

OhNo60 NEWS

The Latest on the Post Office Redevelopment and Other Cool Stuff

Minno & Wasko -

Wins It All

Apparently the Town of Maplewood has quite a thing for the architectural firm of Minno & Wasko. As it turns out, Minno & Wasko designed the Station House Apartment Complex on Dunnell Road in 2012. But that's not all: Minno & Wasko was originally hired by JFM Developers to design the PSE&G site. When JFM pulled out of that project, they brought Minno & Wasko along with them on the Post Office Redevelopment Plan. But that's not all!: Avalon Bay then won the PSE&G redevelopment and guess who they hired? Yes, Minno & Wasko will go down in Maplewood history as having a huge influence on the buildings in Maplewood during this period.



A Great Deal:

If real estate is your best investment, it looks like it's a great time to be a developer. Towns like Maplewood are apparently offering all sorts of incentives such as paying for demolition, taking off remediation costs, offering PILOTS (Payment in Lieu of Taxes!), foregoing affordable housing and the like. The current value of the former Maplewood Village Post Office building and property is \$1.8 million but with all the incentives Maplewood's profit will be \$572,000.

What's in it for Maplewood?

On the open market the building and land could command \$1.8 million. If the Town were to keep it and improve it, the value could escalate to around \$3 million. Maplewood representatives say that the building is ugly and they've been talking about this for 20 years. Although times have certainly changed over 20 years, the Town's priority and ideas haven't. Apparently, for lack of any better ideas, it is worth millions to get rid of this "eyesore" quick and get on with JMF Development.



Next Time Lets Walk!

Have you ever spent time circling and thought of all the exercise you could have had if you had walked all that time? OhNo60 is working on getting information about all the extra parking that will be available with the new development. Okay, so the Post Office site and the two adjacent rows of parking may be tied up for a year or two, but ultimately the net gain will be extra parking spaces. Under the redevelopment plan the developer is not only obligated to provide 1.2 parking spots for each apartment but is also responsible for providing adequate parking for the 5 new 2500 sq ft. retail stores' customers. And then there are the apartment dwellers' visitors. Based on online standards we should be looking at a minimum of about 30 more spots. After years of demolition and construction, the extra parking will be a welcome windfall for the Village and it's merchants.

Let's Go for the GOLD Standard - or higher

It takes a minimum of 40 points to become a LEED (Leadership in Energy and a Environmental Design) Certified. Did you know that there are various levels that are obtainable? And here are the levels: Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80 points and above up to 110 points.

Now, we know that the Station House Apartments obtained the bare minimum score of 40 points, however, our disappointment in that score has already been expressed to the Township. We believe this pretty much assures our Town will be negotiating for a much higher score going forward on our valuable properties. History tells us using higher quality and environmental friendly materials, and working more deliberately to obtain measurable goals, will assure a safer and more earth friendly building that will be pleasing and more valuable on many levels for generations.

What Will the New Building Look Like?

The last set of renderings that was presented by Minno & Wasko showed the 53' height which was brought back to the original Redevelopment Plan Specifications of 45'. Since conforming with the plan, all that's left is for JMF to pass its new design with the Planning Board and the Village Alliance Design Team to assure it meets the requirements outlined in the redevelopment Plan. So, it looks like residents will be in for a great surprise!

