

Report of
**Preliminary Investigation for
Determination of an Area in Need of Redevelopment**

For:
Block 1086, Lots 29-30 / Block 1089, Lots 1-2 / Block 1131, Lots 30-32



Prepared For:
Township of Middletown
Monmouth County, New Jersey
April 2022

Prepared By:
DMR Architects

ACKNOWLEDGEMENTS

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1.0 PURPOSE:

The Township of Middletown adopted Resolution No. 22-75 on February 7th, 2022, which directed the Township of Middletown Planning Board to undertake a preliminary investigation pursuant to the Local Redevelopment and Housing Law (LRHL), to determine whether Lots 29 and 30 on Block 1086, Lots 1 and 2 on Block 1089, and Lots 30, 31 and 32 on Block 1131, (the “Area of Investigation”) which is depicted in **MAP 1** constitutes an “area in need of redevelopment” without condemnation in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.

2.0 INTRODUCTION:

This report is written pursuant to Section 6 of the LRHL, serving as the “statement setting forth the basis for investigation.” The LRHL requires the following procedures:

- a. No area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by resolution, authorize the planning board to undertake a preliminary investigation to determine whether the proposed area is a redevelopment area according to the criteria set forth in Section 5 of P.L. 1992, c.79 (C:40:12A-5). The governing body of a municipality shall assign the conduct of the investigation and hearing to the planning board of the municipality.
- b. After completing its hearing on this matter, the Planning Board shall recommend that the delineated area, or any part thereof, be determined, or not be determined, by the municipal governing body to be a redevelopment area. After receiving the recommendation of the planning board, the municipal governing body may adopt a resolution determining that the delineated area, or any part thereof, is a redevelopment area.

3.0 AREA OF INVESTIGATION OVERVIEW AND CONTEXT:

The Township of Middletown is located in Monmouth County, has a land area of 58.72 square miles and a population of 67,106 persons. The population characteristics are, 93% being one race and 7% being two or more races. According to the 2020 United States Census, the racial makeup for individuals of one race are 93% White and 7% either African American, Asian or other races. From the 2019 American Community Survey, the median household income is \$120,757, the number of households are 25,519 at an average density of 434 per square mile.

Middletown is the most populous municipality in the county and the 16th largest in New Jersey. The municipality has seen increase in population according to the last census figures. The Garden State Parkway passes through Middletown providing access to New Jersey, the NJ Turnpike and New York City. Additionally there is a NJ Transit Station, bus and ferry service providing access to New York City.

4.0 PROPERTY DESCRIPTIONS:

The Study Area consists of seven properties identified as Block 1086, Lots 29 and 30, Block 1089 Lots 1 and 2, and Block 1131 Lots 30, 31 and 32. The Study Area is occupied by the River Centre office complex, which is comprised of six buildings over a combined land area of approximately 46.7 acres. Two buildings are located to the north of Newman Springs Road, whereas four buildings are located to the south of Newman Springs Road. The total building leasable square footage for all the buildings is approximately 668,107 square feet. Additionally, the Study Area is comprised of two parking lots that service commuters. These parking lots are located to the north of Newman Springs Road and owned by the New Jersey Highway Authority. The total size of the Study Area is 48.7 acres.

A detailed description of each property is as follows:

- **Block 1086, Lot 29 / 200 Schultz Drive / River Centre Building 6:** The subject property consists of a four story brick and glass facade office building (Building 6) with a total leasable square footage of approximately 102,608 square feet in size. The building is approximately 35 years old and has a first floor open atrium. There is a courtyard to the south, between River Centre Building 6 and River Centre Building 5 (Lot 30, to the south), and an accessory parking lot located to the west and north of the building. As per the rent roll provided by the property owner, the building is occupied by nine tenants. The occupancy rate of the building is 85% or approximately 87,579 square feet. Ingress and egress to the property is off Schultz Drive.
- **Block 1086, Lot 30 / 100 Schultz Drive / River Building Centre 5:** The subject property area consists of a four story brick and glass facade office building (Building 5) with approximately leasable area of 103,506 square feet in size. The building is approximately 35 years old. A courtyard to the north connects River Centre Building 5 and River Centre Building 6, and an accessory parking lot wraps the west and south sides of the building. According to rent rolls provided by the property owner there is one tenant in the building. Just 28% or approximately 28,506 square feet of the building is occupied. Ingress and egress to the property is provided by Schultz Drive.
- **Block 1089, Lot 1 / Half Mile Road:** The subject property is occupied by a commuter parking lot owned by the New Jersey Highway Authority. The property is connected to Block 1089, Lot 2 and is bisected by a through lane in the middle of the property. Ingress and egress to the property is off Schultz Drive.
- **Block 1089, Lot 2 / 300 Half Mile Road:** The subject property is occupied by a commuter parking lot owned by the New Jersey Highway Authority. The property is connected to Block 1089, Lot 1 and is bisected by a through lane in the middle of the property. Ingress and egress to the property is off Schultz Drive.
- **Block 1131, Lot 30 / 331 Newman Springs Road / River Centre Building 1:** The subject property is occupied by a four story office building (Building 1) with an approximate leasable square footage of 122,829 square feet. The buildings facade is brick and glass and is approximately 35 years old. The building has a “V” shape with an open atrium and central corridor on the first floor. There is an accessory parking lot to the east of the building. According to the rent roll provided by the property owner, there are ten tenants occupying the building. The occupancy rate of the building is 91% or 111,915 square feet. Ingress and egress to the building is provided by Newman Springs Road.
- **Block 1131, Lot 31 / Newman Springs Road / River Centre Buildings 3 and 4:** The subject property is occupied by two buildings connected by a skywalk. River Centre Building 3 is an approximately 35 year-old three story “V” shaped building with approximately 196,225 square feet of leasable floor area. The facade of the building

is brick and glass. There is an open atrium on the first floor providing access to the building. River Centre 4 (Building 4) is a two story building brick and glass facade building. The building contains the amenity space of the office complex providing a cafe, lounge and fitness center. The approximate square footage of leasable area for Building 4 is 20,072 square feet. As mentioned, the building is connected through a skywalk between River Centre Buildings 3 and 4. According to the rent roll provided by the property owner, River Centre Building 3 has four (4) tenants occupying just 39% or 76,572 square feet. River Centre's Building 4 occupancy is 100%. Ingress and egress to the buildings are provided off Newman Springs Road.

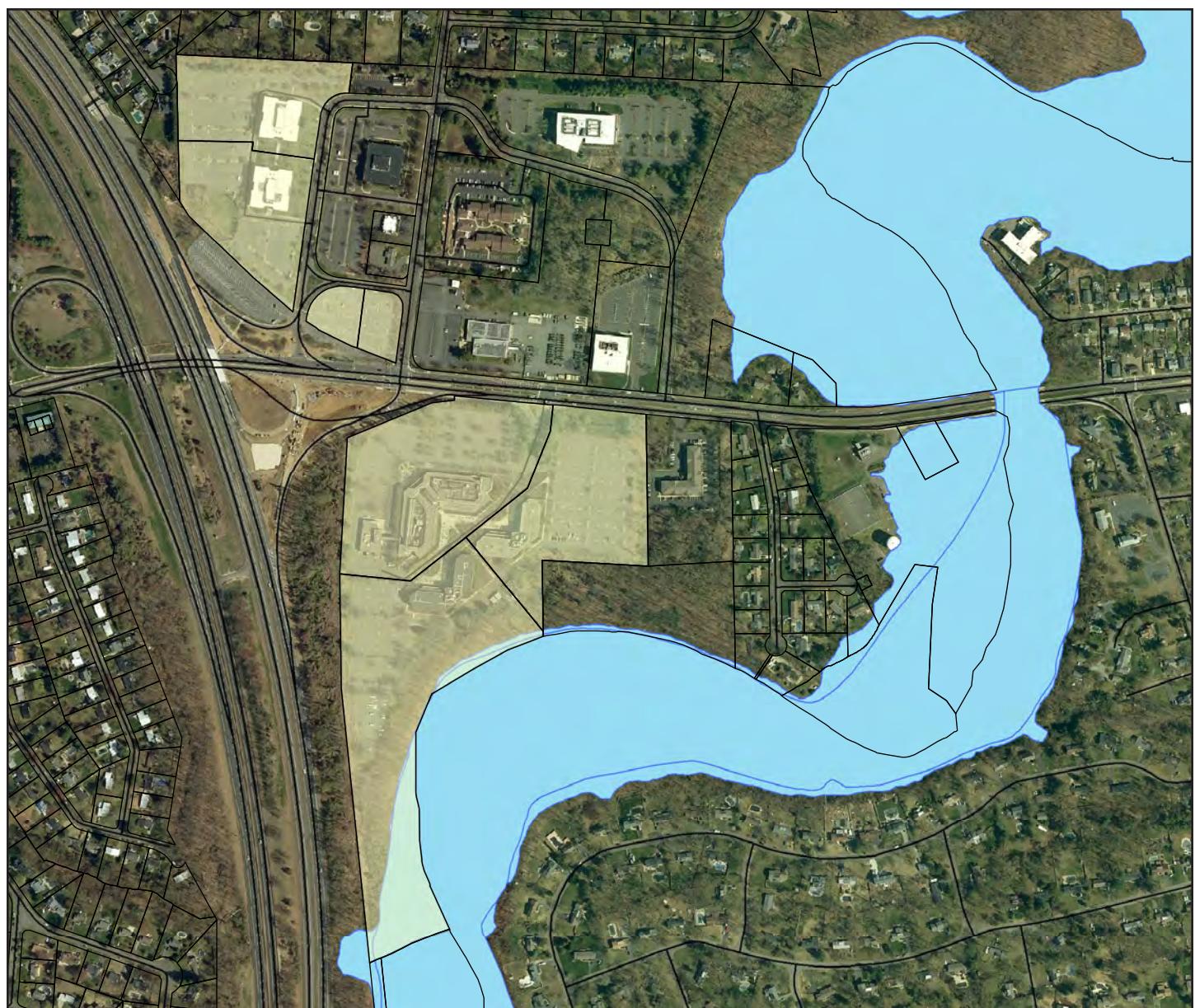
- **Block 1131, Lot 32 / Off Newman Springs Road / River Building Centre 2:** The subject property is occupied by a four story "V" shaped building (Building 2) with an approximate square footage of 118,421 square feet. The building has an open atrium on the first floor to access the building. There is an accessory parking lot to the west of the building. According to the rent roll provided by the property owner, the property is occupied by five tenants. The buildings occupancy rate is 96%; however, one tenant will be leaving imminently that occupies 54,538 square feet. After when this tenant leaves, the building will be 52% occupied, equating to vacancy rate of 48%. Ingress and egress to the building is off Newman Springs Road.

Surrounding the Study Area to the west is the Garden State Parkway, to the east office uses, a hotel and single family homes, to the south the Navesink river and to the north single family homes.

PROPERTY DESCRIPTIONS

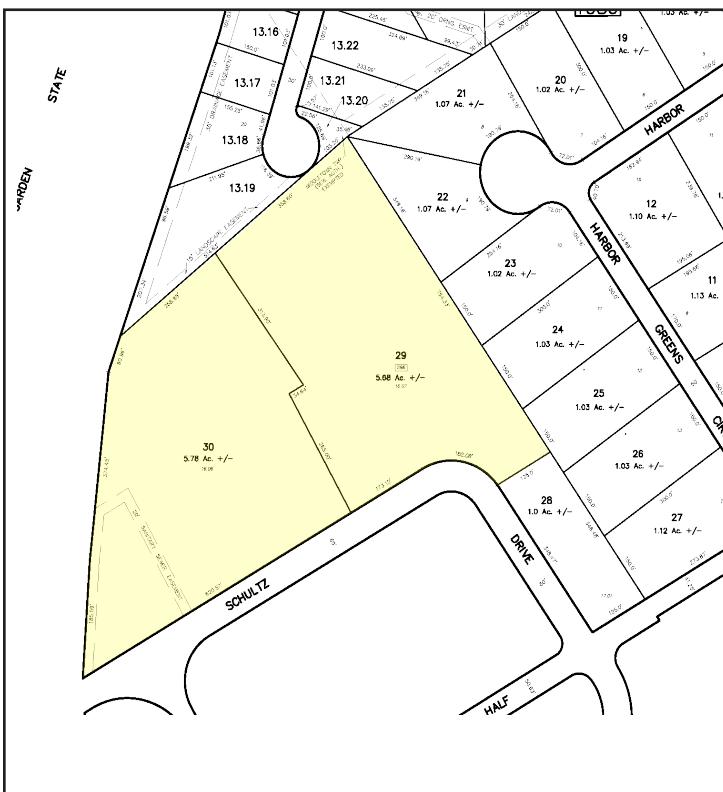


Map 1: Aerial of Study Area

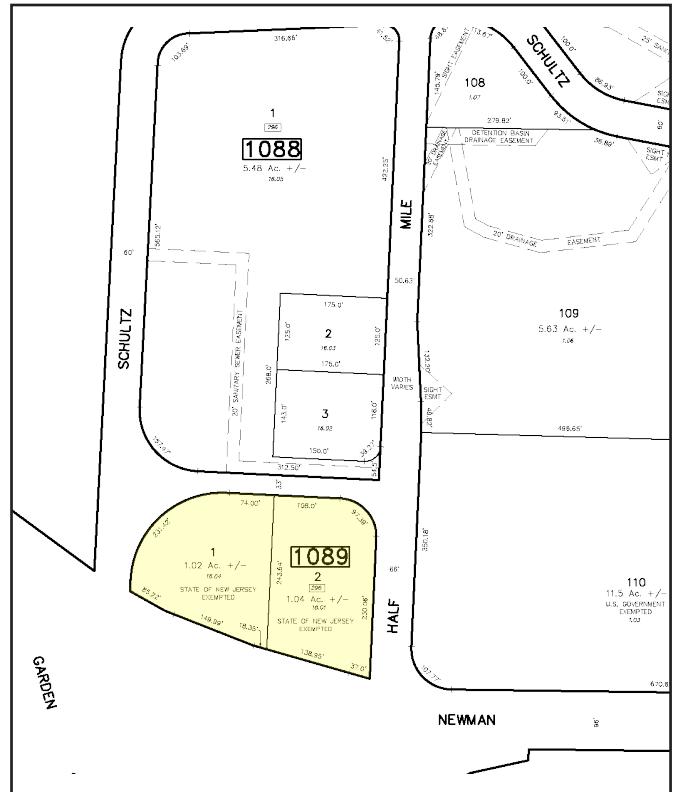


Map 2: Aerial of Study Area with Flood Hazard Area in Blue

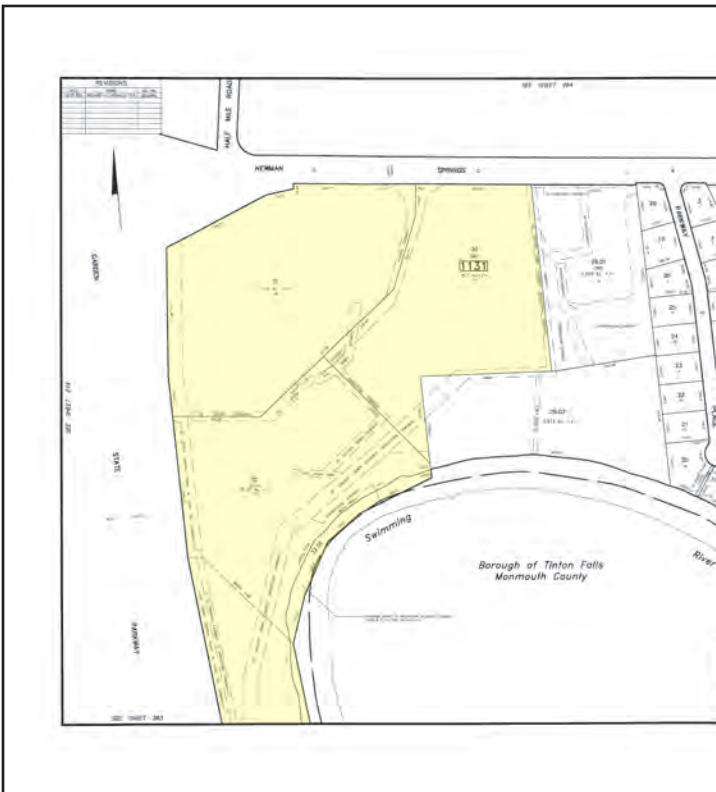
PROPERTY DESCRIPTIONS



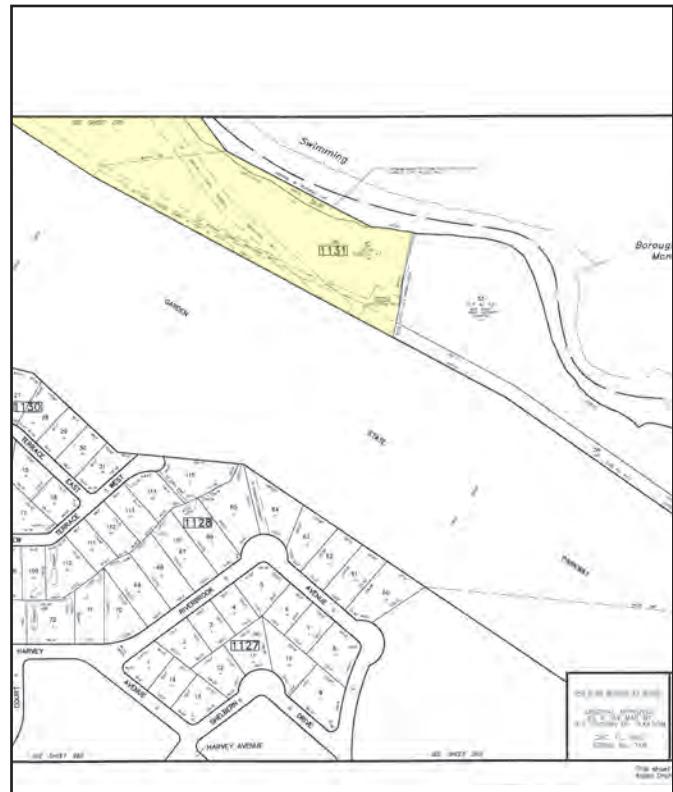
Map 3: Tax map for Block 1086, Lots 29 & 30



Map 4: Tax map for Block 1089, Lots 1 & 2



Map 5: Tax map for Block 1131, Lots 30, 31 & 32



Map 6: Tax Map for Block 1131, Lot 32

EXISTING ZONING:

The properties are located within the Business Park (BP) Zone as shown in map 7. Land use regulations as outlined in §540-902B of the Township's Planning and Development Regulations are detailed below. Use requirements for the BP Business Park Zone are as follows:

1. Accessory

a. Accessory Uses:

- i. Commercial accessory storage building
- ii. Fences and hedges
- iii. Garage, commercial
- iv. Home occupation
- v. Indoor storage/display of goods sold on-site
- vi. Off-street parking
- vii. Outdoor storage/display of goods sold on-site
- viii. Signs

- xvi. Employment service
- xvii. Engineering service
- xviii. Family counseling
- xix. Financial service
- xx. Government office and facility
- xxi. Insurance agency
- xxii. Legal service
- xxiii. Medical office
- xxiv. News syndication service
- xxv. Planning service
- xxvi. Professional consultant
- xxvii. Real estate agency
- xxviii. Security/commodity broker
- xxix. Surveying service
- xxx. Travel agent
- xxxi. Tutoring service
- xxxii. Veterinarian office

2. Agricultural

a. Permitted Uses:

- i. Commercial woodland
- ii. Cropland
- iii. Fisheries
- iv. Livestock, pasture and rangeland
- v. Nursery
- vi. Orchard and vineyard

b. Accessory Uses:

- i. Barn and other farm buildings
- ii. Roadside farm stand

3. Business Office

a. Permitted Uses:

- i. Accounting
- ii. Advertising service
- iii. Animal hospital
- iv. Architectural service
- v. Artist/art studio
- vi. Banking
- vii. Blood bank
- viii. Business management
- ix. Clinic
- x. Collection Agency
- xi. Computer programming and consulting
- xii. Credit reporting and service
- xiii. Data processing service
- xiv. Dentist
- xv. Driving school

b. Conditional Uses:

- i. Hospitals
- ii. Performance commercial development

4. Business Services

a. Permitted Uses:

- i. Printing and photocopy service

5. Educational

a. Permitted Uses:

- i. Acting school
- ii. Animal training school
- iii. Daycare
- iv. Music school
- v. Nursery school
- vi. Senior day care
- vii. Special training school

b. Conditional Uses:

- i. Private or parochial school

6. Light Industrial

a. Permitted Uses:

- i. Scientific research laboratory

7. Recreational

- a. Permitted Uses:
 - i. Athletic academy
 - ii. Athletic fields
 - iii. Athletic fields, privately owned
 - iv. Basketball court (public)
 - v. Batting cage
 - vi. Golf driving range
 - vii. Ice skating rink
 - viii. Miniature golf course
 - ix. Movie theater
 - x. Nature area/reservation
 - xi. Park
 - xii. Playhouse
 - xiii. Playground
 - xiv. Roller-skating rink
 - xv. Swimming pool (commercial)
 - xvi. Tennis court (commercial)

- b. Conditional uses:
 - i. Golf course

- c. Accessory uses:
 - i. Fairground (temporary)
 - ii. Gym, health spa and athletic club

8. Residential

- a. Permitted Uses:
 - i. Hotels and motels

9. Service Organizations

- a. Permitted Uses:
 - i. Garden club
 - ii. Library
 - iii. Places of worship
- b. Conditional Uses:
 - i. Cemeteries

10. Transportation

- a. Permitted Uses:
 - i. Commercial parking lot
 - ii. Commuter parking lot
 - iii. Highway and street right of-way
 - iv. Railroad right-of-way
- b. Accessory Uses:
 - i. Heliport

11. Utility

- a. Permitted Uses:
 - i. Electric, gas, water, and sewer line
 - ii. Utility equipment building (under 100 sf)
- b. Conditional Uses:
 - i. Commercial communication antenna or tower
 - ii. Public utility office or substation
 - iii. Radio communication center
 - iv. Telephone communication center
 - v. Television communication center

12. Wholesale and Retail Trade

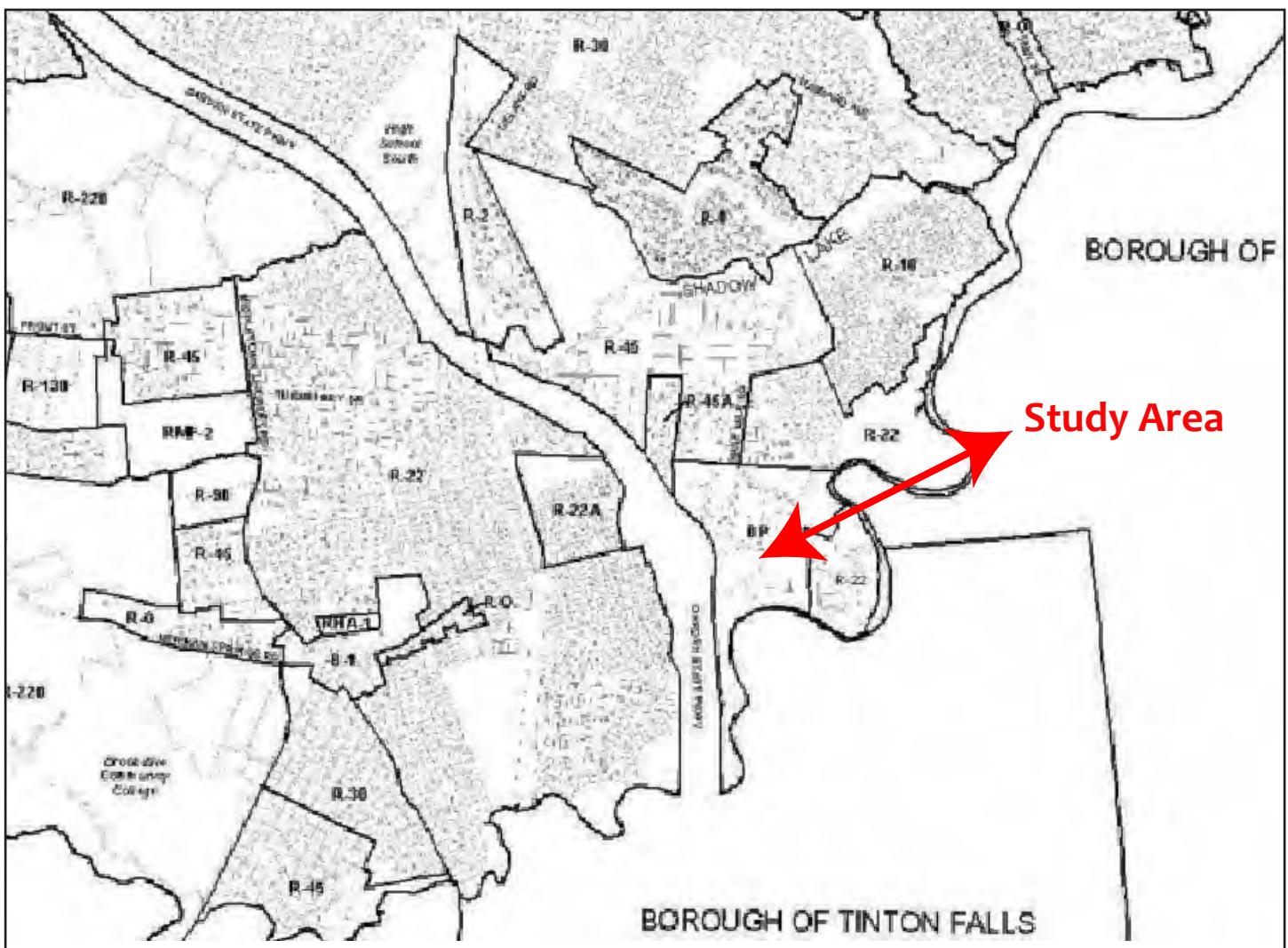
- a. Permitted Uses:
 - i. Floral shop
 - ii. Recording studio
 - iii. Video rental
- b. Accessory Uses:
 - i. Bakery, pizzeria, or other food retail
 - ii. Bar
 - iii. Book and stationary store
 - iv. Cafeteria
 - v. Delicatessen
 - vi. Newsstand
 - vii. Restaurant
 - viii. Variety store

Table 1: Lot and Bulk Standards of the BP Zone

Standard	Requirement
Minimum gross lot area	3 acres
Minimum buildable lot area	2.5 acres
Minimum front yard setback	75 feet
Minimum side yard setback	50 feet
Minimum street side setback	37.5 feet
Minimum rear yard setback	50 feet
Minimum street rear setback	75 feet
Minimum lot frontage	200 feet
Minimum gross floor area	5,000 square feet
Minimum first floor area	5,000 square feet
Maximum lot coverage*, one-story building	70%
Maximum lot coverage*, two or more stories	60%
Maximum floor area ratio	22%
Maximum building height	3 stories, 40 feet

* Lot coverage for all improvements (impervious or pervious) including all parking areas and automobile access driveways and internal roadways, whether covered by an impervious or pervious material, patios associated with an in-ground or above-ground swimming pool, and all other impervious surfaces

Additionally, pursuant to §540-923C(2), wherever any BP zone boundary line abuts a residential zone boundary line, the building setback requirement shall be 100 feet along the entire length of such common zone boundary line.



Map 7: Township Zoning Map of Study Area

STATUTORY CRITERIA FOR AN “AREA IN NEED OF REDEVELOPMENT” DESIGNATION:

The laws governing redevelopment by municipalities in New Jersey are set forth in the LRHL, which is codified at N.J.S.A. 40A:12A-1 et seq. This statute grants the governing body of a municipality the power to authorize the Planning Board to conduct a study to determine whether an area is in need of redevelopment; to make such a determination following the completion of the study; and to adopt a redevelopment plan for the designated area.

An area may be determined to be in need of redevelopment only if, after an investigation by the Planning Board and a public hearing for which notice has been given, it is found that the area meets one or more of the following criteria:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated or obsolescent or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or other improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the areas has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Enterprise Zones Act,” P.L. 1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L. 1992, c. 79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the

provisions of P.L. 1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

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

Additionally, a redevelopment area “may include lands, buildings or improvements which of themselves are not detrimental to the public health safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part”. See N.J.S.A. 40A:12A-3.



Property Owner:
FM Red Owner, LLC

Property Use:
Office Park Building

Property Acreage:
5.68 AC / 247,421 SF

Zone District:
BP Business Park

Permitted Use:
Yes

PROPERTY VALUE:

According to the Township of Middletown the assessed value for the delineated area is:

Land Value:	\$ 2,101,600
Improvement Value:	\$ 8,109,200
Net Assessment	\$ 10,880,800

PROPERTY DESCRIPTION:

The subject property is located at 200 Schultz Drive, identified as Block 1086, Lot 29 and located within the BP Business Park Zone. Existing on the subject property is a four story brick and glass office building, identified as River Centre Building 6, within the River Centre office complex. The glass windows are tinted black to limit visibility into the office space of the building. This feature is similar to other office buildings built during the same time period. The building has an approximate square footage of 102,608 square feet, and is approximately 35 years old.

According to information provided by the property owner, the buildings HVAC system are approximately 32 years old. From records provided by the property owner, the building is 85% occupied by tenants with a 15% vacancy rate. There is an accessory parking lot to the west and north of the building.

DMR was able to access the first, second, third floor, fourth floor and mechanical rooms of the subject property building. Additionally, DMR accessed the perimeter of the property during the site visit to the Study Area and noted the following conditions:

- Building Condition: Upon observation, the building is generally in fair condition with no evidence of exterior cracking of the facade or interior cracking of the walls. The lobby atrium was recently improved with cosmetic improvements. The lobby atrium provides access to the building.
- Building Vacancy: As previously noted according to the rent roll provided by the property owner the building is 85% occupied, or 15% vacant. This equates to 87,579 square feet of leasable space of the building being occupied.
- Parking Lot Condition: Various areas of the parking lot are in poor condition with cracking of the asphalt likely due to water infiltration and limited stormwater management mechanisms as evidenced by areas of water pooling due to settling and poor grading / drainage. If no corrective measures are taken, this condition will likely worsen and could result in hazardous conditions during rain and freeze events. These conditions are noted in Figures 13-18.
- Excessive Land Coverage: The subject property is predominately impervious, with what appears to be limited mechanisms to collect stormwater as noted by the areas of water ponding within the lot.
- Parking Lot Occupancy: DMR toured the property during the middle of the week during the work day. The parking lots associated with this building was not at capacity, with the vast majority of parking spaces not being occupied. This is an indication that there is an excess of parking and that the building office spaces are not being utilized or fully occupied.

TOWNSHIP RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

The following is an outline of Township Records for the subject property:

- Police Records: Since 2013 there was one (1) police call to the subject property for illegal dumping. This complaint has been closed.
- Fire Records: There are no fire records or violations associated with this subject property.
- Building Department Records: There were several permits issued for the subject property. However none of the permits were substantial, nor were there any violations issued.



Figure 1: Front entrance to building.



Figure 2: Side facade of building.



Figure 3: Side facade of the building.

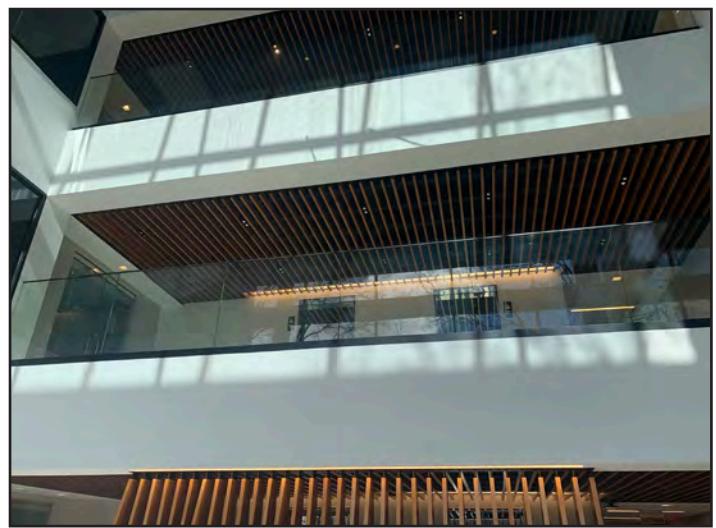


Figure 4: Open atrium on the ground floor.



Figure 5: Vacant office space.



Figure 6: Vacant office space.



Figure 7: Vacant office space.



Figure 8: Mechanical system built over 35 years with staining on exterior.



Figure 9: Mechanical system built over 35 years ago.



Figure 10: Mechanical system built over 35 years ago.



Figure 11: Exposed pipe on the roof.



Figure 12: Water retention on the roof due to inadequate drainage design.



Figure 13: Cracking of asphalt in parking lot.



Figure 14: Cracking of asphalt in parking lot.



Figure 15: Cracking of asphalt in parking lot.



Figure 16: Water retention in parking lot due to limited stormwater management.



Figure 17: Water retention in parking lot due to limited stormwater management.



Figure 18: Cracking of asphalt within parking lot.

Property Owner:
FM Red Owner, LLC

Property Use:
Office Park

Property Acreage:
5.78 AC / 251,777 SF

Zone District:
BP Business Park

Permitted Use:
Yes



PROPERTY VALUE:

According to the Township of Middletown the assessed value for the delineated area is:

Land Value:	\$ 2,138,600
Improvement Value:	\$ 7,375,600
Net Assessment	\$ 9,514,200

PROPERTY DESCRIPTION:

The subject property is a 5.78 acre or 251,777 square-foot lot located at 100 Schultz Drive, identified as Block 1086, Lot 30 and located within the BP Business Park Zone. Existing on the subject property is a four story office building, identified as River Centre Building 5, with accessory parking to the west and south of the office building. The building's facade is brick and glass, with the glass being tinted. The building is approximately 35 years old. From records provided by the property owner there is a total of 103,506 square feet within the building, in which there is only a single tenant occupying 28% of the leasable square footage, which equates to a vacancy rate of 72%.

DMR was able to enter the building and accessed the perimeter of the property during the site visit to the Study Area and noted the following conditions:

- **Building Condition:** Upon observation, the building is generally in good condition with no evidence of exterior cracking of the facade or interior cracking of the walls. The lobby atrium was recently redone which provides access to the building.

- Office Vacancy: As previously noted, the property building is 28% occupied. DMR toured the vacant spaces which universally had large floor plates exceeding 3,500 square feet. These vacancies have lasted more than two years. Upon conversation with the real estate broker and property owner representative, large suburban office park spaces over 3,500 square feet are difficult to rent in the current market. Therefore it is the opinion of this report that the this property meets criterion “b”, which concerns significant vacancies of such building or buildings in an office for at least two consecutive years. This condition is noted in Figures 7-11.
- Faulty Arrangement / Large office spaces: During the site visit DMR toured the vacant office spaces within the building. As previously noted, the large size of the unoccupied office spaces make them difficult to rent and make them likely to remain vacant over a prolonged period. It is in our opinion this is faulty arrangement. This condition is noted in Figures 7-11.
- Excessive Land Coverage: The subject property is predominately impervious, and upon observation there is limited mechanisms to collect stormwater. This condition adds to potential flooding.
- Parking Lot Condition: Various areas of the parking lot are in poor condition with cracking of the asphalt likely due to water infiltration and limited stormwater management mechanisms as evidenced by areas of water pooling due to settling and poor grading / drainage. If no corrective measures are taken, this condition will likely worsen and could result in hazardous conditions during rain and freeze events. These conditions are noted in Figures 16-18.
- Parking Lot Occupancy: DMR toured the property during a work day. The parking lot associated with this building was not filled with countless parking spaces not being utilized. This is an indication that the building is not being properly utilized. As the building is not being properly utilized, this can affect the financial health of the Office Park community. Furthermore this is an indication that there is excessive land coverage due to the excess parking on the subject property as compared to the demand.

As noted, the subject property has conditions of an office park that has significant vacancies with the building being 72% vacant. Furthermore with the changing of today's market of today's suburban office park market and the large size of these vacant office spaces, the likelihood of these spaces being rented will be sparse. Therefore these significant vacancies of this building will in the likelihood continue.

TOWNSHIP RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

The following is an outline of Township Records for the subject property:

- Police Records: There were no records associated with this property.
- Fire Records: There were no records associated with this property.
- Building Records: There were several building permits issued for the subject property, however none are substantial. Additionally no building violations were issued to the subject property.



Figure 1: Front of four story office building.



Figure 2: Side view of four story office building.



Figure 3: Side of four story office building.



Figure 4: Water staining on roof line on front portion of the building.



Figure 5: Water staining on roof line on front portion of the building.



Figure 6: First floor atrium.



Figure 7: Large vacant office space exceeding 3,500 square feet.



Figure 8: Large vacant office space exceeding 3,500 square feet.



Figure 9: Large vacant office space exceeding 3,500 square feet.



Figure 10: Large vacant office space exceeding 3,500 square feet.



Figure 11: Large vacant office space exceeding 3,500 square feet.

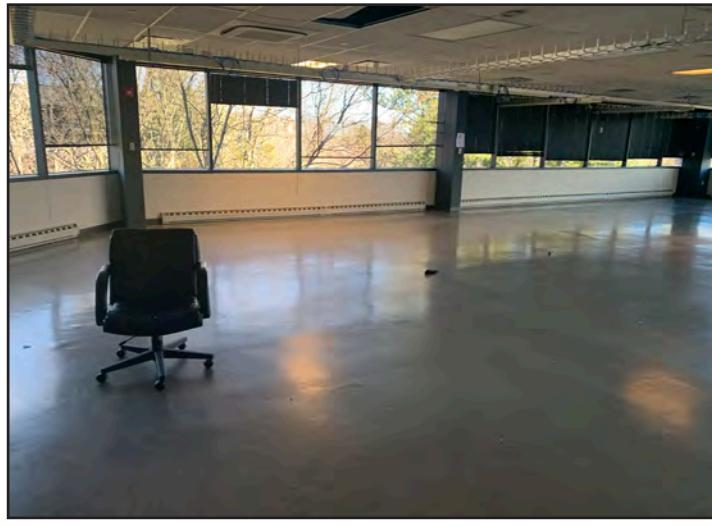


Figure 12: Large vacant office space exceeding 3,500 square feet.



Figure 13: Mechanical system over 35 years old.



Figure 14: Mechanical system over 35 years old with staining on the equipment.



Figure 15: Parking lot not being fully occupied.



Figure 16: Cracking of asphalt and fading of striping parking spaces within parking lot.



Figure 17: Cracking of asphalt and fading of striping parking spaces within parking lot.



Figure 18: Cracking of asphalt and fading of striping parking spaces within parking lot.



Property Owner:
FM Red Owner, LLC

Property Use:
Office Park

Property Acreage:
11.46 AC / 499,197 SF

Zone District:
BP Business Park

Permitted Use:
Yes

SUMMARY OF FINDINGS FOR BLOCK 1086 LOT 29 (RIVER CENTRE BUILDING 6) AND BLOCK 1086 LOT 30 (RIVER CENTRE BUILDING 5):

For the purposes of this investigation study DMR has defined the Study Area collectively for the northern area of the River Centre office park comprised of Block 1086, Lot 29 (River Centre Building 6) and Block 1086, Lot 30 (River Centre Building 5). The reasoning for this is that this portion of the office park is grouped together in this area and is under the same ownership.

Collectively River Centre Building 5 and River Centre Building 6, have a vacancy rate of 44% for both buildings as provided by the property owner and within Appendix 5 of this report :

BUILDING	OCCUPANCY	VACANCY
River Centre Building 5	28%	72%
River Centre Building 6	85%	15%
Average	56%	44%

In comparison to industry standards, the existing vacancy rates for the two buildings within the north study area of the River Centre office complex is over four times the vacancy rate compared to similar facilities in Monmouth County as identified in the 2021 Monmouth County Profile Report report. Based on that report the current office vacancy within Monmouth County from the 4th quarter of 2020 was 10.6%. (https://www.co.monmouth.nj.us/documents/24/2021_Profile_Report_Final_0921.pdf). In addition, Avison Young has reported the 4th quarter 2021 office vacancy for all of New Jersey is 13.8% (<https://www.avisonyoung.us/web/new-jersey/office-market-report>). Both of these reports provide comparable vacancy rates for similar projects and developments within Monmouth County and the State of

New Jersey.

As noted in the chart above, the current office vacancy rate for both buildings within the north study area of the River Centre office complex is 44%, which has been vacant for at least two consecutive years. This is significantly higher than the two industry standards office statistics as previously noted. Therefore, it is the opinion of this report that Building 5 and Building 6 meets criteria "b".

REDEVELOPMENT DESIGNATION:

The nature of the property meets criteria "b" of the LRHL, specifically :

- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

CONCLUSION

It is in the opinion of this report that Block 1086, Lot 29 (River Centre Building 6) and Block 1086, Lot 30 (River Centre Building 5) meets criteria "b" of the LRHL as a result of the average vacancy for both buildings of 44% which is significantly higher than the two vacancy industry standards as referenced in this report.



Property Owner:
FM Red Owner, LLC

Property Use:
Office Park

Property Acreage:
8.7 AC / 378,792 SF

Zone District:
BP Office Park

Permitted Use:
Yes

PROPERTY VALUE:

According to the Township of Middletown the assessed value for the delineated area is:

Land Value:	\$ 3,219,000
Improvement Value:	\$ 12,427,400
Net Assessment	\$ 15,646,400

PROPERTY DESCRIPTION:

The subject property is located at 331 Newman Springs Road, identified as Block 1131, Lot 30 and located within the BP Business Park Zone. The subject property is 8.7 acres or 378,792 square feet. Existing on the subject property is a four story office building that has a "V" shape orientation with accessory parking to the east office building. This building is identified as River Centre Building 1. The building's facade is brick and glass, with the glass being tinted. The building facade matches the other River Centre buildings in the Study Area.

The building is approximately 40 years old, and located in the portion of the River Centre office park that is south of Newman Springs Road. The subject property is located to the north of the Navesink River. The building is in the eastern portion of the River Centre office complex comprised of the buildings River Centre Buildings 1, 2, 3 and 4. From records provided by the property owner there is a total square footage of 122,829 square feet within this building, of which 91% is occupied by ten tenants. According to information provided by the property owner the HVAC is 16 to 37 years old and is in fair condition.

DMR was able to enter the subject property building and accessed the perimeter of the property during the site visit to the Study Area and noted the following conditions:

- Building Condition: The building appears to be in fair condition typical of a building of that age, with no signs of mold or mildew, or exterior or interior cracking of the facade.
- Excessive Land Coverage: The subject property is predominately impervious with excessive amounts of surface parking. Based on our site visits there appeared to be limited mechanisms to collect stormwater as evidenced by multiple areas within the parking areas that had standing water. This is particularly of concern as the property is just outside of the flood hazard area of the Navesink River. This condition adds to potential flooding and deterioration of paved surfaces.
- Parking Lot Condition: The parking lot is in poor condition as evidenced by significant degradation and cracking throughout the parking lot. This is most likely due to a lack of upkeep and maintenance as well as the limited stormwater management as evidenced by areas of water pooling. In addition, there are missing trees throughout the parking field. This condition is exacerbated as it is just outside the flood hazard area of the Navesink River and will continue to worsen in condition unless any corrective measures are taken. Because of the parking lot condition this represents a dangerous condition for vehicles and pedestrians during and after rain and freeze events. See Figures 11 and 12.
- Parking Lot Occupancy: DMR conducted multiple site visits in the middle of the week, during the work day. The parking lot associated with this building was less than half full with countless parking spaces not being occupied. This is an indication that there is excessive parking and impervious coverage and the building is not being properly utilized even though this individual building has a higher occupancy rate. See Figure 10.

TOWNSHIP RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

The following is an outline of Township Records for the subject property:

- Police Records: There were no records associated with this property.
- Fire Records: There were no records associated with this property.
- Building Records: There were several permit issued since 2003. The permits did not relate to any dilapidation of the subject property. Additionally no violations were issued for the property.



Figure 1: Front of four (4) story office building.



Figure 2: Entrance to office building. Facade is brick and tinted glass.



Figure 3: Side view of office building. Facade is brick and tinted glass.



Figure 4: Side view of office building. Facade is brick and tinted glass.

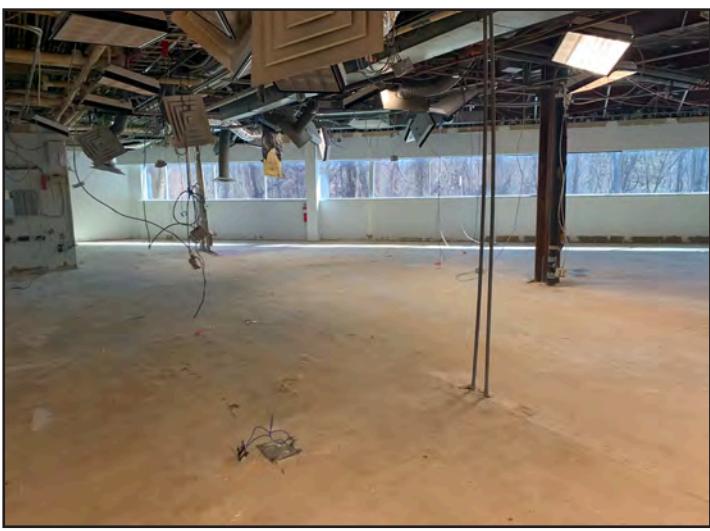


Figure 5: Large floor plate of vacant office space.



Figure 6: Large floor plate of vacant office space.



Figure 7: Large floor plate of vacant office space.



Figure 8: Large floor plate of vacant office space.

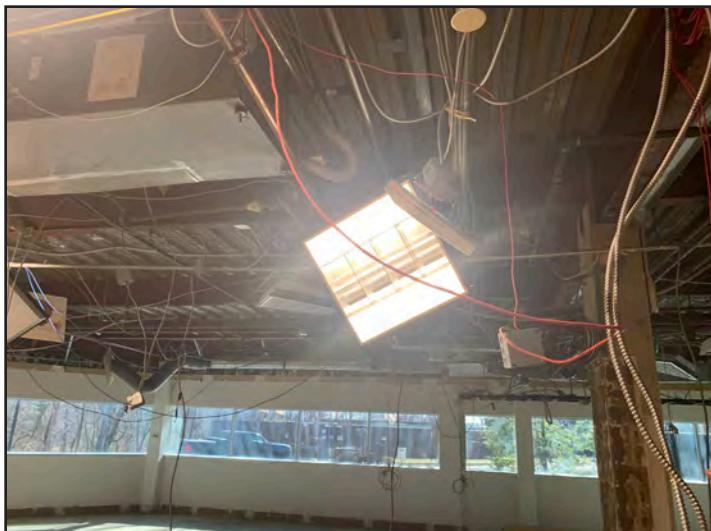


Figure 9: Large floor plate of vacant office space.



Figure 10: Under utilized parking lot.



Figure 11: Cracking of parking asphalt.



Figure 12: Cracking of the parking asphalt.



Property Owner:
FM Red Owner, LLC

Property Use:
Office Park

Property Acreage:
10.5 AC / 457,380 SF

Zone District:
BP Office Park

Permitted Use:
Yes

PROPERTY VALUE:

According to the Township of Middletown the assessed value for the delineated area is:

Land Value:	\$ 5,512,500
Improvement Value:	\$ 17,217,000
Net Assessment	\$ 22,729,500

PROPERTY DESCRIPTION:

The subject property is located at Newman Springs Road, identified as Block 1131, Lot 31 and located within the BP Business Park Zone. The subject property is 10.5 acres or 457,380 square feet. Existing on the subject property is a three story office building that has a "V" shape orientation and a two story building that is the amenity space for the River Centre office park. These buildings are identified as River Centre Buildings 3 and 4 according to the property owner. The River Centre Building 4 is an amenity space use and is connected to River Centre Building 3 by a skyway. There is accessory parking to the north and west of the office building. The building's facade is predominantly brick with tinted glass windows. The building facade matches the other River Centre buildings within the Study Area.

The building is approximately 40 years old, and is located on the south side of Newman Springs Road. From records provided by the property owner there is a total square footage of 196,225 square feet within the River Centre 3 office building and the building is 39% occupied by four tenants, which equates to 61% vacancy. River Centre 4 is an amenity building for the office park and is 20,072 square feet and occupied by an eatery and gym. The building has doors and windows that are boarded. See Figure 12

DMR was able to enter the subject property buildings and accessed the perimeter of the property during the site visit to the Study Area and noted the following conditions:

- Office Vacancy: As previously noted the property office building is 39% occupied therefore with a vacancy rate of 61%. Upon the site visit DMR toured the vacant spaces which were universally large open spaces all exceeding 2,900 square feet. Upon conversation with the real estate broker and property owner representative, large spaces over 2,900 square feet are difficult to rent in today's suburban office park rental market. These vacancies also were more than two years vacant. Therefore it is the opinion of this report that the this property meets criteria "b" whereas significant vacancies of such building or buildings in an office park for at least two consecutive years. This condition is noted in Figures 8-12.
- Faulty Arrangement / Large office spaces: During the site visit, DMR toured the vacant office spaces within the building. As previously noted, these vacant spaces were large in size creating difficulty to rent in today's suburban office park market. This condition is a faulty arrangement. This condition is noted in Figures 8-12.
- Excessive Land Coverage: The subject property is predominately impervious, and upon observation there is limited mechanisms to collect stormwater. This condition adds to potential flooding especially since it is just outside the flood hazard area of the Navesink River.
- Parking Lot Condition: The parking lot is in poor condition as evidenced by significant degradation and cracking throughout the parking lot. This is most likely due to a lack of upkeep and maintenance as well as the limited stormwater management as evidenced by areas of water pooling. In addition, there are missing trees throughout the parking field. This condition is exacerbated as it is just outside the flood hazard area of the Navesink River and will continue to worsen in condition unless any corrective measures are taken. Because of the parking lot condition this represents a dangerous condition for vehicles and pedestrians during and after rain and freeze events. See Figures 13 and 14.
- Parking Lot Occupancy: DMR conducted multiple site visits in the middle of the week, during the work day. The parking lot associated with this building was less than half full with countless parking spaces not being occupied and trees missing throughout the lot. This is an indication that the building is not being properly utilized with a significant amount of parking spaces, thus resulting in excessive land coverage. See Figures 1 and 15.

TOWNSHIP RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

The following is an outline of Township Records for the subject property:

- Police Records: There were no records associated with this property.
- Fire Records: There were no records associated with this property.
- Building Records: There were several permit issued since 2003. The permits did not relate to any dilapidation of the subject property. Additionally no violations were issued for the property.

NEWMAN SPRINGS ROAD / RIVER CENTRE 3 & 4 BLOCK 1131, LOT 31 PHOTOS

April 2022



Figure 1: Parking lot and view of building three (3).



Figure 2: Entrance to building 3 a three (3) story building.



Figure 3: Side view of building 3.



Figure 4: View of building 3.



Figure 5: Courtyard to building 3.



Figure 6: Parking area and skywalk connecting building 4.



Figure 7: Side of building 4. Facade is tinted glass.



Figure 8: Large floor plate vacant office space.



Figure 9: Large floor plate vacant office space.



Figure 10: Large floor plate vacant office space.

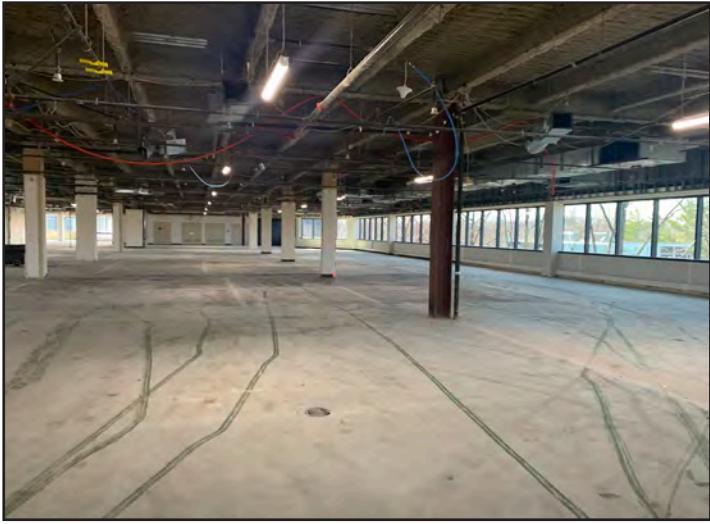


Figure 11: Large floor plate vacant office space.



Figure 12: Boarded doors on amenity building.



Figure 13: Cracking of asphalt in parking lot.



Figure 14: Parking island in poor condition and cracking of asphalt



Figure 15: Parking lot not being occupied.

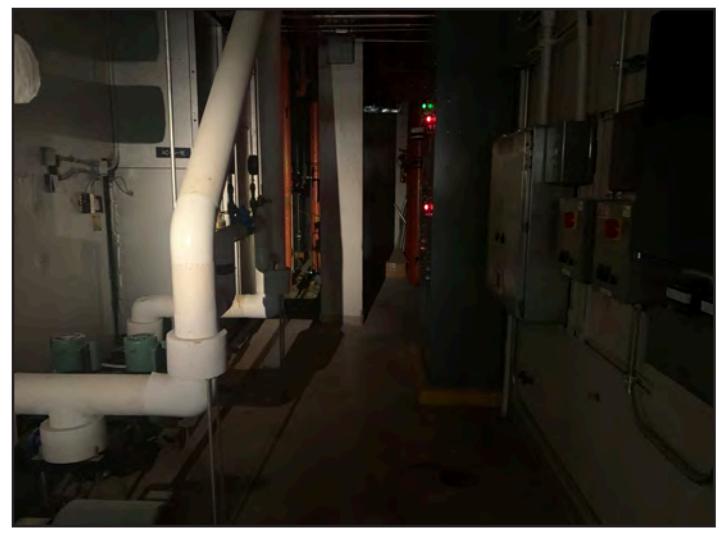


Figure 16: Mechanical system over 35 years old.



Figure 17: Mechanical system over 35 years old.

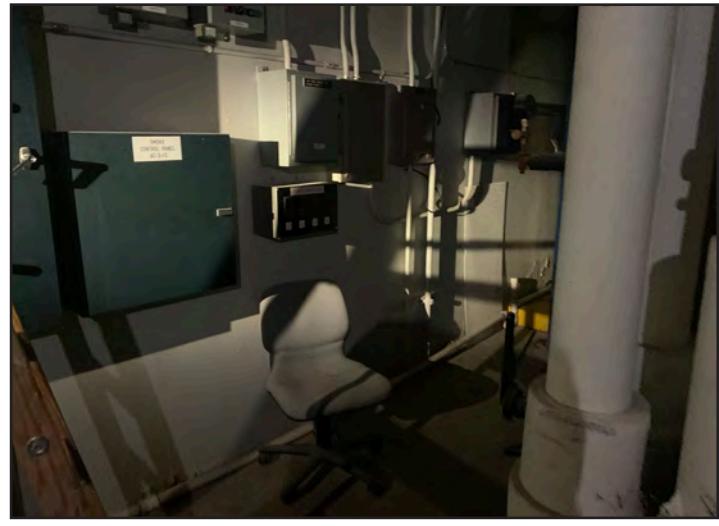


Figure 18: Mechanical system over 35 years old.

Property Owner:
FM Red Owner, LLC

Property Use:
Office Park

Property Acreage:
16 AC / 696,960 SF

Zone District:
BP Office Park

Permitted Use:
Yes



PROPERTY VALUE:

According to the Township of Middletown the assessed value for the delineated area is:

Land Value:	\$ 5,920,000
Improvement Value:	\$ 10,320,900
Net Assessment	\$ 16,240,900

PROPERTY DESCRIPTION:

The subject property is located according to tax records at Off Newman Springs Road, identified as Block 1131, Lot 32 and located within the BP Business Park Zone. The subject property size is 16 acres or 696,960 square feet (SF). The property is occupied by a four story office building that has a "V" shape orientation. This building is identified as River Centre Building 2 according to the property owner and located in the south portion of the River Centre office complex, adjacent to River Centre Buildings 1, 3 and 4. There is an accessory parking to the west of the office building. The building's facade is brick and glass, with the glass being tinted. The building facade matches the other River Centre Buildings within the Study Area.

The building is approximately 40 years old. From records provided by the property owner there is a total square footage of 122,867 square feet within the office building and the building is 96% occupied by six tenants. Due note, one of the office tenant's that occupies six office spaces and 54,538 square feet has noticed the property owner that they will be leaving. Once they vacate the building the occupancy rate will be reduced to 52%, equating to a significant vacancy rate of 48%.

DMR was able to enter the subject property building and accessed the perimeter of the property during the site visit

to the Study Area and noted conditions on the following pages:

- Excessive Land Coverage: The subject property is predominately impervious, and upon observation there is limited mechanisms to collect stormwater. This condition adds to potential flooding especially since it is in the flood hazard area of the Navesink River.
- Parking Lot Condition: The parking lot is in poor condition as evidenced by significant degradation and cracking throughout the parking lot. This is most likely due to a lack of upkeep and maintenance as well as the limited stormwater management as evidenced by areas of water pooling. In addition, there are missing trees throughout the parking field. This condition is exacerbated as it is just outside the flood hazard area of the Navesink River and will continue to worsen in condition unless any corrective measures are taken. Because of the parking lot condition this represents a dangerous condition for vehicles and pedestrians during and after rain and freeze events. See Figures 13 and 14.
- Parking Lot Occupancy: DMR toured the property multiple times in the middle of the week during the work day. The parking lot associated with this building was significant less than half full with countless parking spaces not being occupied and trees missing throughout the lot. This is an indication that the building is not being properly utilized with a significant amount of parking spaces, thus resulting in excessive land coverage. As the building is not being properly utilized, this can affect the financial health of the Office Park community. See Figures 11 and 12.

TOWNSHIP RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

The following is an outline of Township Records for the subject property:

- Police Records: There were no records associated with the property.
- Fire Records: There were no records associated with the property.
- Building Records: There was one permit issued since 2010. The permit did not relate to any dilapidation of the subject property. Additionally no violations were issued for the property.



Figure 1: Side view of building 2 a four (4) story building with brick and tinted glass facade.



Figure 2: Side view of building 2 a four (4) story building with brick and tinted glass facade.



Figure 3: Side view of building 2 a four (4) story building with brick and tinted glass facade.



Figure 4: Side view of building 2 a four (4) story building with brick and tinted glass facade.



Figure 5: Signage for building 2.



Figure 6: Entrance to building 2.



Figure 7: Cracking of asphalt in parking lot.



Figure 8: Cracking of asphalt in parking lot.



Figure 9: Limited stormwater management



Figure 10: Cracking of asphalt in parking lot.



Figure 11: Unoccupied parking spaces.



Figure 12: Unoccupied parking spaces.

Property Owner:
FM Red Owner, LLC

Property Use:
Office Park

Property Acreage:
35.2 ac / 1,533,312 sf

Zone District:
BP Office Park

Permitted Use:
Yes



SUMMARY OF FINDINGS FOR BLOCK 1131, LOT 30 (RIVER CENTRE BUILDING 1) LOT 31 (RIVER CENTRE BUILDINGS 3 & 4) & LOT 32 (RIVER CENTRE BUILDING 2)

For the purposes of this investigation study DMR has defined the Study Area collectively for the southern area of the River Centre office park comprised of Block 1131, Lot 30 (River Centre Building 1), Block 1131, Lot 31 (River Centre Buildings 3 & 4) and Block 1131, Lot 32 (River Centre Building 2). The reasoning and justification for this definition is that this portion of the office park being defined as a delineated Study Area is the buildings are grouped together and under the same ownership.

As previously noted in the individual property characteristics for River Centre Buildings 1, 2, 3 & 4 below have the following occupancy and vacancy rates. For the purposes of this vacancy analysis River Centre Building 4 is not included. The reasoning is Building 4 is the amenity space for the River Centre office complex and is not leasable office space. As per criterion “b” of the LRHL, the investigation study must show that there is significant vacancy of office space within an office park. Therefore the amenity space within Building 4 is not included in these calculations. The occupancy and vacancy for the three buildings as provided by the property owner and within Appendix 5 of this report are as follows:

BUILDING	OCCUPANCY	VACANCY
River Centre Building 1	91%	9%
River Centre Building 2*	96%*	4%*
River Centre Building 3	39%	61%
Average	75%	25%

* Management of the office park indicated that the largest tenant will be leaving within the year who leases 54,538 square feet in Building 2

Upon research DMR has compared the existing vacancy rates for the three buildings within the south study area of the River Centre office complex to two industry standards for office vacancy rates. The first office vacancy rate statistic is from the 2021 Monmouth County Profile Report. Within the report it has the current office vacancy within Monmouth County from the 4th quarter of 2020 at 10.6%. (https://www.co.monmouth.nj.us/documents/24/2021_Profile_Report_Final_0921.pdf) In addition, Avison Young's 4th quarter 2021 office vacancy for the current office vacancy for New Jersey is 13.8%. (<https://www.avisonyoung.us/web/new-jersey/office-market-report>)

As noted in the chart, the current office vacancy rate for the buildings within the south Study Area of the River Centre office complex is 25% and has been so for at least two consecutive years. This is significantly higher than the two industry standards office statistics as previously noted. Therefore it is our opinion that Buildings 1, 2, and 3 within the south area of the River Centre office complex meets criteria "b" of the LRHL. That being:

b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

Furthermore as noted, a tenant in Building 2 will be vacating their office spaces of 54,538 square feet within this year. Once you factor in the loss of 54,538 square feet of leasable area to Building 2 the vacancy of this building will be 48%. Duly noted the requirement to meet criteria "b" of the LRHL is significant office vacancies within a office park for at least two consecutive years. As Building 2 will go from a vacancy rate of 4% to 48%, it is in our opinion that this is a significant increase in vacancy. Additionally, due to the changing nature of the demand for office space within suburban office parks as documented in this report and the large floor plates of the office spaces within Building 2, it is the opinion of this report that the office space will be difficult to rent. This can be concluded that Building 2 will see significant vacancies for at least two years and in our opinion will further exacerbate the current condition which already meets the statutory criteria. See the below chart which takes into account the upcoming vacancy for Building 2 and the average occupancy and vacancies for River Centre Buildings 1, 2 and 3.

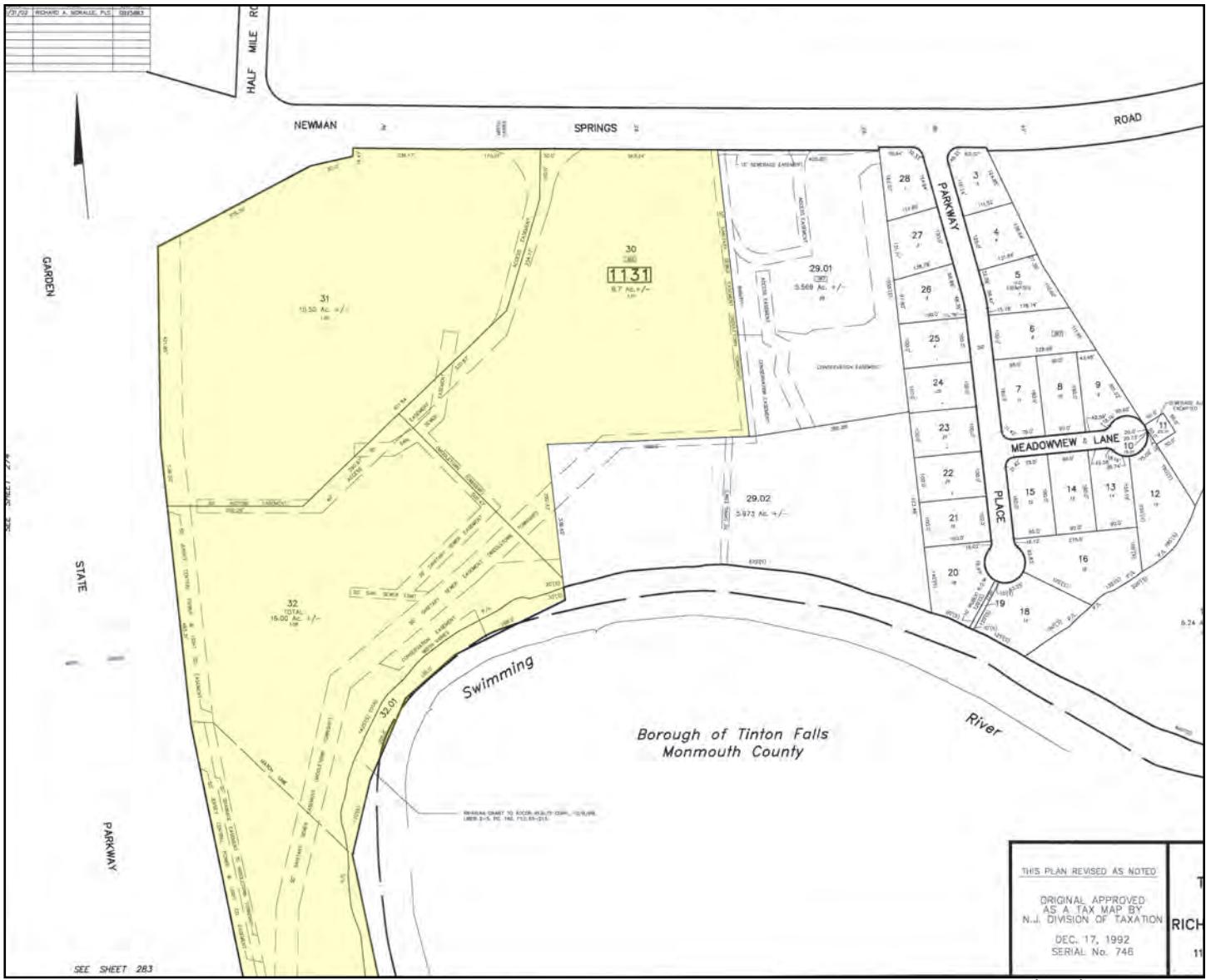
BUILDING	OCCUPANCY	VACANCY
River Centre Building 1	91%	9%
River Centre Building 2*	52%*	48%*
River Centre Building 3	39%	61%
Average	61%	39%

* Including upcoming loss of leasable office space of 54,538 square feet

The occupancy for the three buildings within the south Study Area of the River Centre office complex including the imminent vacancy of 54,538 square feet for Building 2 is 61 % and the vacancy would then be 39% with the likelihood that this 39% vacancy will either remain the same or be a significant vacancy percentage for at least two years.

SUMMARY OF FINDINGS

BLOCK 1131, LOTS 30, 31 & 32



Map 8: South Study Area Tax Maps

SUMMARY OF FINDINGS FOR ALL PROPERTIES WITHIN RIVER CENTRE OFFICE PARK STUDY AREA

April 2022



Property Owner:
FM Red Owner, LLC

Property Use:
Office Park

Property Acreage:
46.7 ac / 2,034,252 sf

Zone District:
BP Office Park

Permitted Use:
Yes

SUMMARY OF FINDINGS AND RECOMMENDATIONS FOR ALL PROPERTIES IN THE RIVER CENTRE OFFICE COMPLEX:

The River Centre Office complex is comprised of six buildings located to the north and south of Newman Springs Road. To the north of Newman Springs Road is River Centre Buildings 5 and 6, located on Block 1086, Lots 29 and 30. To the south of Newman Springs Road is River Centre Buildings 1, 2, 3 and 4 located on Block 1131, Lots 30, 31 and 32.

These properties are all owned by the same property owner FM Red Owner LLC. Though the buildings are separated by Newman Springs Road, as it is owned by the same property owner it is the opinion of this report that these buildings represent an office park complex identified as River Centre. Based on that information, these properties can be viewed collectively and analyzed together as a delineated area for the purposes of this report under the requirements of the LRHL.

As noted The River Centre office park complex comprised of six buildings has a total land area of 46.7 acres or 2,034,252 square feet. The six buildings have a total leasable square footage of approximately 668,107 square feet, which includes Building 4's amenity space. For the purposes of this analysis Building 4 has been removed from the calculations as it is an amenity for the office park. The statutory criteria for an area in need of redevelopment for criteria "b" is as follows:

- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed

to fall into so great a state of disrepair as to be untenable.

Therefore the six buildings have a total square footage of 648,035 square feet. The existing square footage not including amenity space is 422,993 square feet. The occupancy and vacancy for the six River Centre office park buildings are as follows:

River Centre Building	Occupancy	Vacancy
Building 1	91%	9%
Building 2	96%	4%
Building 3	39%	61%
Building 5	28%	72%
Building 6	85%	15%
Average	68%	32%

Based on the existing occupancy and vacancy rates for the six office buildings within the River Centre Office Park the occupancy rate is 68% and the vacancy rate is 32% for at least two years. It is the opinion of this report that this current state of this office park constitutes as “significant vacancy” for at least two consecutive years and therefore meets criteria “b” of the LRHL.

As noted before within this report identified two industry standards of current vacancies for office uses in Monmouth County and New Jersey. The first office vacancy rate statistic is from the 2021 Monmouth County Profile Report. Within the report it has the current office vacancy within Monmouth County from the 4th quarter of 2020 at 10.6%. (https://www.co.monmouth.nj.us/documents/24/2021_Profile_Report_Final_0921.pdf) The second office vacancy statistic is from Avison Young 4th quarter 2021 office vacancy. The analysis has the current office vacancy for all of New Jersey at 13.8%. (<https://www.avisonyoung.us/web/new-jersey/office-market-report>)



Property Owner:
State of NJ - Highway
Auth

Property Use:
Parking Lot

Property Acreage:
1.02 AC / 44,431 SF

Zone District:
BP Business Park

Permitted Use:
Permitted as accessory
use

PROPERTY VALUE:

According to the Township of Middletown the assessed value for the delineated area is:

Land Value:	\$ 1,020,000
Improvement Value:	\$ 92,800
Net Assessment	\$ 1,112,800

PROPERTY DESCRIPTION:

The subject property is located at Half Mile Road, identified as Block 1089, Lot 1 and located within the BP Business Park Zone. The subject property size is 1.02 acres or 44,431 square feet. The property is occupied by a commuter parking lot providing parking for bus services. The parking spaces are approximately 9 feet by 18 feet and the driveway aisle is 22 feet. The parking space orientation is partially 90 degree (perpendicular) and the remaining angled parking. Block 1089, Lots 1 and Lot 2 are divided by an interior roadway. The property is accessed off of Half Mile Road with frontage on Newman Springs Road. The subject property is south of 100 Schultz Drive (River Centre Building 5) and 200 Schultz Drive (River Centre Building 6).

DMR was able to access the subject property during our site visit to the Study Area and noted the following conditions:

- Faulty Arrangement / Drive Aisle Width: Upon observation and verified by measurement the drive aisle width of the parking lot is 22 feet. As per Section 540-612.O. of the Township's Zoning ordinance "aisles from which cars directly enter or leave parking shall not be less than 24 feet for perpendicular parking." The 22 feet drive aisle width is not in compliance with the Township's ordinance. By not being compliance with the 24 feet drive

aisle width, this can lead to the possibility of increased motor vehicle accidents and pedestrian safety issues within the property. See Figures 5 and 6.

- Faulty Arrangement / Principally Permitted Use: The existing parking lot is a stand-alone parking lot. As per the Township Zoning Ordinance, a stand-alone parking lot is not a principally permitted use; it is permitted as an accessory use. Therefore it is not in compliance with the Township's Zoning Ordinance and this condition is a faulty arrangement.
- Excessive Land Coverage: The subject property is predominately impervious, and upon observation there is no adequate mechanisms to collect stormwater. This condition adds to potential flooding and can deteriorate paved surfaces.

TOWNSHIP RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

The following is an outline of Township Records for the subject property:

- Police Records: There were no records associated with this property.
- Fire Records: There were no records associated with this property.
- Building Records: There were several permits associated with this property, where as none were substantial and related to any dilapidation. Furthermore there were no violations.

CONCLUSION:

As previously noted, it is the opinion of this report that the property does not meet any of the criteria of the LRHL as evidenced by:

- The parking lot is good condition with no evidence of cracking of the pavement or fading of the parking striping.



Figure 1: NJ Transit bus shelter.



Figure 2: Parking area with delineated handicapped spaces.



Figure 3: Drive aisle with bar striping.



Figure 4: Existing lighting for parking lot.

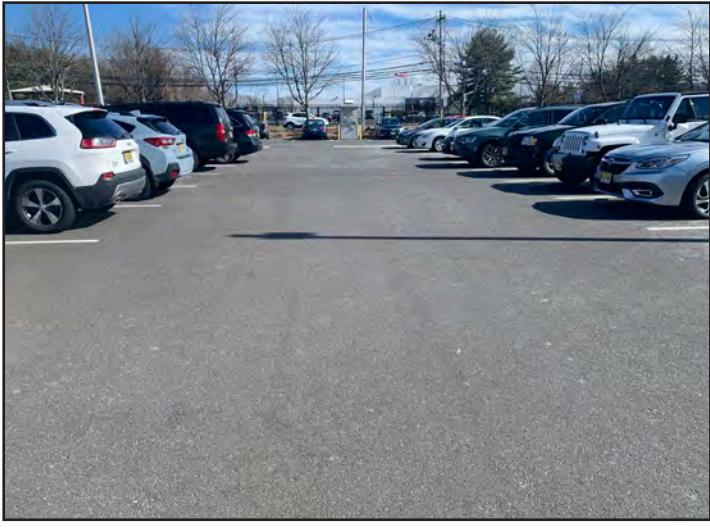


Figure 5: Drive aisles less than 24 feet.

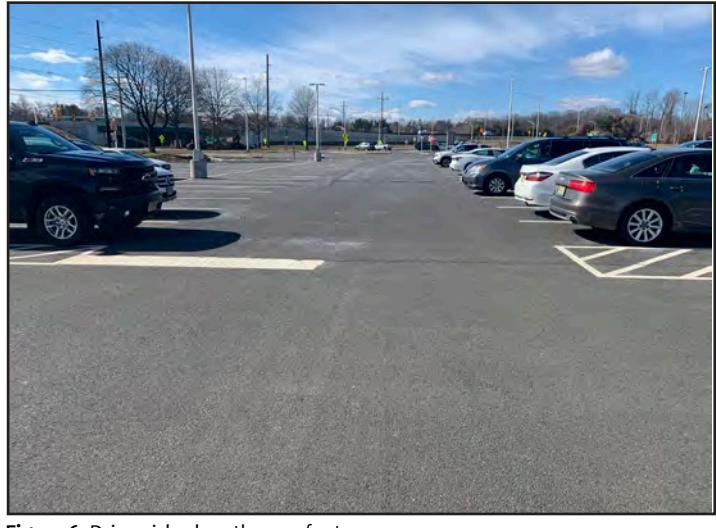


Figure 6: Drive aisles less than 24 feet.

Property Owner:
State of NJ - Highway
Auth

Property Use:
Parking Lot

Property Acreage:
1.04 AC / 45,302 SF

Zone District:
BP Business Park

Permitted Use:
Permitted as accessory
use



PROPERTY VALUE:

According to the Township of Middletown the assessed value for the delineated area is:

Land Value:	\$ 1,040,000
Improvement Value:	\$ 43,600
Net Assessment	\$ 1,083,600

PROPERTY DESCRIPTION:

The subject property is located at 300 Half Mile Road, identified as Block 1089, Lot 2 and located within the BP Business Park Zone. The subject property size is 1.04 acres or 45,302 square feet and is occupied by commuter parking lot providing parking for bus services. The parking spaces are approximately 9 feet by 18 feet and the driveway aisle is 22 feet. The parking spaces orientation are predominantly 90 degree perpendicular and there is angled parking as well. Block 1089, Lot 1 and Lot 2 are divided by an interior roadway. The property is accessed off Half Mile Road and with frontage on Newman Springs Road and is south of 100 Schultz Drive (River Centre Building 5) and 200 Schultz Drive (River Centre Building 6).

DMR was able to access the property during our site visit to the Study Area and noted the following conditions:

- Faulty Arrangement / Drive Aisle Width: Upon observation and verified by measurement the drive aisle width of the parking lot is 22 feet. As per Section 540-612 O. of the Township's Zoning ordinance "aisles from which cars directly enter or leave parking shall not be less than 24 feet for perpendicular parking". The 22 feet drive aisle width is not in compliance with the Township's ordinance. By not being compliance with the 24 feet drive

aisle width, this can lead to the possibility of increased motor vehicle accidents and pedestrian safety issues within the property. See Figures 1, 4 and 6.

- Faulty Arrangement / Principally Permitted Use: The existing parking lot is a stand along parking lot. As per the Township Zoning Ordinance, a stand along parking lot is not a principally permitted use; is permitted as an accessory use. Therefore it is not in compliance with the Township's Zoning Ordinance with a condition of a faulty arrangement.
- Excessive Land Coverage: The subject property is predominately impervious, and upon observation there is no adequate mechanisms to collect stormwater. This condition adds to potential flooding and deteriorate paved surfaces.

TOWNSHIP RECORDS CONCERNING ENFORCEMENT ACTIONS AT THE SUBJECT PROPERTY:

The following is an outline of Township Records for the subject property:

- Police Records: There were no records associated with this property.
- Fire Records: There were no records associated with this property.
- Building Department Records: There was one permit issued. The permit did not relate to any dilapidation of the subject property. Additionally no violations were issued for the property.

CONCLUSION:

As previously noted, it is the opinion of this report that the property does not meet any of the criteria of the LRHL as evidenced by:

- The parking lot is good condition with no evidence of cracking of the pavement or fading of the parking striping.

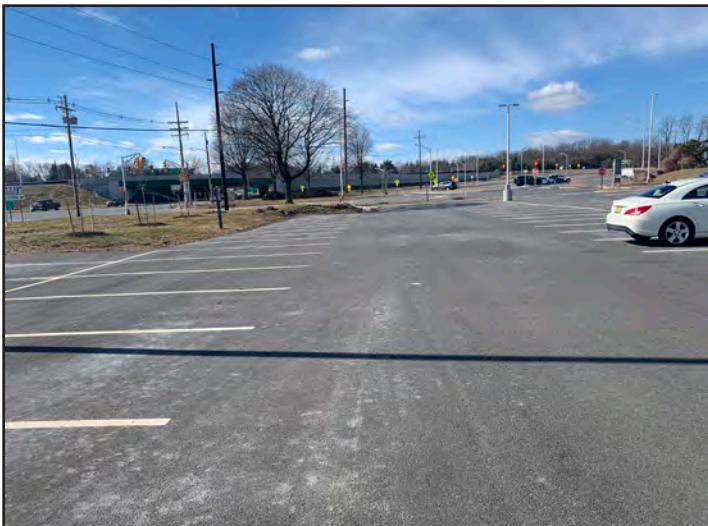


Figure 1: Drive aisles less than 24 feet and unoccupied parking spaces.

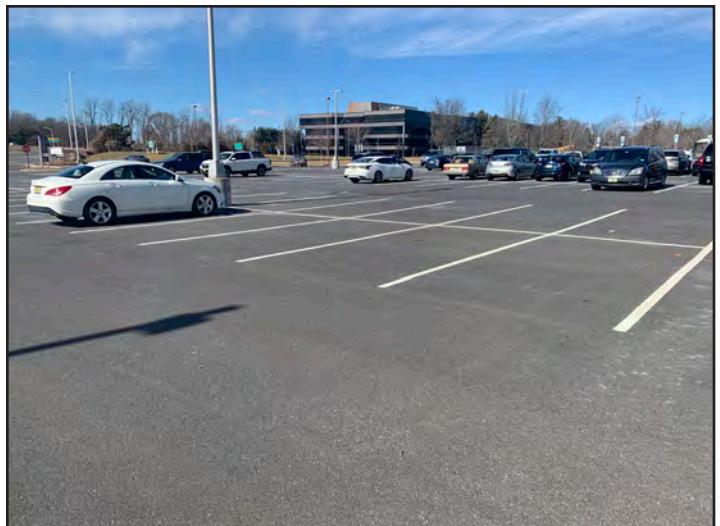


Figure 2: Parking area. Striping in generally good condition.

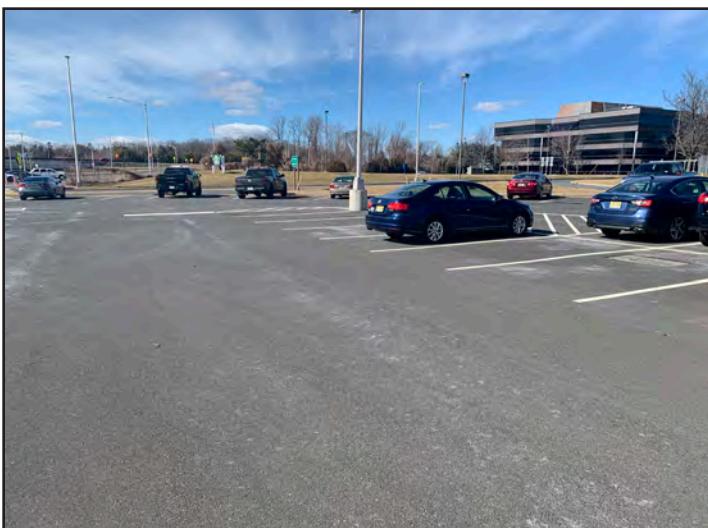


Figure 3: Parking area with site lighting.



Figure 4: Drive aisle less than 24 feet.



Figure 5: Parking space striping.



Figure 6: Drive aisle less than 24 feet.

SUMMARY OF FINDINGS

It is the conclusion of this report that the following properties meet criteria “b” of the LRHL, specifically:

b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

- Block 1086, Lot 29 - 200 Schultz Drive - River Centre Building 6 - meets criteria “b”;
- Block 1086, Lot 30 - 100 Schultz Drive - River Centre Building 5 - meets criteria “b”;
- Block 1131, Lot 30 - 331 Newman Springs Road - River Centre Building 1 - meets criteria “b”;
- Block 1131, Lot 31 - Newman Springs Road - River Centre Building 3 - meets criteria “b”;
- Block 1131, Lot 32 - Off Newman Springs Road - River Centre Building 2 - meets criteria “b”.

This conclusion is based on the findings that these properties exhibited significant vacancies for at least two consecutive years when compared to industry standards for vacant office space. The existing average office vacancy for the River Centre office park for at least two consecutive years is as follows:

- Block 1086, Lots 29 & 30 - River Centre Buildings 5 & 6 - **44%**
- Block 1131, Lots 30, 31 & 32 - River Centre Buildings 1, 2 & 3 - **25%**
- Block 1086, Lots 29 & 30, Block 1131, Lots 30, 31 & 32 - River Centre Buildings 1, 2, 3, 5 & 6 - **32%**

When compared to the office vacancy of 10.6% within the 2021 Monmouth County Profile Report and 13.8% from Avison Young’s 4th quarter 2021 office vacancy analysis for New Jersey, it is the conclusion of this report that the existing average office vacancies for the River Centre north buildings (Buildings 5 & 6), south buildings (Buildings 1, 2 & 3) and all the buildings that have office space (Buildings 1, 2, 3, 5 & 6) are significantly higher than the two industry standards for vacant office space in Monmouth County and New Jersey. Thus the River Centre office park has “significant vacancies” for at least two consecutive years and ultimately meets criteria “b” of the LRHL.

It is the conclusion of this report that the following properties do not meet any criteria of the LRHL:

- Block 1089, Lot 1 - Half Mile Road;
- Block 1089, Lot 2 - 300 Half Mile Road.

The reasons why these two properties do not meet any criteria of the LRHL are that they are generally in good condition with no evidence of dilapidation, and that they serve as park and ride for NJ Transit bus service.

Appendices

of

Preliminary Investigation Report

For

Block 1086, Lots 29, 30, Block 1089, Lots 1, 2 and Block 1131, Lots 30, 31, 32



APPENDIX 1

Resolution

**RESOLUTION NO. 22-75
TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

**RESOLUTION AUTHORIZING AND DIRECTING PLANNING BOARD TO
UNDERTAKE A PRELIMINARY REDEVELOPMENT INVESTIGATION TO
DETERMINE WHETHER THE DELINEATED AREA OF BLOCK 1131, LOTS
30-32 (331 NEWMAN SPRINGS ROAD) AND BLOCK 1086, LOTS 29-30, BLOCK
1089, LOTS 1 AND 2 (SCHULTZ DRIVE) SATISFIES THE CRITERIA FOR
DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT FOR NON-
CONDEMNATION PURPOSES**

WHEREAS, N.J.S.A. 40A:12A-1 et seq., the Local Redevelopment and Housing Law (“LRHL”), sets forth the criteria for a determination of whether a delineated area of a municipality may be designated as an area in need of redevelopment; and

WHEREAS, N.J.S.A. 40A:12A-6 authorizes the Township of Middletown (the “Township”) to adopt a resolution directing its Planning Board to conduct a preliminary investigation to determine whether a delineated area is an area in need of redevelopment according to the criteria set forth under N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3; and

WHEREAS, the Township desires to authorize its pre-qualified planning consultant, DMR Architects (“DMR”), to assist the Planning Board in its preliminary investigation of Block 1131, Lots 30-32 (331 Newman Springs Road), Block 1086, Lots 29-30, Block 1089, Lots 1 and 2 (Schultz Drive) to determine if the delineated area qualifies as an area in need of redevelopment for non-condemnation purposes pursuant to the criteria set forth under N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey, as follows:

1. The Planning Board is hereby authorized and requested to undertake a preliminary redevelopment investigation of Block 1131, Lots 30-32 (331 Newman Springs Road), Block 1086, Lots 29-30, and Block 1089, Lots 1 and 2 (Schultz Drive) to determine whether the delineated area of investigation warrants being designated as an “area in need of redevelopment” for non-condemnation purposes according to the criteria set forth under N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-3.
2. DMR is hereby authorized to assist the Planning Board in its preliminary investigation of the delineated area of investigation, and to begin preparation of a Redevelopment Plan in the event the Planning Board recommends that all or some of the delineated area of investigation constitutes an “area in need of redevelopment.”

3. The Township Administrator, DMR, Township Planner, and Township Attorney are each hereby authorized and directed to take any necessary and appropriate actions in connection with the investigation of the delineated area of investigation, and are hereby authorized and directed to take such actions, including but not limited to, the negotiation of any and all documents necessary to undertake the investigation.
4. This Resolution shall become effective immediately upon adoption.

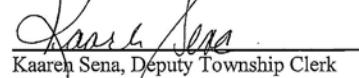
MIDDLETOWN TOWNSHIP COMMITTEE

Committee Member	Approved	Opposed	Recuse	Absent
R. Clarke			X	
R. Hibell	X			
K. Kratz	X			
K. Settembrino	X			
Mayor Perry	X			

CERTIFICATION

I, Kaaren Sena, Deputy Township Clerk of the Township of Middletown, hereby certify the foregoing to be a true copy of a resolution adopted by the Middletown Township Committee at their meeting held February 7, 2022.

WITNESS, my hand and the seal of the Township of Middletown this 7th day of February 2022.


Kaaren Sena, Deputy Township Clerk

APPENDIX 2

Tax Assessor Cards

In Order by Lot Number

Property Basic Information							
Block:	1086	Prop Loc:	200 SCHULTZ DR	Owner:	FM RED OWNER, LLC	Square Ft:	
Lot:	29	District:	1332 Middletown	Street:	667 MADISON AVE 12TH FL	Year Built:	
Qual:		Class:	4A	City State:	NEW YORK, NY 10065	Style:	
Additional Information							
Prior Block:	296	Acct Num:		Addl Lots:		EPL Code:	
Prior Lot:	16.07	Mtg Acct:		Land Desc:	5.68 ACRES	Statute:	
Prior Qual:		Bank Code:	00000	Bldg Desc:	99,941 SQ.FT.	Initial:	
Updated:	11/18/2021	Tax Codes:		Class4Cd:	560	Desc:	
Zone:	BP	Map Page:	263	Acreage:	5.679999828339	Taxes:	
Tax-List History							
Year	Owner Info			Land/Imp/Tot		Exemption	Assessed
2022	FM RED OWNER, LLC, 667 MADISON AVE 12TH FL, NEW YORK, NY 10065			\$2,101,600/\$8,779,200/\$10,880,800		\$0	\$10,880,800
2021	RED BANK HMS LLC % MACK-CALI REALTY, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$1,988,000/\$6,797,500/\$8,785,500		\$0	\$8,785,500
2020	RED BANK HMS LLC % MACK-CALI REALTY, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$1,988,000/\$6,571,800/\$8,559,800		\$0	\$8,559,800
2019	RED BANK HMS LLC % MACK-CALI REALTY, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$1,988,000/\$6,520,700/\$8,508,700		\$0	\$8,508,700
2018	RED BANK HMS LLC % MACK-CALI REALTY, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$4,828,000/\$3,172,000/\$8,000,000		\$0	\$8,000,000
2017	ALFIERI-200 SCHULTZ ASSOC, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$4,828,000/\$3,172,000/\$8,000,000		\$0	\$8,000,000
2016	ALFIERI-200 SCHULTZ ASSOC, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$4,828,000/\$3,172,000/\$8,000,000		\$0	\$8,000,000
2015	ALFIERI-200 SCHULTZ ASSOC, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$4,828,000/\$8,172,000/\$13,000,000		\$0	\$13,000,000
2014	ALFIERI-200 SCHULTZ ASSOC, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$4,828,000/\$8,172,000/\$13,000,000		\$0	\$13,000,000
2013	ALFIERI-200 SCHULTZ ASSOC, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$4,828,000/\$8,172,000/\$13,000,000		\$0	\$13,000,000

Property Basic Information							
Block:	1086	Prop Loc:	100 SCHULTZ DR	Owner:	FM RED OWNER, LLC	Square Ft:	
Lot:	30	District:	1332 Middletown	Street:	667 MADISON AVE 12TH FL	Year Built:	
Qual:		Class:	4A	City State:	NEW YORK, NY 10065	Style:	
Additional Information							
Prior Block:	296	Acct Num:		Addl Lots:		EPL Code:	
Prior Lot:	16.06	Mtg Acct:		Land Desc:	5.77 ACRE	Statute:	
Prior Qual:		Bank Code:	00000	Bldg Desc:	99,941 SQ.FT.	Initial:	
Updated:	11/18/2021	Tax Codes:		Class4Cd:	560	Desc:	
Zone:	BP	Map Page:	263	Acreage:	5.780000209808	Taxes:	
Tax-List History							
Year	Owner Info			Land/Imp/Tot		Exemption	Assessed
2022	FM RED OWNER, LLC, 667 MADISON AVE 12TH FL, NEW YORK, NY 10065			\$2,138,600/\$7,375,600/\$9,514,200		\$0	\$9,514,200
2021	RED BANK HMS LLC %MACK-CALI REALTY, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$2,023,000/\$6,052,500/\$8,075,500		\$0	\$8,075,500
2020	RED BANK HMS LLC %MACK-CALI REALTY, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$2,023,000/\$6,557,600/\$8,580,600		\$0	\$8,580,600
2019	RED BANK HMS LLC %MACK-CALI REALTY, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$2,023,000/\$6,506,700/\$8,529,700		\$0	\$8,529,700
2018	RED BANK HMS LLC %MACK-CALI REALTY, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$5,780,000/\$2,220,000/\$8,000,000		\$0	\$8,000,000
2017	ALFIERI-100 SCHULTZ ASSOCIATES, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$5,780,000/\$2,220,000/\$8,000,000		\$0	\$8,000,000
2016	ALFIERI-100 SCHULTZ ASSOCIATES, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$5,780,000/\$2,220,000/\$8,000,000		\$0	\$8,000,000
2015	ALFIERI-100 SCHULTZ ASSOCIATES, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$5,780,000/\$12,804,700/\$18,584,700		\$0	\$18,584,700
2014	ALFIERI-100 SCHULTZ ASSOCIATES, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$5,780,000/\$6,220,000/\$12,000,000		\$0	\$12,000,000
2013	ALFIERI-100 SCHULTZ ASSOCIATES, L.P, 399 THORNALL ST 15TH FL, EDISON, NJ 08837			\$5,780,000/\$6,220,000/\$12,000,000		\$0	\$12,000,000

Township of Middletown
Investigation Report

Property Basic Information						
Block:	1089	Prop Loc:	HALF MILE RD	Owner:	STATE OF NJ - HIGHWAY AUTH	Square Ft:
Lot:	1	District:	1332 Middletown	Street:	GARDEN ST PKWY BOX 5050	Year Built:
Qual:		Class:	15C	City State:	WOODBRIDGE, NJ 07095	Style:
Additional Information						
Prior Block:	296	Acct Num:		Addl Lots:		EPL Code:
Prior Lot:	16.04	Mtg Acct:		Land Desc:	0.926 ACRES	Statute:
Prior Qual:		Bank Code:	00000	Bldg Desc:		Initial:
Updated:	10/10/2018	Tax Codes:		Class4Cd:		Desc:
Zone:	BP	Map Page:	264	Acreage:	1.019999980927	Taxes:
Tax-List History						
Year	Owner Info			Land/Imp/Tot		Exemption
2022	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$92,800/\$1,112,800		\$0
2021	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$82,600/\$1,102,600		\$0
2020	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$80,700/\$1,100,700		\$0
2019	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$80,200/\$1,100,200		\$0
2018	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$76,500/\$1,096,500		\$0
2017	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$74,200/\$1,094,200		\$0
2016	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$72,300/\$1,092,300		\$0
2015	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$70,400/\$1,090,400		\$0
2014	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$64,400/\$1,084,400		\$0
2013	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODBRIDGE, NJ 07095			\$1,020,000/\$64,400/\$1,084,400		\$0

Property Basic Information						
Block:	1089	Prop Loc:	300 HALF MILE RD	Owner:	STATE OF NJ - HIGHWAY AUTH	Square Ft:
Lot:	2	District:	1332 Middletown	Street:	GARDEN ST PKWY BOX 5050	Year Built:
Qual:		Class:	15C	City State:	WOODBRIDGE, NJ 07095	Style:
Additional Information						
Prior Block:	296	Acct Num:		Addl Lots:		EPL Code:
Prior Lot:	16.01	Mtg Acct:		Land Desc:	326X138	Statute:
Prior Qual:		Bank Code:	00000	Bldg Desc:		Initial:
Updated:	10/12/2018	Tax Codes:		Class4Cd:		Desc:
Zone:	BP	Map Page:	264	Acreage:	1.039999961853	Taxes:
Tax-List History						
Year	Owner Info			Land/Imp/Tot		Exemption
2022	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$43,600/\$1,083,600		\$0
2021	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$37,900/\$1,077,900		\$0
2020	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$37,600/\$1,077,600		\$0
2019	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$37,300/\$1,077,300		\$0
2018	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$339,800/\$1,379,800		\$0
2017	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$330,600/\$1,370,600		\$0
2016	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$323,200/\$1,363,200		\$0
2015	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$321,400/\$1,361,400		\$0
2014	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$296,900/\$1,336,900		\$0
2013	STATE OF NJ - HIGHWAY AUTH, GARDEN ST PKWY BOX 5050, WOODRIDGE, NJ 07095			\$1,040,000/\$296,900/\$1,336,900		\$0

Property Basic Information							
Block:	1131	Prop Loc:	331 NEWMAN SPRINGS RD	Owner:	FM RED OWNER, LLC	Square Ft:	
Lot:	30	District:	1332 Middletown	Street:	667 MADISON AVE 12TH FL	Year Built:	
Qual:		Class:	4A	City State:	NEW YORK, NY 10065	Style:	
Additional Information							
Prior Block:	366	Acct Num:		Addl Lots:		EPL Code:	
Prior Lot:	1.07	Mtg Acct:		Land Desc:	8.7 ACRES	Statute:	
Prior Qual:		Bank Code:	00000	Bldg Desc:	122,594 S.F.	Initial:	
Updated:	11/18/2021	Tax Codes:		Class4Cd:	560	Desc:	
Zone:	BP	Map Page:	275	Acreage:	8.69999809265	Taxes:	
Tax-List History							
Year	Owner Info			Land/Imp/Tot		Exemption	Assessed
2022	FM RED OWNER, LLC, 667 MADISON AVE 12TH FL, NEW YORK, NY 10065			\$3,219,000/\$12,427,400/\$15,646,400		\$0	\$15,646,400
2021	ONE RVR ASSOC %MACK-CALI REALTY COR, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$3,045,000/\$12,099,300/\$15,144,300		\$0	\$15,144,300
2020	ONE RVR ASSOC %MACK-CALI REALTY COR, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$3,045,000/\$13,385,900/\$16,430,900		\$0	\$16,430,900
2019	ONE RVR ASSOC %MACK-CALI REALTY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$3,045,000/\$13,281,900/\$16,326,900		\$0	\$16,326,900
2018	ONE RVR ASSOC %MACK-CALI REALTY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$8,700,000/\$7,483,400/\$16,183,400		\$0	\$16,183,400
2017	ONE RVR ASSOC %MACK-CALI REALTY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$8,700,000/\$7,483,400/\$16,183,400		\$0	\$16,183,400
2016	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$8,700,000/\$6,029,200/\$14,729,200		\$0	\$14,729,200
2015	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$8,700,000/\$6,029,200/\$14,729,200		\$0	\$14,729,200
2014	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$8,700,000/\$8,890,200/\$17,590,200		\$0	\$17,590,200
2013	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$8,700,000/\$8,890,200/\$17,590,200		\$0	\$17,590,200

Property Basic Information							
Block:	1131	Prop Loc:	NEWMAN SPRINGS RD	Owner:	FM RED OWNER, LLC	Square Ft:	
Lot:	31	District:	1332 Middletown	Street:	667 MADISON AVE 12TH FL	Year Built:	
Qual:		Class:	4A	City State:	NEW YORK, NY 10065	Style:	
Additional Information							
Prior Block:	366	Acct Num:		Addl Lots:		EPL Code:	
Prior Lot:	Z.09	Mtg Acct:		Land Desc:	10.5 ACRES	Statute:	
Prior Qual:		Bank Code:	00000	Bldg Desc:	194,518 S.F.	Initial:	
Updated:	8/19/2021	Tax Codes:		Class4Cd:	560	Desc:	
Zone:	BP	Map Page:	275	Acreage:	10.5	Taxes:	
Tax-List History							
Year	Owner Info			Land/Imp/Tot		Exemption	Assessed
2022	FM RED OWNER, LLC, 667 MADISON AVE 12TH FL, NEW YORK, NY 10065			\$5,512,500/\$17,217,000/\$22,729,500		\$0	\$22,729,500
2021	ONE RVR ASSOC %MACK-CALI REALTY COR, 101 HUDSPN ST, SUITE 2000, JERSEY CITY, NJ 07302			\$5,512,500/\$14,167,700/\$17,577,800		\$2,102,400	\$17,577,800
2020	ONE RVR ASSOC %MACK-CALI REALTY COR, 101 HUDSPN ST, SUITE 2000, JERSEY CITY, NJ 07302			\$7,875,000/\$18,652,100/\$24,424,700		\$2,102,400	\$24,424,700
2019	ONE RVR ASSOC %MACK-CALI REALTY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$7,875,000/\$18,655,900/\$24,428,500		\$2,102,400	\$24,428,500
2018	ONE RVR ASSOC %MACK-CALI REALTY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$10,500,000/\$13,073,900/\$21,471,500		\$2,102,400	\$21,471,500
2017	ONE RVR ASSOC %MACK-CALI REALTY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$10,500,000/\$18,073,900/\$21,471,500		\$2,102,400	\$21,471,500
2016	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$10,500,000/\$16,848,500/\$25,246,100		\$2,102,400	\$25,246,100
2015	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$10,500,000/\$16,848,500/\$25,246,100		\$2,102,400	\$25,246,100
2014	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$10,500,000/\$19,865,400/\$28,263,000		\$2,102,400	\$28,263,000
2013	ONE RVR ASSOC %MACK-CALI REALTY COR, PO BOX 7817, EDISON, NJ 08818			\$10,500,000/\$19,865,400/\$28,263,000		\$2,102,400	\$28,263,000

Township of Middletown
Investigation Report

Property Basic Information						
Block:	1131	Prop Loc:	OFF NEWMAN SPRINGS RD	Owner:	FM RED OWNER, LLC	Square Ft:
Lot:	32	District:	1332 Middletown	Street:	667 MADISON AVE 12TH FL	Year Built:
Qual:		Class:	4A	City State:	NEW YORK, NY 10065	Style:
Additional Information						
Prior Block:	366	Acct Num:		Addl Lots:		EPL Code:
Prior Lot:	1.08	Mtg Acct:		Land Desc:	16 ACRES	Statute:
Prior Qual:		Bank Code:	00000	Bldg Desc:	120,360 S.F.	Initial:
Updated:	8/20/2021	Tax Codes:		Class4Cd:	560	Desc:
Zone:	BP	Map Page:	275	Acreage:	16.0	Taxes:
Tax-List History						
Year	Owner Info			Land/Imp/Tot		Exemption
2022	FM RED OWNER, LLC, 667 MADISON AVE 12TH FL, NEW YORK, NY 10065			\$5,920,000/\$10,320,900/\$16,240,900		\$0
2021	ONE RVR ASSOC %MACK-CALI REALY COR, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$5,600,000/\$8,935,500/\$14,535,500		\$0
2020	ONE RVR ASSOC %MACK-CALI REALY COR, 101 HUDSON ST, SUITE 2000, JERSEY CITY, NJ 07302			\$5,600,000/\$9,882,700/\$15,482,700		\$0
2019	ONE RVR ASSOC %MACK-CALI REALY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$5,600,000/\$9,805,900/\$15,405,900		\$0
2018	ONE RVR ASSOC %MACK-CALI REALY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$12,000,000/\$3,887,500/\$15,887,500		\$0
2017	ONE RVR ASSOC %MACK-CALI REALY COR, 7 SYLVAN WAY SUITE 300, PARSIPPANY, NJ 07054			\$12,000,000/\$3,887,500/\$15,887,500		\$0
2016	ONE RVR ASSOC %MACK-CALI REALY COR, PO BOX 7817, EDISON, NJ 08818			\$12,000,000/\$2,719,200/\$14,719,200		\$0
2015	ONE RVR ASSOC %MACK-CALI REALY COR, PO BOX 7817, EDISON, NJ 08818			\$12,000,000/\$2,719,200/\$14,719,200		\$0
2014	ONE RVR ASSOC %MACK-CALI REALY COR, PO BOX 7817, EDISON, NJ 08818			\$12,000,000/\$5,590,200/\$17,590,200		\$0
2013	ONE RVR ASSOC %MACK-CALI REALY COR, PO BOX 7817, EDISON, NJ 08818			\$12,000,000/\$5,590,200/\$17,590,200		\$0

APPENDIX 3

Police Records

In Order by Lot Number

Service Call Form

ID	0130137	Logged By	Stepehn McClay	01/30/2013 03:35 PM	Status	Date / Time Occurred
Type			Complaints	Closed	01/30/2013 03:35 PM	
Department			Code Enforcement	Date / Time Responded To	02/13/2013 03:26 PM	
Issue	Group	Response Time			13 dy 23 hr 51 min	
Offensive Property Conditions			Closed By	Date / Time Closed		
Location			Stepehn McClay	02/13/2013 03:26 PM		
Assigned To			Resolved Time	13 dy 23 hr 51 min		

Description

A complaint of a large mound of sand and salt in the corner of a parking lot at 200 Shultz Drive (off Half Mile Road). The mound abuts a cul-de-sac with residential homes. When the loader is running there is a lot of banging and nuisance noise.

Response

Responded and verified the sand and salt is there along with a large front end loader. I observed a fence at the rear of the lot that the complainant alleges has several sections knocked down due to Hurricane Sandy that are still on the ground, providing access to the cul-de-sac from the parking lot.

I was able to contact Property Manager Gene Shargay at 732-904-4789 and informed him of the violations. He agreed to address them but asked for a few days to do so. F/U. On 1/31/13 I was contacted by Joe Di Capua of Arctic Management, 791 Shrewsbury Ave. (908-461-0871). The mound of sand and salt is his. I explained the violation and he stated that he would remove the material. I gave him some time to do so but informed him I would be monitoring his progress. I re-inspected the site on Feb. 13, 2013 and the sand and salt is completely gone. Case is closed.

Caller Information

Caller Privacy

Address

Relation to Owner Privacy Information

Phone

Email

Occupant Information

Occupant Alfieri-Schultz Associates L.P. Gene Shargay

Address 200 SCHULTZ DR

Phone , W: 732-491-4200 X4

Email

Linked Calls

ID	Issue

Duplicate Calls

ID	Call Info

Owner Information

Owner ALFIERI-200 SCHULTZ ASSOC. L.P.

Ref #

Address

Phone

Email

Linked Documents

APPENDIX 4

Zoning Information

Township of Middletown
Investigation Report

MIDDLETOWN CODE

Schedule of Area, Yard and Building Requirements

Nonresidential Zones

[Amended by Ord. No. 2001-3673, 2003-2723, 2010-2999; Ord. No. 2012-3073; at time of adoption of Code (see Ch. 1, Art. II)]

Zone	Minimum Lot Size			Minimum Required Yard Areas (feet)												Max. Building Coverage (%)	Max. Lot Coverage (%)	Maximum Height Principal Building (O)		Minimum Gross Floor Area (square feet)		Maximum FAR			
	Interior Lots		Buildable Lot Area	Principal Building						Accessory Building									Stories	Foot	Total	1st Floor Multi-Story			
	Area (square feet)	Frontage (feet)		Front Yard	Side Yard	Street Side Yard	Rear Yard	Front Yard	Side Yard	Street Side Yard	Rear Yard	Front Yard	Side Yard	Street Side Yard	Rear Yard										
B-1	10,000	100	10,000	15	5	7.5	15	15	25	5	7.5	10	15	—	—	70% (B)**	2.5	35	1,000	1,000	—				
B-1A	10,000	50	10,000	0	10	0	45	0	0	10	0	5	45	40% (A)	90% (B)	2.5	35	n/a	n/a	—	—				
B-2	10,000	100	15,000	50	15	25	50	50	45	15	25	40	50	—	—	60% (B)*	1.5	35	1,000	1,000	0.25				
B-3	3 acres	200	2.5 acres	75	25	37.5	75	75	75	15	37.5	40	75	—	—	60% (B)*	3	40	5,000	5,000	0.25				
B-P	3 acres	300	2.5 acres	75	50	37.5	50	75	75	35	37.5	40	75	—	—	60% (B)*	3	40	5,000	5,000	0.25				
CR	167,000	500	2.5 acres	100	200	50	150	100	100	100	50	150	100	—	—	35%	5	50	30,000	30,000	0.22				
CR-1	230,000	750	3.5 acres	250	250	125	250	250	250	250	125	250	250	—	—	25%	3	30	30,000	30,000	0.16				
CR-2	3,4000	200	—	75	200	—	75	—	75	20	—	75	—	—	—	30%	3	40	10,000	10,000	0.25				
CR-3	75 acres	300	—	150(b)	150(b)	175	350	150	350	150(b)	175	350	350	—	—	45%	5	75	20,000	20,000	0.25				
MD-1	3 acres	500	2.5 acres	100	75	75	100	100	100	50	50	100	—	—	60% (B)	3	40	40,000	40,000	0.22					
MC	30,000	100	10,000	50	15	25	19	50	50	19	25	10	50	—	—	70% (B)	2.5	35	n/a	n/a	n/a				

NOTES:

(A) Lot coverage for principal and accessory structures;

(B) Lot coverage for all improvements (impermeous or permeable) including all parking areas and automobile access driveways and internal roadways, whether covered by an impervious or pervious material, patios associated with an in-ground or above-ground swimming pool, surfaces of an in-ground or above-ground excavating pool above 800 square feet [Ord. No. 2005-2815], and all other impermeous surfaces;

* When the building in case study only, permitted lot coverage is up to 70%;

** For the tracts with less than one acre area, permitted lot coverage is up to 50%;

(a) Combined index should be 50 feet.

(b) 100 feet when sloping a regional expressway or freeway;

(c) Maximum building height on lots 100 feet wide or less measured at the street line shall be 25 feet. Building height may increase 1 foot for every 5 feet of lot width above 100 feet, but in no case shall exceed 35 feet.

(2) In special flood hazard areas, height of buildings located on lots 125 feet wide or less may be increased to 35 feet as measured from 1 foot above base flood elevation if (a) the area below the base flood elevation contains no physical anomalies, (b) the vertical distance from pre-development grade to the roof peak does not exceed 40 feet and (c) a nonconforming agreement is recorded with the Monmouth County Recording Office [Ord. No. 2012-3073 § 3].

540 Attachment 2 6

12-01-2018

PLANNING AND DEVELOPMENT REGULATIONS

540 Attachment 1

Township of Middletown

Appendix A
Schedule of Permitted Uses
(§ 540-902B)

[Amended 10-19-1998 by Ord. No. 98-2529; 8-16-1999 by Ord. No. 99-2552; 3-18-2002 by Ord. No. 2002-2673; 12-16-2002 by Ord. No. 2002-2705; 6-16-2003 by Ord. No. 2003-2723; 10-7-2003 by Ord. No. 2003-2735; 12-6-2004 by Ord. No. 2004-2801; 4-18-2005 by Ord. No. 2005-2815; 7-20-2009 by Ord. No. 2009-2979; 11-16-2009 by Ord. No. 2009-2992; 2-16-2010 by Ord. No. 2010-2999; 4-18-2011 by Ord. No. 2011-3029; 11-21-2011 by Ord. No. 2011-3046; 10-15-2012 by Ord. No. 2012-3071; 9-16-2013 by Ord. No. 2013-3095; 7-7-2014 by Ord. No. 2014-3109; 2-6-2017 by Ord. No. 2017-3185; 10-16-2017 by Ord. No. 2017-3209; 12-21-2020 by Ord. No. 2020-3300]

KEY:	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
P	Permitted																						
C	Conditional																						
A	Accessory																						
<input type="checkbox"/>	Prohibited																						
ACCESSORY																							
Accessory apartment (Mount Laurel)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Accessory dwelling for domestic employees	A	A	A	A																			C
Basketball courts (private)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Billboards, subject to § 540-825 in RTH-9 and PD zones																							
Cabana	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	A	
Commercial accessory storage building																							
Electronic message center signs																							
Family day care	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fences and hedges, subject to § 540-616	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Garage, commercial (residential)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Gazebos	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Indoor storage/display of goods sold on-site																							
Off-street parking, subject to § 540-627R	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

MIDDLETON CODE

KEY:	P	Permitted	C	Conditional	A	Accessory	□	Prohibited
Outdoor storage/display of goods sold on-site			R-220					
			R-130					
			R-110					
Residential satellite dish antenna	A	A	A	A	A	A	A	A
Sheds and other customary accessory structures	A	A	A	A	A	A	A	A
Signs, subject to § 540-635	A	A	A	A	A	A	A	A
Swimming pools (private)	A	A	A	A	A	A	A	A
Swimming pools (public)	A	A	A	A	A	A	A	A
Tennis courts (private)	A	A	A	A	A	A	A	A
FARM								
Animal kennels and boarding	A	A	A	A	A	A	A	A
Barn and other farm buildings	A	A	A	A	A	A	A	A
Commercial woodland	P	P	P	P	P	P	P	P
Cropland	P	P	P	P	P	P	P	P
Fisheries	P	P	P	P	P	P	P	P
Livestock, pasture and rangeland	P	P	P	P	P	P	P	P
Nursery	P	P	P	P	P	P	P	P
Orchard and vineyard	P	P	P	P	P	P	P	P
Roadside farm stand	A	A	A	A	A	A	A	A
Wildlife refuge	P	P	P			P		P
BUSINESS OFFICE								
Accounting				P			P	P
Advertising service				P			P	P
Animal hospital					P		P	P
Architectural service				P			P	P
Artist/art studio				P			P	P
Banking					P		P	P
Blood bank					P		P	P
Business management				P			P	P
Clinic					P		P	P
Collection agency				P			P	P

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Suppl 1, Apr 2021

PLANNING AND DEVELOPMENT REGULATIONS

KEY:	P	Permitted	C	Conditional	A	Accessory	□	Prohibited
Computer programming and consulting	R-220							
Contractor office	R-130							
Credit reporting and service	R-110							
Data processing service	R-90							
Dentist	R-45							
Driving school	R-45A							
Employment service	R-30							
Engineering service	R-22							
Family counseling	R-7							
Financial service	R-5							
Government office and facility	R-O							
Health-care facility	R-1							
Hospitals	R-2							
Insurance agency	RR							
Legal service	RTH, RMF-1 – 5, RTH-9							
Medical clinic	RTH-4							
Medical lab	RTH-2							
Medical office	RTH-3							
News syndication service	RGA-1							
Optometrist and optometry	RGA-2							
Performance commercial development	RGA-3							
Planning service	RGA-4							
Professional consultant	RHA							
Real state agency	RHA-1							
Security/commodity broker	B-1							
Surveying service	B-1A							
Travel agent	B-2							
Tutoring service	B-3							
Veterinarian office	M-1							
BUSINESS SERVICES	MC							
Appliance repair and	PRH							
	OR							
	OR-1							
	OR-2							
	OR-3							

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Supp 1, Apr 2021

Township of Middletown

Investigation Report

MIDDLETON CODE

540 Attachment 1:4

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PLANNING AND DEVELOPMENT REGULATIONS

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MIDDLETOWN CODE

KEY:	
P Permitted	
C Conditional	
A Accessory	
<input type="checkbox"/> Prohibited	
Nail salon	R-220
Nutritionist	R-130
Photographic and video service	R-110
Portrait studio	R-90
Shoe repair	R-45
Steam and sauna salon	R-45A
Sun tanning salon	R-30
Tattoo parlor	R-22
Tailor shop	R-2A
RECREATIONAL	
Amateur sport arena	R-15
Arcades	R-10
Athletic academy	RTF
Athletic fields	R-7
Athletic fields, privately owned	R-5
Basketball court (public)	R-5
Batting cage	R-5
Billiard hall	R-5
Bowling alley	R-5
Children activity center	R-5
Dinner theater	R-5
Fair ground (temporary)	R-5
Golf course	R-5
Golf driving range	R-5
Gym, health spa and athletic club	R-5
Horse riding academy	R-5
Ice skating rink	R-5
Miniature golf course	R-5
Movie theater	R-5
Nature area/reservation	R-5
Park	R-5
Personal skateboard apparatus	R-5
Playhouse	R-5
RR	RTH, RMF-1 – 5, RTH-9
RTH-1	RTH-1
RTH-2	RTH-2
RTH-3	RTH-5, RTH-6
RGA	RGA
RGA-1	RGA-1
RGA-2	RGA-2
RGA-3	RGA-3
RGA-4	RGA-4
RHA	RHA
RHA-1	RHA-1
B-1	B-1
B-1A	B-1A
B-2	B-2
B-3	B-3
BP	BP
M-1	M-1
MC	MC
PRH	PRH
OR	OR
OR-1	OR-1
OR-2	OR-2
OR-3	OR-3
PD	PD

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MIDDLETOWN CODE

KEY:	
P Permitted	
C Conditional	
A Accessory	
<input type="checkbox"/> Prohibited	
Shelters for victims of domestic violence	C
TRANSPORTATION	
Airport	R-220
Ambulance service	R-130
Bus terminal, storage and repair	C
Commercial parking lot	R-110
Commuter parking lot	R-90
Ferry terminal	R-45
Heliport	R-45A
Highway and street right-of-way	R-30
Package delivery service	R-22
Railroad right-of-way	R-2
RR	RTH, RMF-1 – 5, RTH-9
RTH-1	RTH-1
RTH-2	RTH-2
RTH-3	RTH-5, RTH-6
RGA	RGA
RGA-1	RGA-1
RGA-2	RGA-2
RGA-3	RGA-3
RGA-4	RGA-4
RHA	RHA
RHA-1	RHA-1
B-1	B-1
B-1A	B-1A
B-2	B-2
B-3	B-3
BP	BP
M-1	M-1
MC	MC
PRH	PRH
OR	OR
OR-1	OR-1
OR-2	OR-2
OR-3	OR-3
PD	PD

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Township of Middletown

Investigation Report

PLANNING AND DEVELOPMENT REGULATIONS

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MIDDLETOWN CODE

540 Attachment 1:10

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PLANNING AND DEVELOPMENT REGULATIONS

KEY:	P	Permitted
C	Conditional	
A	Accessory	
□	Prohibited	
Newsstand	R-220	
Night club	R-130	
Package good store	R-110	
Paint, glass and wallpaper store	R-90	
Pet shop	R-45	
Pharmaceutical store	R-45A	
Recording studio	R-30	
Record store	R-22	
Restaurant	R-2A	
Sporting goods store	R-7	
Television, stereo and cellular telephone sales	R-5	
Trailer and camper sales	R-15	
Variety store	R-10	
Video rental	RTF	
	RR	
	RTH, RME-1 – 5, RTH-9	
	RTH-1	
	RTH-2	
	RTH-3	
	RTH-5, RTH-6	
	RGA	
	RGA-1	
	RGA-2	
	RGA-3	
	RGA-4	
	RHA	
	RHA-1	
	B-1	
	B-1A	
	B-2	
	B-3	
	B-4	
	M-1	
	MC	
	PRH	
	OR	
	OR-1	
	OR-2	
	OR-3	
	PD	

APPENDIX 5

Rent Rolls for River Centre Office Complex

RENT ROLLS

RIVER CENTRE 1

Tenant	Floor	SF	Comm.	Exp.	Annual Rent	Rent PSF	Annual Increases
Withum Smith + Brown,	2	25,306	2/1/16	9/30/26	\$689,589	\$27.25	\$1.00 Mid-Term
UBS Financial Services Inc.	3	23,373	9/1/13	2/29/24	\$647,432	\$27.70	-
WBI Investments Inc.	1 & 2	19,220	3/17/14	3/31/24	\$523,745	\$27.25	-
United States Of America-GSA	4	13,893	5/10/17	5/9/22	\$381,363	\$27.45	-
Smolin Lupin & Company	4	6,192	3/1/19	8/31/25	\$176,844	\$28.56	2.00%
KFR Office Solutions	4	6,000	6/1/15	5/31/24	\$171,000	\$28.50	-
WBI Investments Inc.	1	4,304	12/1/15	3/31/24	\$117,284	\$27.25	-
UBS Financial Services	3	3,340	9/13/13	2/29/24	\$92,518	\$27.70	-
Weiner Law Group	3	2,640	8/1/18	2/29/24	\$82,394	\$31.21	2.00%
KFR Office Solutions	4	2,233	9/1/12	5/31/24	\$59,175	\$26.50	-
All Shore Forwarders	3	1,267	4/1/19	3/31/21	\$31,074	\$30.78	-
International Chartering Svcs	1	1,224	4/1/19	3/31/21	\$31,223	\$39,168	-
Weiner Law Group	3	1,027	2/25/19	2/29/24	\$32,053	\$31.21	2.00%
Amenities / Telecom:							
Mack-Cali Mgt. Office,		1,896	-	-	-	-	-
UPS Dropbox		-	-	-	\$720		
Level 3 - Telcove		-	12/1/15	11/30/20	\$7,545		
Cablevision Lighpath		-	4/1/18	3/31/23	\$9,097		
Occupied Totals / Wtd. Avg:	91%	111,915 SF			\$27.74		
Vacant	1	3,207					
Vacant	1	7,707					
Available	9%	10,914					
Total SF		122,829 SF					

★ Important to note: Maser Consulting has given us notice that they will be vacating a

RIVER CENTRE 2

Tenant	Floor	SF	Comm.	Exp.	Annual Rent	Rent PSF	Annual Increases
Maser Consulting *	1	29,046	5/1/15	5/31/23	\$755,196	\$26.00	\$0.25
Perspecta Lab, Inc.	4	27,635	7/1/18	6/30/23	\$819,378	\$29.65	2.00%
Wells Fargo Advisors	2 & 3	22,207	11/21/11	8/31/22	\$555,175	\$25.00	-
Maser Consulting *	2	11,017	10/15/12	5/31/23	\$286,442	\$26.00	\$0.25
Oldcastle APG Northeast Inc.	3	6,790	6/2/14	10/31/21	\$203,700	\$30.00	-
Maser Consulting *	3	5,539	11/28/14	5/31/23	\$144,014	\$26.00	\$0.25
Maser Consulting *	2	4,984	6/1/13	5/31/23	\$129,584	\$26.00	\$0.25
Maser Consulting *	3	3,785	2/1/17	5/31/23	\$98,410	\$26.00	\$0.25
Lindabury McCormick Estabrook	2	3,696	9/1/19	8/31/24	\$116,868	\$31.62	2.00%
Wells Fargo Advisors	2	3,555	4/1/13	8/31/22	\$88,875	\$25.00	-
Maser Consulting *	2	167	5/1/16	5/31/23	\$4,342	\$26.00	\$0.25
Amenities / Telecom:							
Garden State Cafe Licensing		-	1/1/18	12/31/50	\$0		
Cablevision Lighpath NJ		-	7/1/18	6/30/23	\$9,097		
Verizon		-	5/4/09	12/31/50	\$0		
Occupied Totals / Wtd. Avg:	96%	118,421 SF			\$27.04		
Vacant	2	1,531					
Vacant		2,915					
Available	4%	4,446					

RENT ROLLS

RIVER CENTRE 3

Tenant	Floor	SF	Comm.	Exp.	Annual Rent	Rent PSF	Annual Increases
Achieve3000 Inc	1	30,800	8/1/19	7/31/29	\$954,800	\$31.00	2.00%
NJR Service Corporation	2	17,497	1/1/19	4/30/24	\$546,081	\$31.21	2.00%
Divarsent LLC	2	11,172	7/1/20	6/30/25	\$357,504	\$32.00	2.00%
Scarinci & Hollenbeck LLC	1	6,741	4/1/16	3/31/28	\$197,174	\$29.25	\$0.50
Scarinci & Hollenbeck LLC	1	1,951	6/1/20	3/31/28	\$62,432	\$32.00	2.00%
Amenities / Telecom.							
Conference Rooms		8,411	-	-	-		
Comcast Comm.		-	8/1/19	7/31/24	\$2,520		
Cablevision Altice		-	2/1/19	1/31/24	\$8,664		
Occupied Totals / Wtd. Avg:	39%	76,572 SF				\$31.07	
Vacant 3rd Floor	3	49,944					
Vacant 2nd Floor	2	23,055					
Vacant 1st Floor	1	26,477					
Vacant 3rd Floor	3	10,271					
Vacant 2nd Floor	2	6,485					
Vacant Partial 3rd Floor	3	2,990					
Vacant 1st Floor	1	431					
Available		61%	119,653				
Total SF		196,225 SF					

RIVER CENTRE 4 AMENITY BUILDING

Amenities / Telecom.	Floor	SF	Commencement	Expiration	Annual Rent	Rent PSF
Fitness Center/ Café / Lounge		16,072	-	-	-	
Maser Consulting Soils Testing	Basement	4,000	5/1/15	5/31/23	\$10,00	
Total SF		20,072 SF				

RIVER CENTRE 5

Tenant	Floor	SF	Comm.	Exp.	Annual Rent	Rent PSF	Annual Increases
HCP Management Operating	3	28,506	4/26/19	6/30/24	\$901,360	\$31.62	2.00%
Amenities / Telecom.							
Garden State Cafe		4,203	1/1/18	12/31/50	-		
Verizon		-	9/6/18	9/30/23	-		
Occupied Totals / Wtd. Avg:	28%	28,506 SF			\$31.62		
Vacant - 1st Floor	1	7,364					
Vacant - 4th Floor	4	25,000					
Vacant - 1st Floor	1	3,797					
Vacant - 1st Floor	1	9,636					
Vacant - 2nd Floor	2	25,000					
Available		68%	70,797				
Total SF		103,506 SF					

RENT ROLLS

RIVER CENTRE 6

Tenant	Floor	SF	Comm:	Exp.	Annual Rent	Rent PSF	Annual Increases
Curchin Group	4	12,706	1/1/19	11/30/23	\$403,161.38	\$31.73	2.00%
Innocor	1 & 2	37,500	7/6/16	7/31/23	\$993,750.00	\$26.50	\$0.50
Legend Rare Coin Auctions	3	3,658	7/5/19	10/31/29	\$111,934.80	\$30.60	2.00%
National Life Insurance	1	6,814	4/12/19	6/30/24	\$215,458.68	\$31.62	2.00%
Nippon Life Insurance Company	1	2,962	7/20/18	10/31/24	\$82,639.80	\$27.90	2.00%
North American Risk Services	3	5,138	4/25/19	6/30/26	\$154,602.42	\$30.09	2.00%
Phoenix Aromas & Essential Oils	3	4,177	9/1/18	12/31/28	\$126,020.09	\$30.17	2.00%
Piper Sandler & Co	1	2,866	1/19/18	5/31/24	\$84,976.90	\$29.65	2.00%
Wells Fargo Bank	4	11,758	8/20/18	8/31/22	\$373,434.08	\$31.76	2.00%
Amenities / Telecom.							
Cablevision Lightpath NJ	-	-	2/1/17	1/31/22	\$5,040		
Level 3 Communication	-	-	2/1/19	1/31/24	\$4,800		
Verizon	-	-	9/6/18	9/30/23	-		
Occupied Totals / Wtd. Avg:	85%	87,579 SF			\$29.07		
Vacant	3	13,131					
Vacant	4	1,898					
Available	15%	15,029					
Total SF		102,608 SF					

APPENDIX 6

Industry Standards for Office Vacancy Rates

County	Inventory (sq. ft.)	Net Absorption (sq. ft.)	Under Construction (sq. ft.)	Vacancy Rate (%)	Vacant Space (sq ft.)
Hunterdon	2,945,435	-848,193	0	44.3	1,304,828
Mercer	17,010,650	-218,366	0	15.7	2,670,672
Middlesex	23,767,530	-470,904	0	15.4	3,660,200
Monmouth	12,008,034	-397,591	0	10.6	1,272,852
Somerset	19,506,281	-600,317	0	22.5	4,388,913
Union	8,495,546	144,706	0	10.6	900,825

Source: Cushman & Wakefield Marketbeat - Central New Jersey Office Q4 2020

13.8%

Office supply

The total office market vacancy rate in Q4 2021 has reached its highest level since 2015. The vacancy rate in 2021 was above its historical average. There is about 9.1 msf of sublease space, which is the most recorded.

Source: Avison Young