

**DRAFT Maximum Potential Development As-Of-Right in Gateway/River Road II
Redevelopment Area given merger of lots & no set-bcks B. McMnamin 1/23/25**

Block/lot	Address	Owner	Borough Acres	Max.units If merged	Private Acres	Max units If merged	Limits	Notes
Gateway 1*								
135								
1	52 River	Private			0.2138	7.483		Includes JCP&L right of way
2	48 River	Private			0.2217	7.7595		
3	38 River	Private			1.4500	50.75		
4	34 River	Private			0.1492	5.222		
5	32 River	Private			0.1691	5.9185		
6	34 River	Private			0.3903	13.6605		
7	30 River	Private			0.1756	6.146		
8	28 River	Private			0.2801	9.8035		
136								
1	78 River	Borough	0.100	3.5				AC from property record card
2	70 River	Private			0.3153	11.0355		
3	64 River	Private			0.1919	6.7165		
4	62 River	Private			0.1791	6.2685		
5	58 River	Private			0.4390	15.365		
6	Missing							VN says no longer exists
137								
1	79 River	Borough	6.890	241.5				Conservation zone, JCP&L right of way
2	73 River	Private			0.7070	24.745		
3	8 Bonnell	Private			0.2496	8.736		
4	10 Bonnell	Private			0.3392	11.872		
5	14 Bonnell	Borough	0.199	6.965				Includes easement
138								
1	21 Bonnell	Borough	1.600	56.000				Conservation zone, JCP&L. right of way
2	11 Bonnell	Private			0.2296	8.036		
3	7 Bonnell	Private			0.1148	4.018		

4	67 River	Private			0.1550	5.425		
5	65 River	Private			0.2572	9.002		
6	61 River	Private			0.1550	5.425		
7	10 St James	Private			0.2858	10.003		
139								
1	21 St James	Borough	2.070	72.45			Conservation zone, JCP&L right of way	
2	7 St James	Private			0.2410	8.435		
3	57 River	Private			0.1492	5.222	Includes storm sewer easement	
4	55 River	Private			0.2394	8.379		
5	51 River	Private			0.2324	8.134		
6	8 Perrin	Private			0.2893	10.1255		
7	12 Perrin	Private			0.1446	5.061		
140								
1	21 Perrin	Borough	2.180	76.30			Conservation zone, JCP&L right of way	
2	11 Perrin	Private			0.1722	6.027		
3	9 Perrin	Private			0.3444	12.054		
4	47 River	Private			0.2045	7.1575		
5	45 River	Private			0.2045	7.1575		
6	43 River	Private			0.5151	18.0285		
7.01	39 River	Private			0.8400	29.4	Includes JCP&L right of way	AC from property record card
7.02	Missing							VN says no longer exists
8	37 River	Private			0.3283	11.4905		
9	33 River	Private			0.6589	23.0615		
10	29 River	Private			1.1350	39.725		
17	Missing							VN says no longer exists
Total G1			13.039	456.715	12.3671	432.8485		
Gateway 2**								
140								
13	7 Watchung	Private			4.616	83.088		
14	3 Watchung	Private			1.0021	18.0378		

15	1 Watchung	Borough	0.0665	0.007182			
16	3 Watchung	Private			1.6478	29.6604	
Total G2			0.0665	0.007182	7.2659	130.7862	
				456.7222		563.6347	

*Redevelopment Plan to include Gateway 1, now zoned for 35 units per acre as-of-right if privately owned

**Redevelopment Plan to include 140/13-16, now zoned for 18 units per acre as-of-right if privately owned

Sources: Borough Tax Map, sheets 23 & 24; County tax records, property record cards; Housing Element 2022; Council Resolutions #21-363 & #24-333