



HARTZ SEEKS PRELIMINARY SITE PLAN APPROVAL

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EDISON NJ – Edison Towne Square, the 98-acre lifestyle center being developed by Hartz Mountain Industries, will be presented for preliminary site plan approval on Monday July 21st.

Edison Towne Square is the featured component of a carefully negotiated redevelopment plan currently being adopted by the town of Edison. Hartz purchased the site, former home of Edison's Ford Plant, in 2004 and designed it consistent with Edison's master plan, which calls for a mixed-use center on the site.

"This has been the most inclusive and open public process of any development in the State," says Emanuel Stern, president of Hartz Mountain Industries. "There have been times when our commitment to public input created frustrating delays, but the result has made it all worth while: there is nothing in New Jersey that compares with Edison Towne Square. It's something town officials, town residents and everyone at Hartz can be proud of, because we have all had a role in shaping it."

The plan's key features, many of which were designed in collaboration with the Council as components of the redevelopment plan, include:

- 18.5 acres of open space;
- 7.5 acres dedicated to the town for its own use at no cost to Edison;
- no housing;
- thousands of trees on the site as well as extensive buffers of up to 50 feet adjacent to all residential properties, Vineyard Road and Route 1;
- customer conveniences, including wider roadways, larger parking spaces and restrictions on signage;
- exciting plazas and additional open space within the town center;
- new tax ratable and jobs.

Compared with the Ford plant, Edison Town Square reduces traffic and noise impacts, increases landscaped areas, improves the architectural aesthetics of the site and provides Edison with a premier asset, a fully-remediated site, new tax revenues and provides more than 2000 new jobs.

Headquartered in Secaucus, NJ, Hartz Mountain Industries, Inc. owns and manages one of the largest privately held commercial real estate portfolios in the United States, comprised of approximately 200 properties and totaling more than 38 million sq. ft. in the northern New Jersey/New York area. Hartz employs a comprehensive approach to real estate that is facilitated by its full-scale in-house departments for leasing, legal, management, finance, acquisition, architecture, construction, development, planning, and marketing, design and property management. By controlling the development process end-to-end, the company strives to remain at the forefront of commercial, industrial, retail and hotel development.