



## Bergen County Redevelopment

We represent the designated redeveloper of this downtown "Main Street" redevelopment located on a 40 + acre parcel in Bergen County.

We have assisted the redeveloper from the inception of the project in connection with all municipal, County and State redevelopment related agreements. We have also represented the redeveloper in connection with property acquisition, bond financing, State brownfields area designation and all municipal land use approvals. Located adjacent to the flood prone Saddle River, the project has required careful management of stream encroachment and floodway issues.



The redevelopment area encompasses a former riverfront industrial complex dating back to the nineteenth century, including two large chemical plants, all of which presents a classic "brownfields" site. Our representation therefore has included assisting the client with substantial environmental remediation and coordination with the municipality, NJDEP, and responsible property owners, to enable the acquisition, mortgaging and leasing of the redevelopment project.

The redeveloper has completed construction of a 70,000 square foot supermarket and another 16,000 square feet of retail space. We also have secured final site plan development approvals for an additional 30,000 square feet of "Main Street" retail and a 100,000 square foot department store within the redevelopment area.