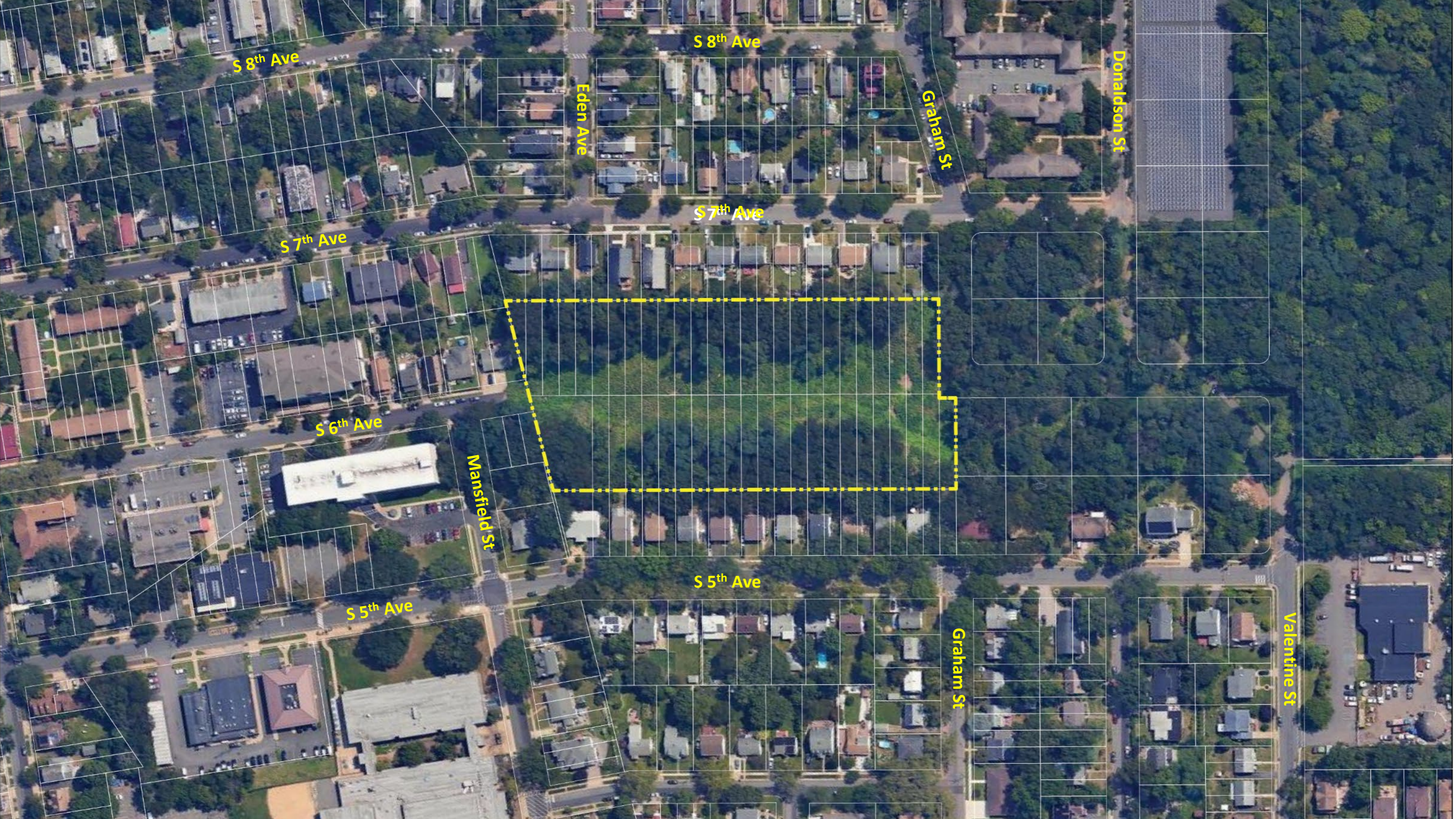




# BUCK WOODS NEIGHBORHOOD MEETING

March 4, 2026



S 8th Ave

S 8th Ave

Eden Ave

Graham St

Donaldson St

S 7th Ave

S 7th Ave

S 6th Ave

Mansfield St

S 5th Ave

S 5th Ave

Graham St

Valentine St

# THE HISTORY

# LITIGATION

- **1974-1995**      **Buck Woods is used to dump debris including demolition debris, asphalt, concrete, and railroad**
- **1999**            **JSM purchases the property from the prior owner**
- **2007**            **JSM sues Borough for allegedly dumping debris on the property**
- **2008-2017**      **First lawsuit dismissed without prejudice to pursue settlement (including possible land swap)**
- **2017**            **Lawsuit refiled**  
**Tree removal permit filed; Court orders Borough to issue permit**
- **2018**            **Supplemental tree removal permit filed and issued**

## LITIGATION (continued)

- **2019** Court determines Borough responsible for dumping and sets schedule for trial on damages and remedies
- **2020-2021** JSM seeks recovery of \$6,261,842; parties exchange expert opinions and reports involving excavation and disposal of approximately 60,000 tons of debris
- **2021** Court rejects Borough's challenge to basis for JSM recovery calculation and seeks to set trial schedule on damages and remedies to JSM
- **2022** Additional expert reports and depositions occur and JSM revises its damages claim to \$5,312,258

## LITIGATION (continued)

- **2023-2026**      **Litigation delays; case transferred to new judge  
Settlement negotiations (ongoing)**
- **2/25/26**      **Judicial Case Management Conference discussed status  
of settlement and potential trial**

**March 24, 2026: Trial To Commence**

# LAND USE APPROVALS

- **2019**                      **Borough adopts Multifamily Residential Overlay Zone  
(Part of affordable housing settlement agreement)**
- **2023**                      **Borough deems JSM site plan application complete  
Planning Board approves JSM site plan application**
- **2024**                      **Planning Board approves JSM subdivision application**

**Next Step: Building Permits**

APPROVED  
PROJECT



**ELEVATION**



Grade at Section Cut

Proposed Grade at Property Line

South 7th Avenue

**1 Eastern Site Section A-A**  
Scale: 1"=20'

SCALE: 1"=20'

Issued:	Rev:
May 8, 2023	1



Grade at Section CUT

Proposed Grade at Property Line

South 5th Avenue

**2 Western Site Section B-B**  
Scale: 1"=20'

**NOTES:**  
 \*Proposed landscaping is shown at mid-growth.  
 \*\*Depictions of neighboring lots, houses, and existing tree cover drawn with information from municipal topographic map, publicly available Google Earth imagery, and cross-referenced on site on 05/03/2023. Depictions are approximate based on the available information.

Rendered Site Sections

GABRIELLE  
**ESTATES**

**PROJECT SUMMARY**  
① 4-STORY RESIDENTIAL BUILDING 75 UNITS



South Seventh Avenue



SCALE: 1"=30'

Issued: April 13, 2023      Rev: 1

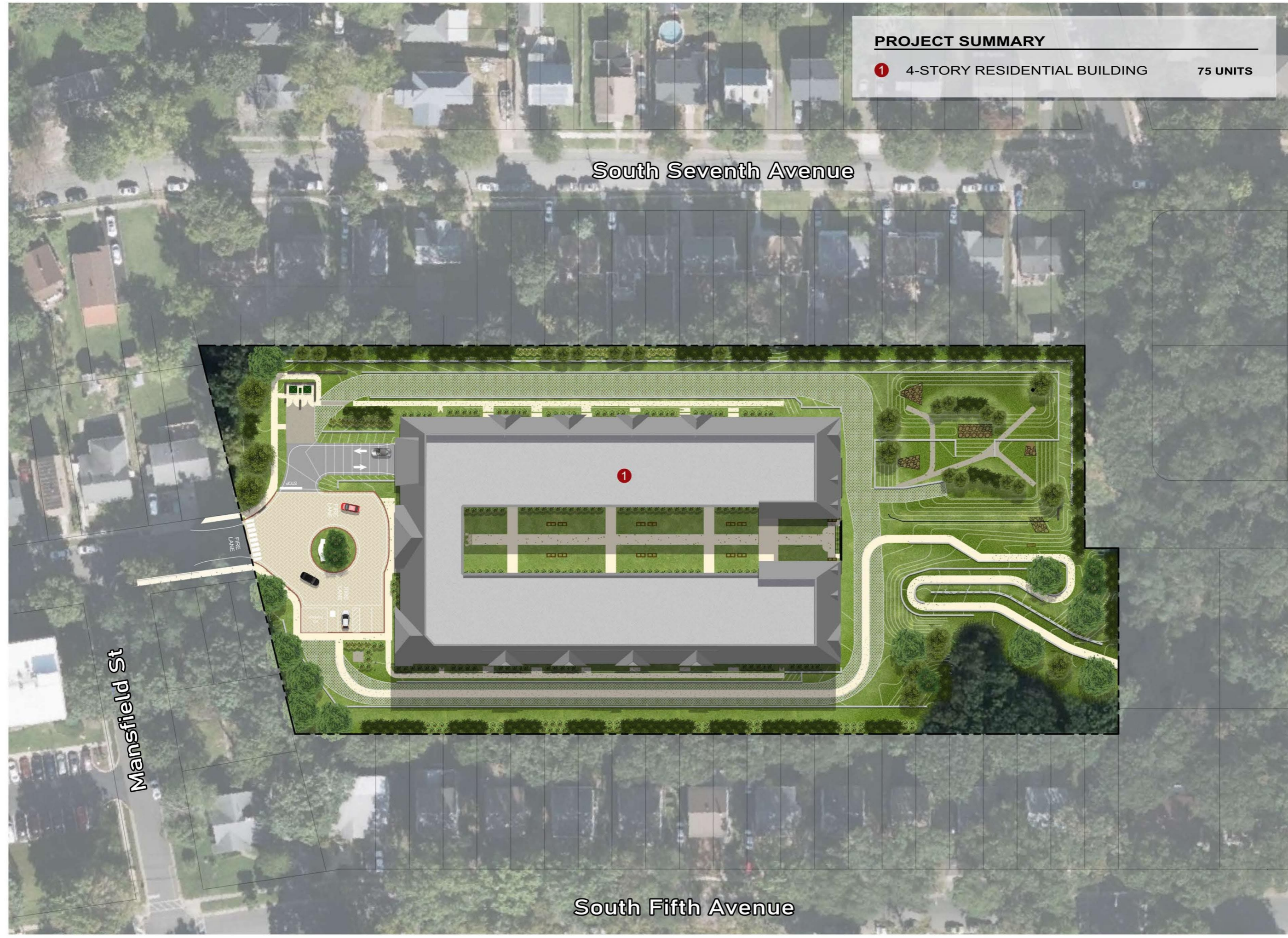
RENDERED SITE PLAN

Mansfield St

South Fifth Avenue

GABRIELLE  
**ESTATES**

Block 3301, Lots 27 - 75  
Borough of Highland Park  
Middlesex County, New Jersey



# APPROVED PROJECT

## **75 Residential Units**

### **63 Market Rate Units**

24 1-Bedroom

14 2-Bedroom

7 3-Bedroom

18 4-Bedroom

### **12 Affordable Units**

2 1-Bedroom

6 2-Bedroom

4 3-Bedroom

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**Average Unit Size: 2,500 SF**

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**Parking Ratio Per Bedroom: 0.90**

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**School Impacts: 32 Children**

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**Single Point of Access**

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**Walking Trail within Fire Lane**

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**Private Tot Lot**

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# SETTLEMENT PROJECT

# NON-NEGOTIABLES

- **No check/No debt**
- **No change to building envelope**
- **No reduction in affordable housing**
- **Tangible community benefits**

# SETTLEMENT PROJECT

## **148 Residential Units**

### **126 Market Rate Units**

68 1-Bedroom

58 2-Bedroom

0 3-Bedroom

0 4-Bedroom

### **22 Affordable Units**

4 1-Bedroom

13 2-Bedroom

5 3-Bedroom

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**Average Unit Size: 1,300 SF**

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**Parking Ratio Per Bedroom: 0.97**

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**School Impact: 24 Children**

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**Landscaping: Wider Buffer / Enhanced**

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**Two Points of Entry / Exit**

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**Improved Fire Access**

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**Connector Road**

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**Walking Path to the Meadows Trail**

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**Public Park / Playground**

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**LEGEND**

- Alignment 1
- Alignment 2
- Bike Lane



SCALE: 1"=60'

Issued:	Rev:
May 5, 2025	1
February 9, 2026	2

PROPOSED STREET CONNECTIONS

GABRIELLE  
**ESTATES**

# KEY BENEFITS TO BOROUGH

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**No Payment to JSM (\$5.3M savings)**

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**Est. \$510,000 in PILOT Payments 1<sup>st</sup> year**

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**Construction of Connector Road**

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**Improved Emergency Access**

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**Public Park / Playground**

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**More Revenue than Current Taxes (\$13,000)**

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**End to Costly Litigation**

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**22 Affordable Housing Units**

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**Walking Path to the Meadows Trail**

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**Enhanced Landscaping Buffer**

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NEXT STEPS

## **NEXT STEPS**

- 1. Settlement Agreement Authorization / Execution**
- 2. Withdrawal of Lawsuit**
- 3. Area in Need of Redevelopment Study / Designation**
- 4. Redevelopment Plan Adoption**
- 5. Redevelopment and Financial Agreement Authorization / Execution**
- 6. Preliminary/Final Major Site Plan Approval**

QUESTIONS?