

Garfield site closer to redevelopment

By **KIM LUEDDEKE**
STAFF WRITER

GARFIELD — A Wyckoff-based developer has pledged to pay \$600,000 for the right to redevelop the former C-Mor property, a complex of dilapidated buildings on River Drive.

Coremark Garfield LLC, a subsidiary of the Coremark Group, has already paid \$100,000 to the city's Redevelopment Agency for administrative fees, said that agency's lawyer, Christos Ditkas. The additional half-million will go toward acquiring a site for the city's proposed new police station.

Coremark entered into a memorandum of agreement with the Redevelopment Agency last month.

With that agreement in place,

officials now hope to move quickly on the project, which is being met with excitement.

"I think we're all enthusiastic with this partnership with the city," said Mayor Frank Calandriello, who is a member of the Redevelopment Agency.

Calandriello said the city is not giving any tax concessions to Coremark for the project, which he predicted would generate jobs for the region. He also credited Coremark for handling the environmental cleanup of the property, which is expected to be extensive.

There is a large oil spill on the property that will have to be cleaned up, as well as asbestos, he said. One estimate put the cost of the cleanup around \$2.5 million.

The entire project is expected to

cost about \$10 million, said Coremark principal Laurence Liebowitz.

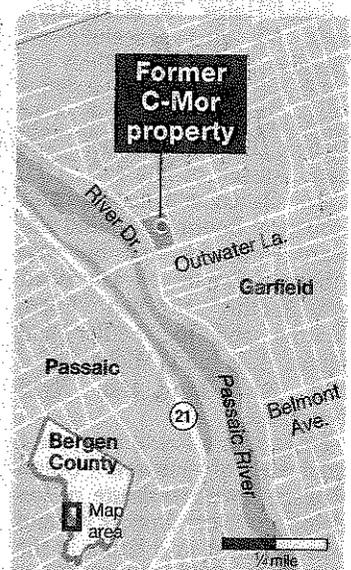
Liebowitz said the property's location — at the corner of Outwater Lane — has "tremendous" visibility and is well-suited to retail.

"It's the gateway to Garfield," Liebowitz said.

Coremark's plans for the site include a bank at the corner of River Drive and Outwater Lane, a convenience store with fuel stations and 13,000 square feet of retail, said Liebowitz.

An existing Dunkin' Donuts will be relocated to another spot on the property. Liebowitz hopes to begin demolition by September.

Ditkas said planners for Coremark and the Redevelopment Agency must now put together a



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redevelopment plan for the property.

That plan will have to be approved by the Redevelopment Agency and the City Council, and be reviewed by the city's Planning Board, Ditkas said.

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