

Green Essex Partners Urban Renewal, LLC

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PROJECT PROPOSAL

The Executive Drive Redevelopment project involves the removal of two (2) existing office buildings known as 100 and 200 Executive Drive and the construction of multiple Class A apartment buildings on the same properties. The properties will be consolidated into one lot.

Green Essex Partners Urban Renewal Entity, LLC is the contract purchaser and the redeveloper for the property and project pursuant to a Redevelopment Agreement between the Township and Green Essex Partners dated January 2021.

The apartments will contain 425 dwelling units with site amenities associated with Class A buildings including but not limited to; pool, work out room, and parking deck.

The parking deck will park 567 cars. There will be 42 individual garages that allow for 42 parking spaces in front of the garages as well as 168 surface parking spaces.

The project will be serviced by new water, gas, electric and cable and telephone extensions.

The breakdown of units for the 425 apartments are approximately as follows: M= Market Rate, A= Affordable

BUILDING	TOTAL	1BR-M	1BR-A	2BR-M	2BR-A	3BR-A
A	304	132	4	145	18	5
B	59	12	6	27	14	
C	62	23	3	22	6	8
TOTAL	425	167	13	194	38	13

The total amount of affordable units is 64 of the 425 units for a mix of 15%.

As part of the project a dog park is to be constructed with artificial turf specifically design for canine use. The park will have areas designated for small and large dogs. Benches, water and other amenities will be provided. The park will eventually be subdivided and gifted to the Township of West Orange.