

Summary of Property Owner and Merchant Surveys on Downtown Redevelopment

Input from Property Owners

Lots 1.01 and 2

The Marcovecchios want to develop a three story building, mixed use with a possible restaurant on the first floor. They submitted a façade concept plan to the Planning Board.

Lot 3

Ms. Horev is willing to sell to a developer and has had a few offers. The building will be demolished.

Lot 1

Thr Spagnuolos has an architect working on a plan for a two to three story building, retail and apartments.

Lot 5

The owner is willing to be relocated to a “prime location,” and is willing to sell the building. The building was constructed over an underground stream and is supposedly sinking.

Lot 7

Mr. Cobb would like to retire and is willing to sell his property to a developer.

Lot 10, 12

Raj Mukherji is a contract purchaser for lot 12.

Lot 13, 14

Ms. Mandel disagreed with a relocation option. It’s not clear whether she is interested in redeveloping her property.

Lot 16

Mr. Constandi wants to stay. He thinks his use is fine for the area, although he thinks the rear of their lot needs some work.

Lot 17-20

Bob Costa from Weichert Realtors is the broker for the Dean Oil site. Mr. Costa said the owner wants to sell the property. \$800,000 was spent on remediating the site. An application to the Board was denied for a 2-story residential use. Raj Mukherj is under contract for these lots.

Lot 22

The building is rented out. Joe Ponzio, the owner, thought the residential density in the Landmark Plan was too high. He thinks three stories is too tall. He tried to develop his property with Pinnacle Communities and wanted to buy the Dean Oil site.

Input from Merchants**Crown Jewels**

Mr. Johann Hofler has established business at 42B S. Martine since 1993. He is satisfied with store space. He is only looking to establish new store locations. His main concern is the chance of being put out of business by the new redevelopment plans. He is concerned about shutting down and losing business during the construction period and not receiving compensation. He supports office space about his store. He is more hesitant about apartments. He supports a new mixed use building with structured parking.

Panettone's

Panettone's was established three years ago. Mr. Ron Gedman is dissatisfied with his store space. There is no basement and no room for storage. If there was room to expand he would, but the property sits on a concrete slab offering him no option to expand. He would be willing to relocate onto South Ave., if it were advantageous to his business. He is concerned about compensation during construction period. He supports any type of change as long as there is ample parking and if a garage is built it must be concealed. He supports a centralized garbage compactor. He supports a BID / business owners' association. He supports façade improvement.

Dog Grooming Shop

Mr. Cobb's business was established 40 years ago. He would be willing to sell the building if the price was right. He owns half the parking with the owner of the Internet Café building. He looked to combine ownership, but the Internet Cafe building did not want to do it. As for expansion, he would be looking to relocate out of the Fanwood Redevelopment Area if necessary. He supported the first redevelopment plan.

Fanwood Bagel

Ms. Lori Carlin's business was established five years ago. She is satisfied with the current store conditions. She is concerned about being put out of business or even being torn down. She does not support apartments or office space above. She likes Fanwood as it is—she likes the rear, side and front parking. She is in support of façade improvements.

Double Dipper

Mr. Victor DeJesso's business was established two years ago. He has plans to expand depending on the success of his business. He wants more room for customer seating and a party room. Currently, there the store space is limited. Fanwood needs more diversity in its businesses. The similar types of businesses limit foot traffic. He is questionable about apartments above. He has tenants above him already though. He is afraid the foundations will not be able to support two/three stories and the alternative would be to demolish the existing businesses and rebuild from scratch. If there were to be tenants above, he realizes the advantage of added business.

Fanwood Nail

Ms. Hyang Yi's nail salon was established two years ago. Ms. Yi is satisfied with the store space. She likes Fanwood as it is.

Rice Inn

The Rice Inn has been established in Fanwood since 1976. She likes Fanwood as it is.

Barber

Mr. Ron Marcovecchio's business was established in Fanwood 34 years ago. He is satisfied with the store space. He would like to see redevelopment in Fanwood. He supports mixed use above. He supports parking garage, but it must be well concealed. He is concerned about higher rents with a new building. His family is the owner of lots 1.01 and 2.

PROPERTY OWNER AND MERCHANT MATRIX OF INPUT

Block	Lot	Lot Acreage	Address	Property Owner	Land Use	Tenant	Shop Name	Apartments Above	Total Assessed Value (\$)	Comments
64	1.01, 2	0.3	218, 222 South Ave	Marcovecchio	Vacant, Commercial	no tenant-- burnt down building	n/a		108,300	1. Spoke to property owner.
64	3	0.04	224 South Ave	Barbara J Horev	Commercial	no tenant -- burnt down building	n/a		54,100	1. Spoke to property owner.
64	1	0.42	230 South Ave	Steven Spagnuolo	Commercial	Helen Ling	Enchantments & Enchantments, Too!		176,500	1. Spoke to property owner. A portion of the building is burned down. 2. Spoke to merchant.
64	4, 21	0.61	238 South Ave and 41 2nd St	Livingston-Wilbor Corp	Industrial and Vacant	Livingston-Wilbor Corp	Livingston-Wilbor Corp		235,300	Have not received input from the owner.
64	5	0.61	246 South Ave	Independence Community Bank	Commercial	Independence Community Bank	Independence Community Bank		200,000	Joe Higgins spoke to the property owner.
64	6	0.56	Sanitary Sewer Easement	Borough Of Fanwood	Public parking	Borough of Fanwood	n/a		84,400	Municipal owned property

Block	Lot	Lot Acreage	Address	Property Owner	Land Use	Tenant	Shop Name	Apartments Above	Total Assessed Value (\$)	Comments
64	7	0.15	252, 254 South Ave	Charles & Margaret Cobb	Commercial	Charles Cobb, Ron Marchvecchio and _____	1.Dog Grooming, 2.Barber 3.Pilates-Yoga Center		82,500	1. Spoke to property owner. 2. Spoke to merchants, except Yoga-Pilates center.
64	8	0.14	256 South Ave	Marilyn Friedrichs	Commercial	Maya Kovalyov	Internet Café		106,400	1. Have not received input from the owner. 2. Spoke to merchant.
64	9	0.06	32 S Martine Ave	Martine Avenue Assoc	Commercial	Lori Carlin	Fanwood Bagel		72,500	1. Have not received input from the owner. 2. Spoke to merchant.
64	10,12	0.1	38 S Martine Ave	Fanwood Equities	Commercial	Victor DeJesso and _____	1.Double Dipper 2. Corner Store	X	146,700	1. Raj Mukherji is a contract purchaser for lot 12. 2. Spoke to Double Dipper merchant. Did not receive input from Corner Store.

Block	Lot	Lot Acreage	Address	Property Owner	Land Use	Tenant	Shop Name	Apartments Above	Total Assessed Value (\$)	Comments
64	11	0.06	36 S Martine Ave	Mehta Family Llc	Commercial	_____	Fanwood Cleaners	X	108,000	Have not received input from the owner or merchant.
64	13, 14	0.29	44 S Martine Ave	Isidore & Rita Mandel	Commercial	1. _____ 2. _____ 3. Johann Hofler, 4. Rod Gedman 5. Hyang Yi	1. Eckerd's 2. Rice Inn 3. Crown Jewel 4. Panettone's 5. Fanwood Nail			1. Spoke to property owner. 2. Spoke to merchants, except Eckerd's.
64	15	0.07	50 S Martine Ave	Anthony P Gasparino	Commercial	_____	Anton's Hair Salon		150,200	Have not received input from the owner or merchant.
64	16	0.2	56 S Martine Ave	Dominick M Constandi	Commercial	Frank and Tracey Constandi	Auto Repair and Body Shop		142,800	Spoke to property owner.
64	5A	1.04	LaGrande Ave	Borough Of Fanwood	Public / Commuter Parking	Borough of Fanwood	n/a			Municipally owned property
64	17-20	1.2	213, 217, 225 LaGrande Ave and 47 2nd Street	Savers Shares Inc (Renate Dowling)	Vacant	vacant	n/a			Spoke to property owner.
64	22	0.21	35 2nd St	Jobar Realty Company Inc	Commercial	_____	Home Heating Oil Co.		72,500	1. Spoke to property owner. 2. Have not received input from merchant.

Internet Café

Ms. Maya Kovalyov's business was established two years ago. There are no plans for future expansion. She has a general concern as to what will happen in the future. She hopes to see minimal impact. She has no problem with office or apartments above as long as it doesn't interfere with her business. She has no problem with a mixed use building or structured parking. She supports façade improvement.

Enchantments and Enchantments & Enchantments, Too!

Ms. Helen Ling feels there is a lack of understanding from the local government as to what Fanwood downtown needs. Rather than using other towns for examples, Fanwood must develop individually and uniquely. She does not support a BID. A business owner association has been in operation for three years now, and nothing has come of it. Just now, people are starting to act, establishing guidelines and the like. She feels there is a lack of communication among the business owners themselves.

As for the area, there is a feeling of isolation on South Ave. She hopes that through the redevelopment plan, the gaps will be filled and a new connection between the South Street and Martine Avenue will be formed.

As for her store space, between her two stores is warehousing space that the landlord uses. She cannot expand or combine her stores without major renovations.

She is not in support for a parking deck. She feels a parking deck will be too large a development for such a small community. She has no problem with residential units or office space above her store.

Redevelopment Area: Map of Stakeholder Input

Fairwood Train Station

South Avenue/Block 28

Marion Avenue

Downtown Retail/Residential District

Block 64

Muni Lot 1



Municipal Lot 2

Downtown Residential District

LaGrande Avenue

Madame Street

Legend

-  Spoke to Property Owner
-  Spoke to Merchant



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