

G.I. Auto Salvage Owner Speaks Out

October 10, 2008

These are very difficult times for all of us. However, despite these unsure economic times, I believe ***we have a project that can prove beneficial to the Township of Montville and its residents*** unlike other projects such as the one recently approved in Towaco Center which will present a burden to the Montville taxpayers and schools.

Over 3-1/2 years ago, I presented a proposal to the Township of Montville to convert my junkyard and surrounding properties along Route 46 at the end of Bloomfield Avenue in Pine Brook into a Senior Housing Condominium Complex with parks, walking paths, and environmentally sound recreational and wildlife areas. ***This project was estimated to contribute approximately \$2.5 Million in tax revenue to the Township of Montville,*** with no impact on the school system and the clearing out of the existing junkyard at the Route 46 portal into the Township. There was no downside since, for decades, the Township had tried to get rid of my junkyard. It was necessary for the Township to change the zoning to allow this project to go ahead. However, since the zone change was not done in a timely manner, the housing market collapsed and this proposal is no longer viable.

I presented a second plan, not as lucrative as the first one but still doable... the introduction of a Lowe's with a satellite store like Sports Authority. ***The estimated ratable would likely approach \$1 Million*** while still providing the same open space benefits as the first plan. Despite the Montville Planning Board and Township Planner supporting the concept for a Lowe's at this site, the Township did not support a rezoning to include this use.

As a consequence of failing to rezone the junkyard to allow a shopping center as a permitted use, I am currently pursuing the only option available: I have filed a "***Use Variance Application***" with the Zoning Board of Adjustment. The Public Hearing for this application is scheduled for November 5, 2008. ***This project will result in significant additional tax ratables for the Township, provide for new jobs, remove the less desirable junkyard use at the southern entrance to the Township, provide for traffic access to the project from Route 46, along with Route 46 road improvements, and be a win-win situation for everyone.***

If this application is not approved by the Township, I will continue to operate my junkyard and, in fact, I have received a written offer from a publicly traded company to continue this use on a long-term lease basis. While this is not my first choice, after trying for 3-1/2 years to provide a modern, more environmentally friendly use that will provide significantly greater tax revenues for the Township, I am optimistic approval will be granted for my retail application at the Zoning Board of Adjustment. ***If you support the proposed project, please either attend the November 5, 2008 meeting or contact your elected and appointed officials.*** Also, please feel free to contact me with any questions or concerns you may have regarding this matter.

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