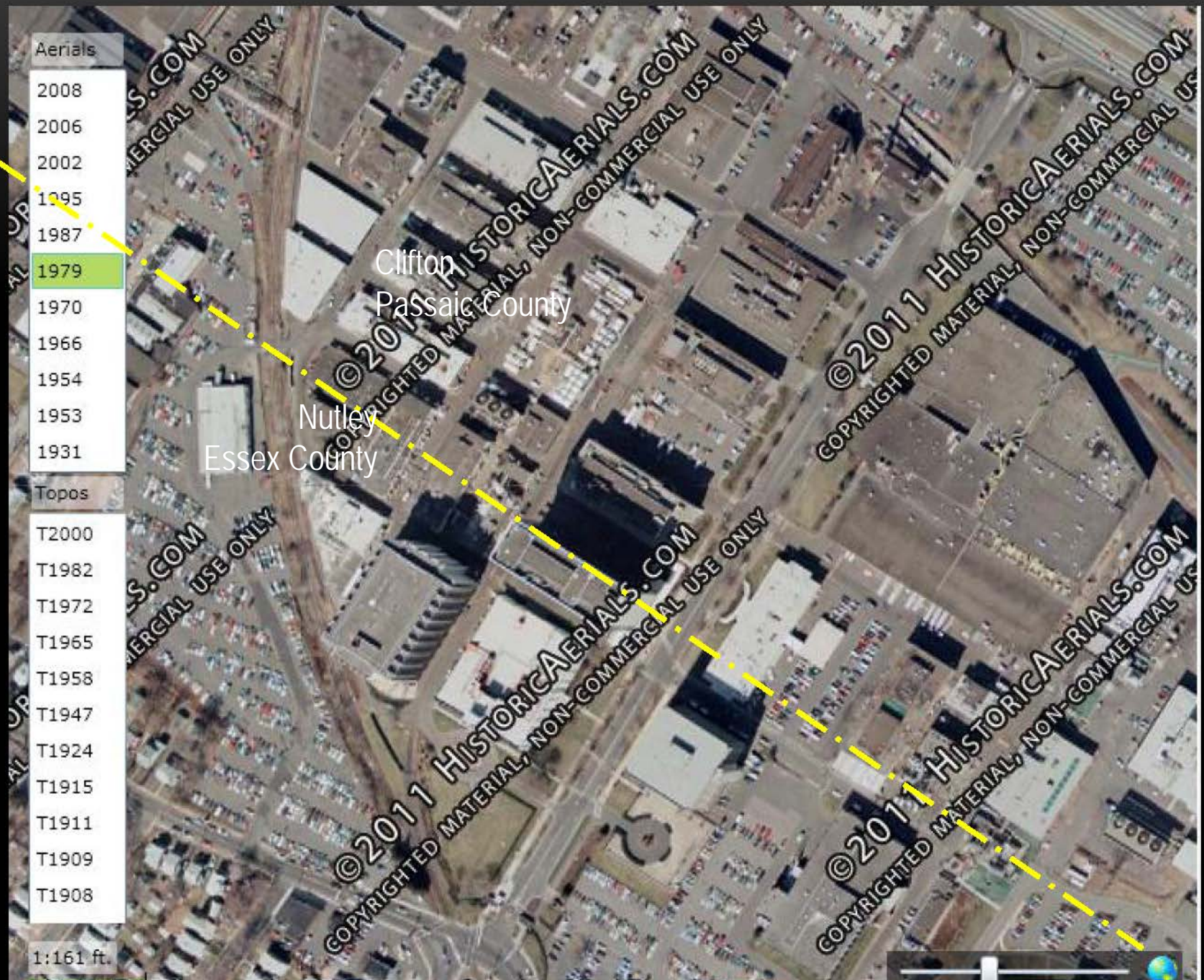




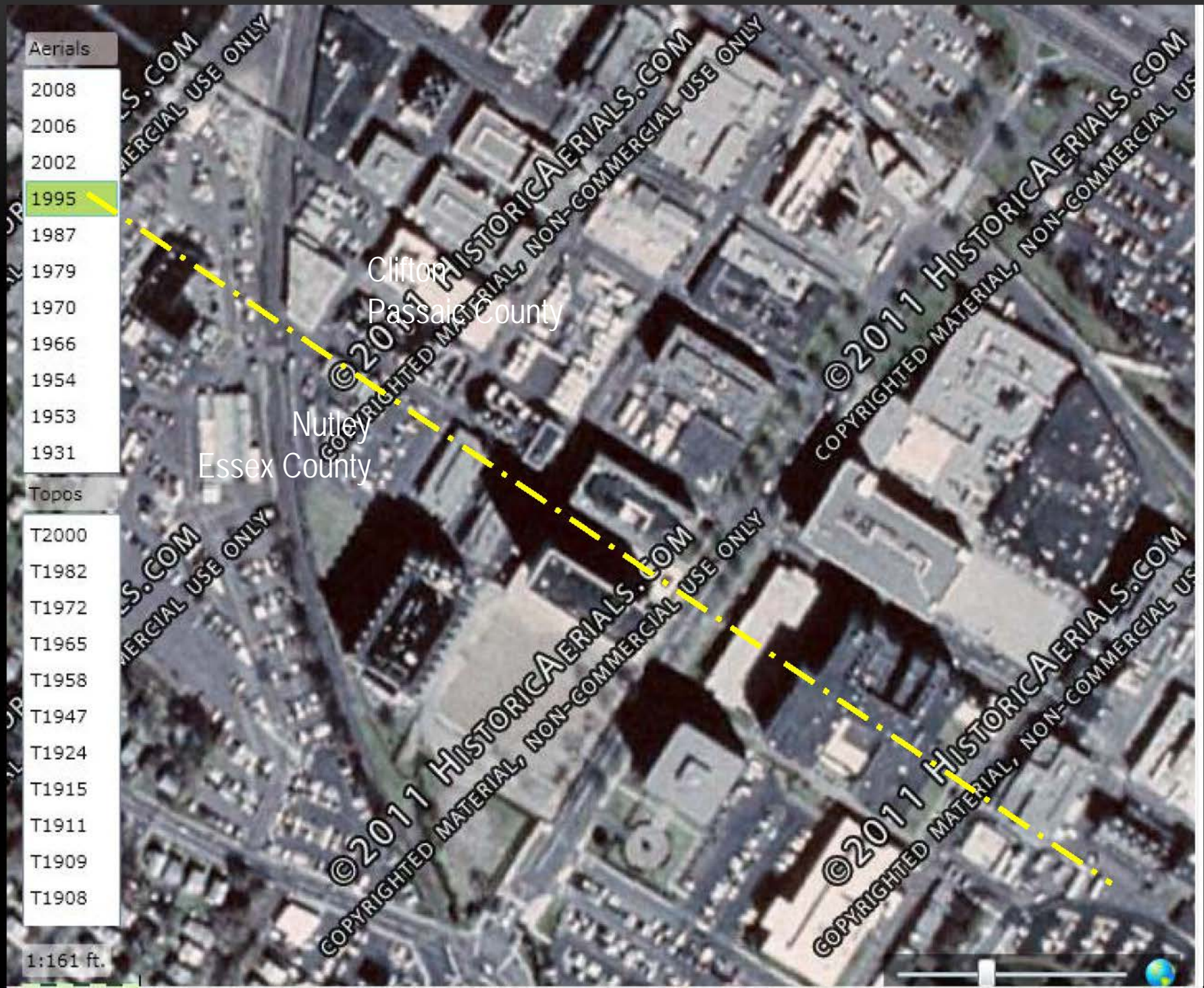


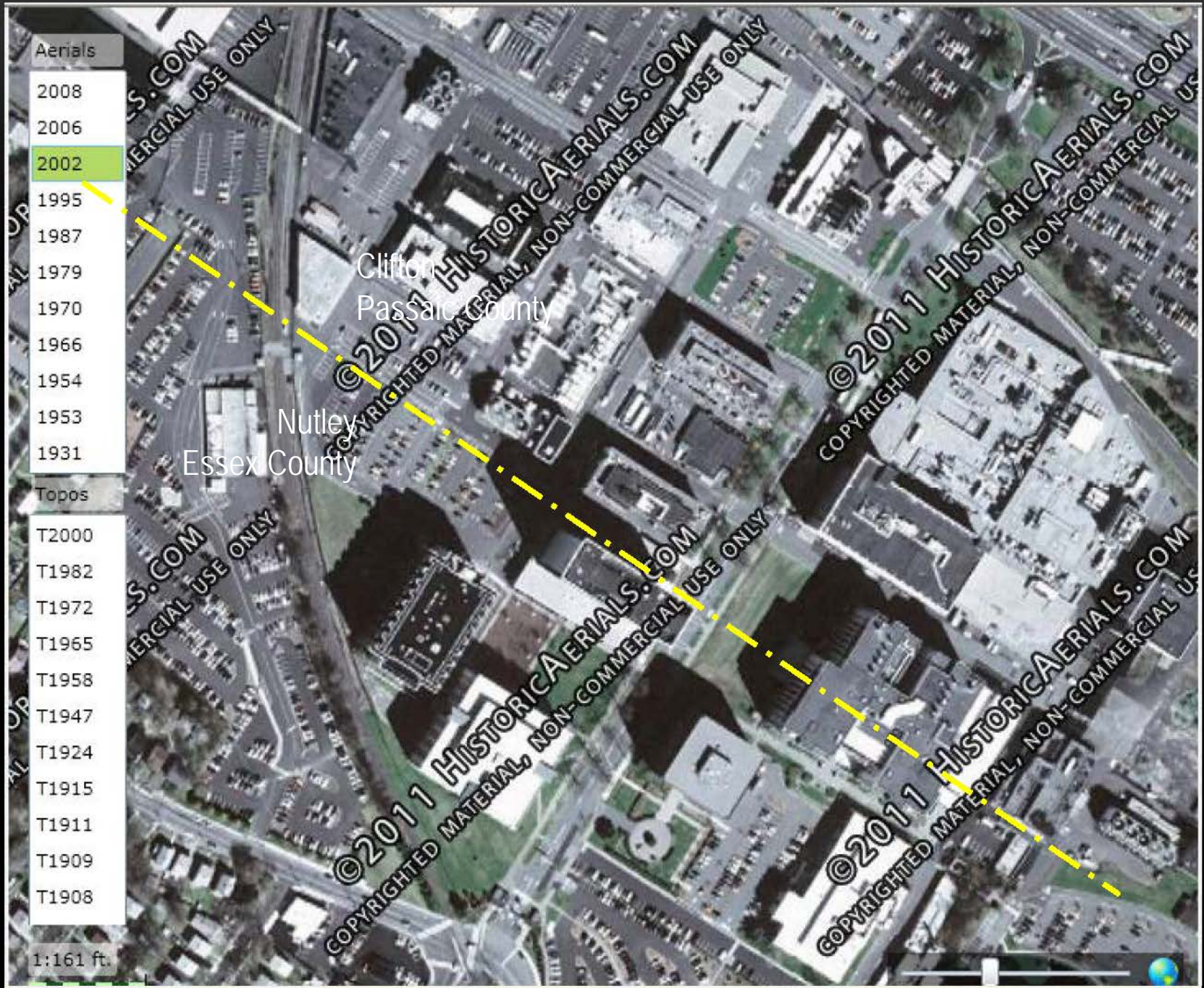


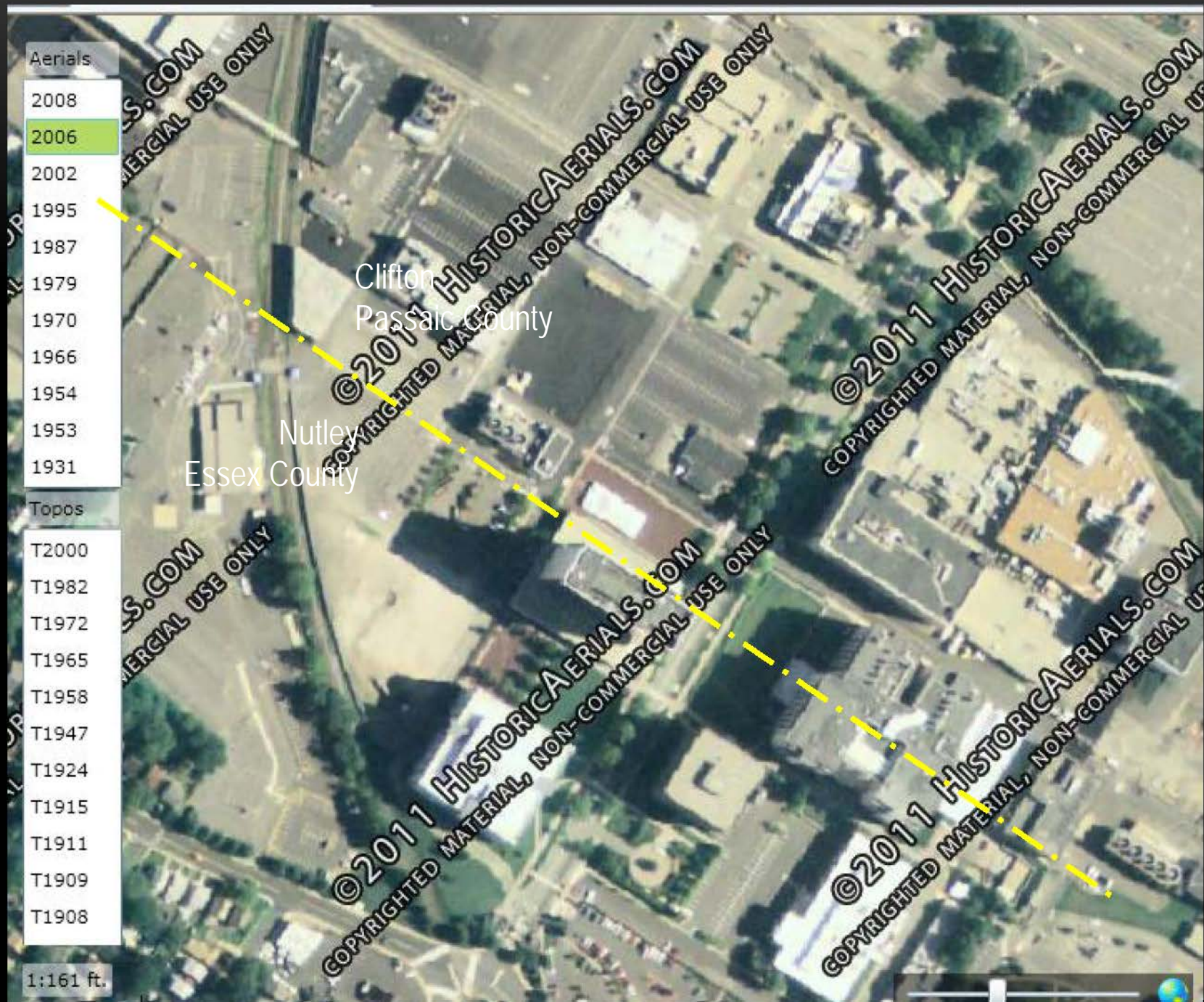




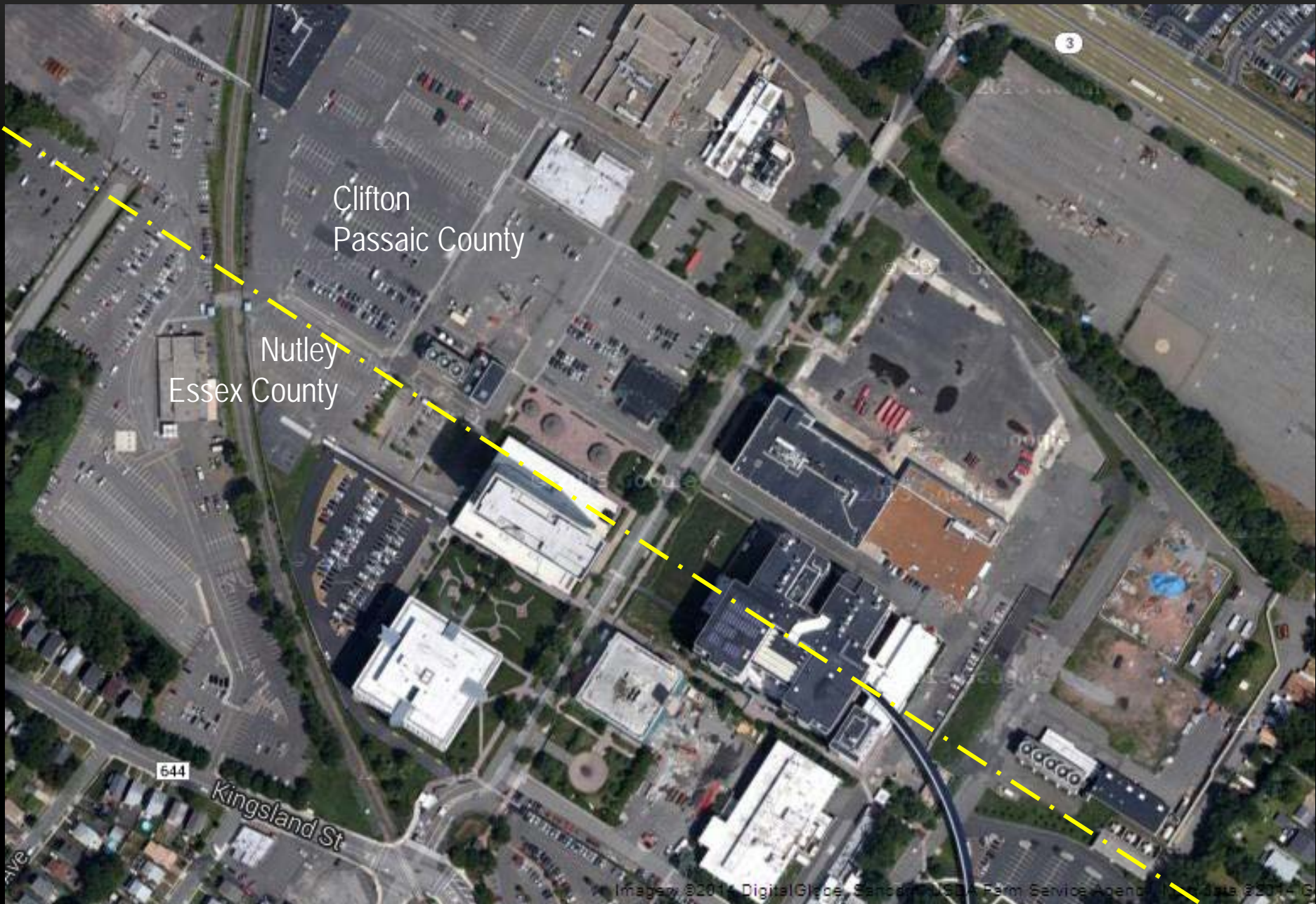












SYSTEMATIC DEMOLITION OF BUILDINGS

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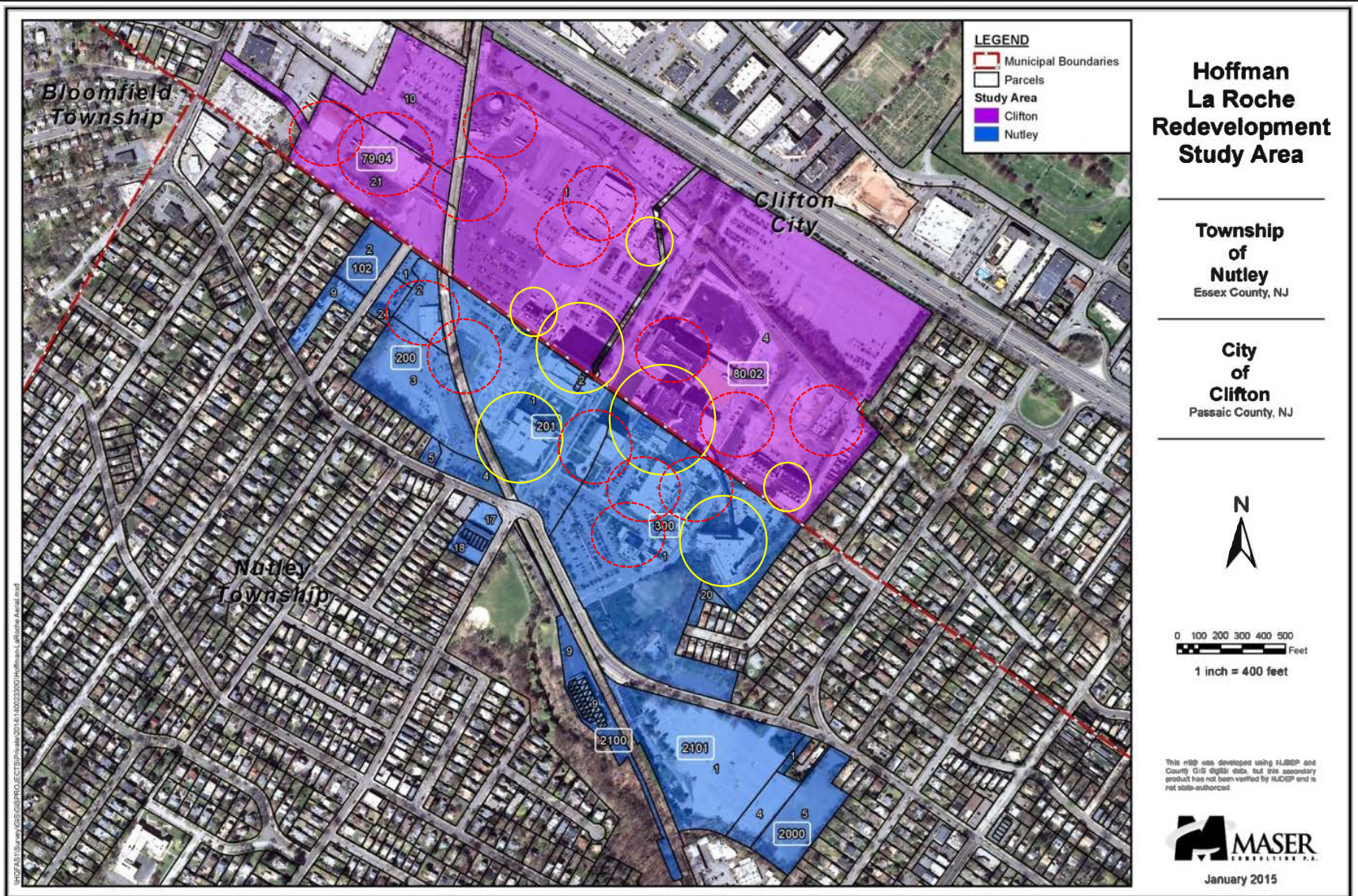
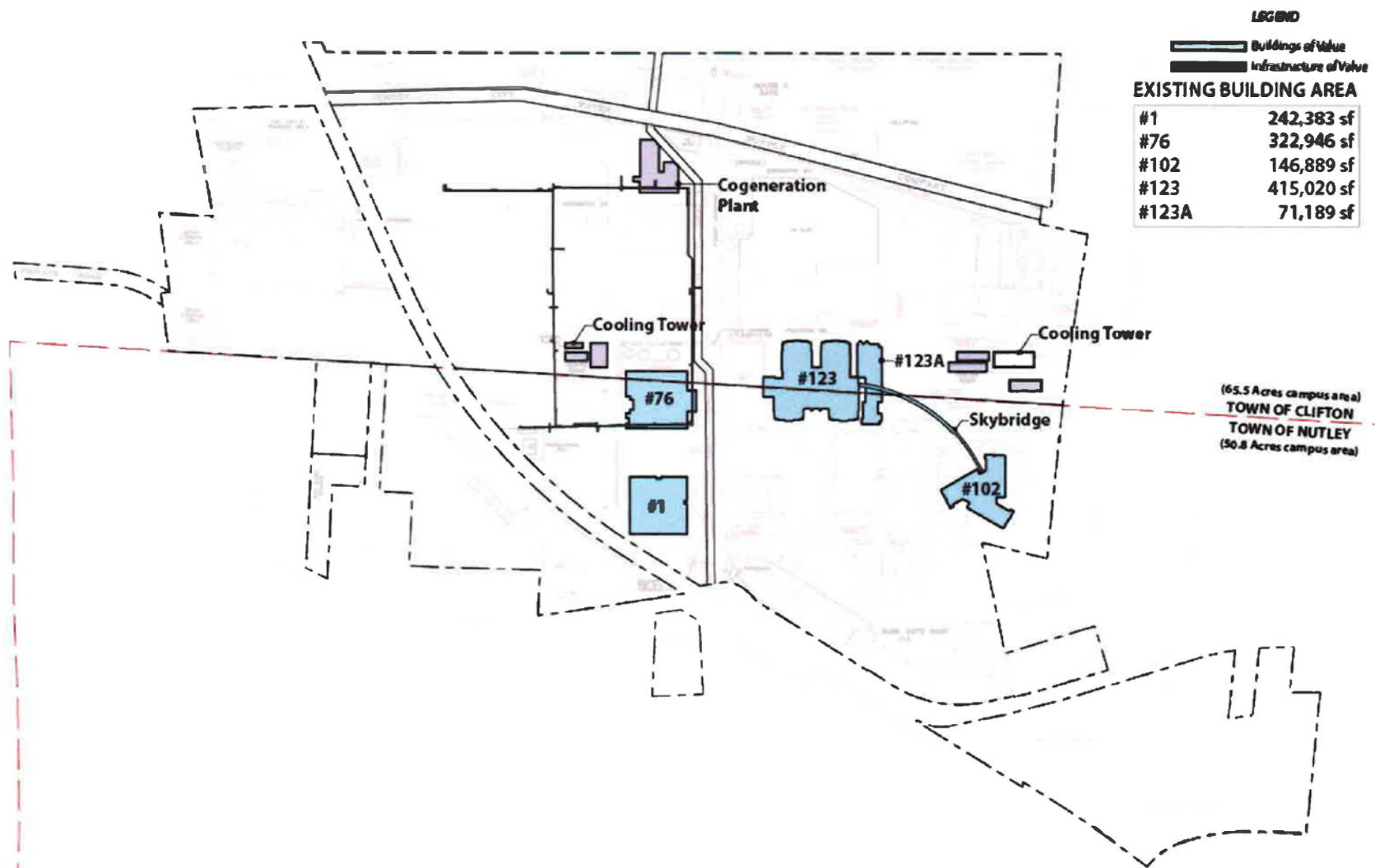


Figure 1: Buildings that have been or will be demolished shown in red circles.
Buildings that remain are shown in yellow circles.

Buildings and Infrastructure of Value



Buildings and Infrastructure of Value



ECONOMIC IMPACTS ON NUTLEY

TAX YEAR	ASSESSMENT	% CHANGE
2006	\$304,942,800	
2007	\$304,328,100	-0.20%
2007	\$304,328,100	
2008	\$304,111,800	-0.07%
2008	\$304,111,800	
2009	\$304,111,800	0.00%
2009	\$304,111,800	
2010	\$303,877,200	-0.08%
2010	\$303,877,200	
2011	\$306,597,200	0.90%
2011	\$306,597,200	
2012	\$313,939,900	2.39%
2012	\$313,939,900	
2013	\$313,939,900	0.00%
2013	\$313,939,900	
2014	\$227,682,100	-27.48%

- May 19, 2009 the Nutley Board of Commissioners through Resolution #145-09 declared Block 300, Lot 1 and Block 201, Lot 1 to be areas in need of rehabilitation in accordance with N.J.S.A. 40-12A-1 et. seq.
- On September 28, 2010 Nutley and Roche entered into a tax exemption agreement involving Block 300, Lot 1 and Block 201, Lot 1. The tax abatement applied to proposed improvements to Building #s 76, 102 and 123.
- Since 2011 the value of improvements have actually declined by \$78,915,100, or 25.7%
- Economic impacts are expected to continue through further reductions in assessments with an overall loss of around 20% of the total ratable base.

"e" CRITERION: NUTLEY SUBAREA

Block 201, Lot 1 & Block 300, Lot 1

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;

- Despite the use of rehabilitation area and tax exemptions, the assessed values of these lots have declined by 21% since their peak assessment value in 2013. The eight-story office building (Building #85) that was demolished in 2013-2014 straddled these two lots.
- Nutley Township needed a special appropriation to mitigate the impact on taxpayers, but the impact will continue into future years.
- Economic impacts are expected to continue through further reductions in assessments with an overall loss of around 20% of the total ratable base.
- The location of the total complex in two different municipalities and two different counties discourages the undertaking of improvements and impedes a coordinated redevelopment.

"e" CRITERION: NUTLEY SUBAREA

Block 102, Lot 2; Block 200, Lots 1, 3, 4, 5 and 24; Block 300 Lot 20; Block 2000, Lots 1, 4 and 5; Block 2304, Lot 17

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;

- All of the above lots are covered with parking areas or are vacant.
- The Improvement Ratio (ratio of improvements as a percentage of total value) of each is 0.12 or less.
- Without occupancy of the buildings on the Roche campus these lots serve no functional purpose.
- These underutilized and unproductive lots are also part of the overall devaluation of the Roche campus through tax assessment reductions intended by the Township of Nutley to prevent property tax appeals and soften the economic blow to the Township's tax base due to the closure of the site and the vacancy or demolition of its buildings.

"e" CRITERION: NUTLEY SUBAREA

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Block 200, Lot 2

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;

- Lot 2 is covered with parking areas and Building #70, which is a maintenance garage.
- The Improvement Ratio (ratio of improvements as a percentage of total value) of each is 0.42.
- Without occupancy of the buildings on the Roche campus the maintenance garage serves no productive purpose.
- This underutilized lot is also part of the overall devaluation of the Roche campus through tax assessment reductions intended by the Township of Nutley to prevent property tax appeals.

"e" CRITERION: NUTLEY SUBAREA

Block 2101, Lot 1

A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general;

- 7.54 acre lot which is located across Kingsland Street from the main Roche campus.
- A portion of the lot was the site of environmental control facilities which treated wastewater from the Roche operations.
- The Improvement Ratio (ratio of improvements as a percentage of total value) of each is 0.08.
- The antiquated wastewater treatment facility and the large portion of the site with unused pavement serves no productive purpose.
- This underutilized lot is also part of the overall devaluation of the Roche campus through tax assessment reductions intended by the Township of Nutley to prevent property tax appeals.

"h" CRITERION: NUTLEY SUBAREA

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Previous Parcels

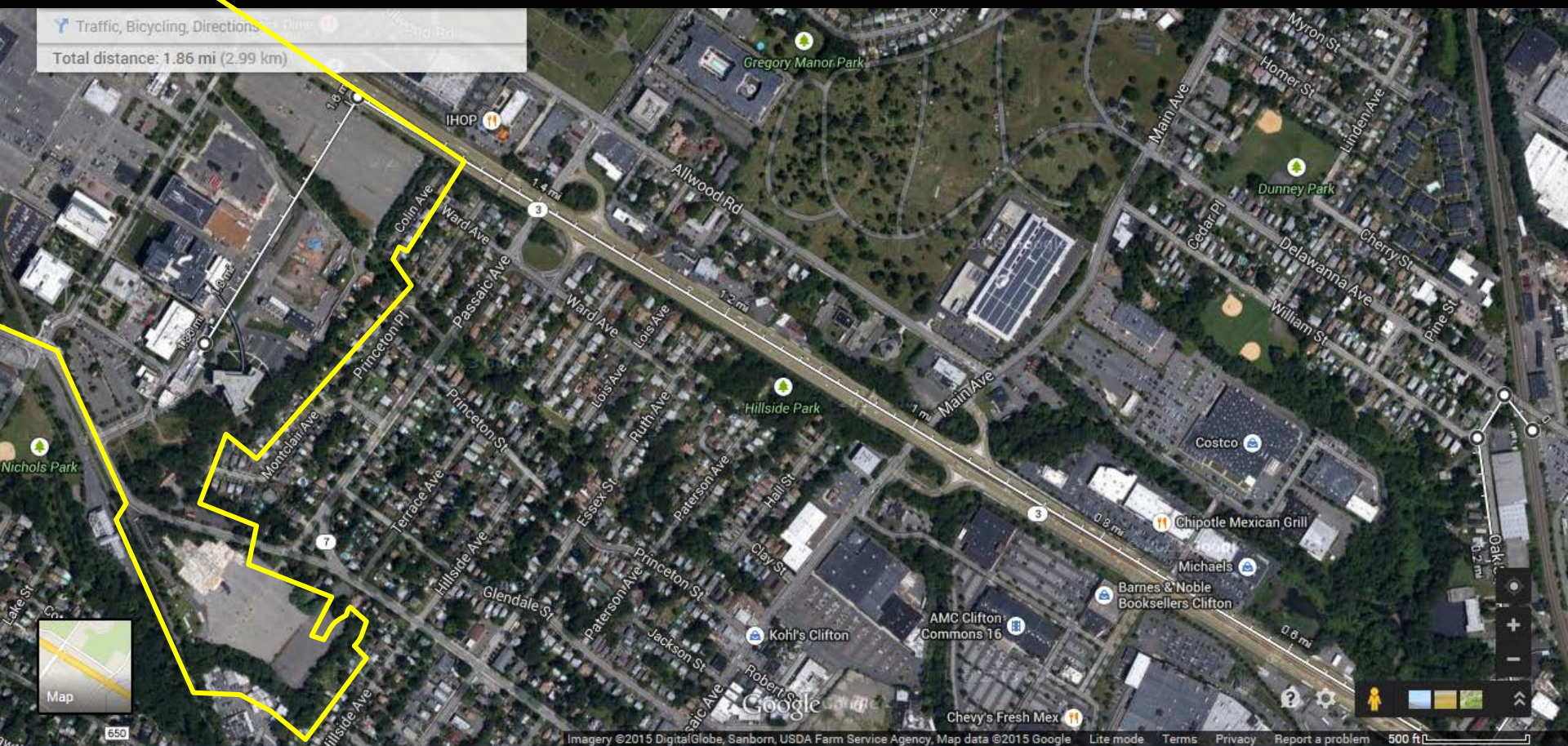
"The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation".

Principles of Smart Growth:

- Mixed land uses
- Compact, clustered community design
- Range of housing choice and opportunity
- Walkable neighborhoods
- Distinctive, attractive communities offering a sense of place
- Future development strengthened and directed to existing communities using existing infrastructure
- Transportation option variety

- This main body of the Roche site is 1.86 miles traveling distance and 1 1.22 mile radius from the Clifton Train Station.
- The study area is served by 8 bus routes along Route 3 and 2 bus routes along Kingsland Street.
- Despite these locational assets, the previously described properties have devolved into an unproductive state and the designation of the area could lead to a coordinated and joint redevelopment plan between two different towns in two different counties.

DRIVING DISTANCE FROM CENTER OF SITE TO CLIFTON TRAIN STATION



NO CRITERIA FOUND: NUTLEY SUBAREA

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Block 102, Lot 9

Block 2100, Lot 9 and Block 2304, Lot 18



- This is the former Roche day care center and is currently vacant. The improvement ratio is 0.69. However, it has not been vacant long enough to qualify under Criterion "b"
- The property at Block 2100, Lot 9 has been renovated and jointly owned by several owners as a condominium
- The property at Block 2304, Lot 18 is divided into several uses and owners, including the "Park Pub".
- These three parcels are independent from the rest of the Study Area, involve owners other than Roche and operate with normal productivity for the area.