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Savoring delicious choices in new-home locales

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Many kitchens now are being designed so home owners can hire a professional gourmet chef to create a memorable meal for a dinner party. Those who take pleasure in the culinary experience also can tackle the task themselves, knowing they have everything needed in their ultra-modern kitchen to get the job done.

Those who live in thriving downtowns, however, often cook up another plan when it comes to mealtime: stepping outside their front door and strolling down the street to one of their favorite restaurants.

A number of new-home communities are rising in towns well-known for their abundance of dining establishments. A good example is 40 Park, a 73-unit, seven-story condominium building that overlooks the Morristown Green, where new residential, retail and office components, along with a parking garage, are being added on the site of the former Epstein's Department Store, a city landmark for nearly a century.

The building is in the early stages of construction, and occupancy is expected in about a year, says Debra Tantleff, vice-president of development for Roseland Property Co., which is developing the site in a joint venture with Woodmont Properties and Epstein Land Co.

Tantleff says the Morristown Green has been a focal point of the community for more than 250 years. Morristown often serves as a gathering point for friends around northern New Jersey, who can socialize together at one of the city's restaurants.

"The location couldn't be better. There are so many great restaurants in the area," says Tantleff, noting that among the many

popular eateries are The Grand Cafe, Pazzo Pazzo, Sebastian's Steakhouse and The Sushi Lounge, to name a few.

Tantleff says 40 Park is located in the heart of the downtown district and surrounded by the superb dining, shopping and culture that have established the area as a landmark destination. Besides 40 Park, other components of the ambitious redevelopment project include a 130-unit rental apartment building and a 30-unit condominium building, both of which will have a retail component.

Tantleff says 40 Park offers a wide variety of one-, two- and three-bedroom residences. Penthouses will include large private terraces of up to 1,800 square feet of outdoor space. Residents also will enjoy private recreational amenities located within the building, including a lounge area, a catering kitchen and a fitness center with cardiovascular and weight-training equipment. There's also private, secured parking for residents, while 55,000 square feet of high-end, boutique retailers will complement the downtown, pedestrian-friendly setting.

Roseland also has partnered with the Eastman Management Corp. and Jacobs Enterprises for the development of Livingston Town Center, which offers a mix of condominium residences, a neighborhood of single-family homes, four-story brick townhomes and a group of "park homes" attached to the condominium building.

All residents have access to a Roof Garden Club, located at the top of the condominium building. Amenities include a glass-enclosed conservatory pool, a sun deck, a fitness center, a business center and a clubroom for socializing. The development features about 50,000 square feet of ground-level stores, approximately 20,000

square feet of office space and a 200-plus-space parking garage. Livingston Town Center's line-up of retailers offers everything from fine apparel and home decor, to specialty gifts and eclectic dining. Destination Maternity opened Sept. 25, and features a large selection of maternity clothing and accessories, the Edamame Maternity Spa and The Learning Studio, which offers fitness classes and informative seminars.

On-site dining choices include Baumgart's Cafe, It's Greek To Me and Fresh City. Residents also can satisfy their munchies at the Cold Stone Creamery ice cream shop, the Dale & Thomas Popcorn store and Gimmee Jimmy's Cookies.

In the downtown district of Westfield, Ward & O'Donnell Property Development has sold about 50 percent of its homes at The Savannah, a new condominium building for active adults age 55 and older.

"This is the first new residential construction in downtown Westfield since the 1970s," says James Ward, president of Ward & O'Donnell Property Development. "It took us about 18 months to get through the approvals process, but it's certainly been worth the wait. People are really attracted to all of the amenities of the downtown. Train service to Manhattan and other New Jersey locales is just steps away."

Construction of the five-story, European-inspired building is almost done, and home owners are expected to move in soon.

"We're putting the final touches on the interior spaces, and the building looks sensational," Ward says. "We're looking for-



ward to our first residents moving in and beginning to enjoy this exceptional new lifestyle experience.”

Ward says Westfield is a winner of the National Trust for Historic Preservation’s Great American Main Street Award for offering residents the feel of a classic old town with the appeal of contemporary shops, social centers and activities.

“Westfield has become one of the most desirable towns in which to live and shop,” Ward says. “It’s a bistro town, with a lot of terrific restaurants. Ferraro’s Restaurant is a go-to place and you can’t miss it. The restaurant takes up almost a whole block along Elm Street.”

Nearby is Theresa’s, which offers creative takes on traditional Italian fare, and the Mojave Grille, which features southwestern cuisine that goes well beyond the standard fare.

The Savannah, which is located on Prospect Street, is steps from downtown Westfield. The five-story building features

23 floor plans, which range in size from 1,620 to 4,350 square feet of single-level living space. Residents at The Savannah will enjoy concierge service, secured entry, an elegant lobby, a community room with a prep kitchen for catered parties, elevators to each floor, and two underground parking spaces per home.

“A lot of our buyers have been Westfield residents who live about a mile outside of the downtown area,” says Ward, noting that the majority of these buyers are 60 years or older. “For years, they’ve been driving into town to eat out or do shopping. Now, they like the idea of living right in the downtown, where they don’t need a car to get to stores, restaurants or the movie theater. They’re right in the middle of it all, and they love the convenience.”



Residents of 40 Park, a condominium community being developed in Morristown by Roseland Property Co., Woodmont Properties and Epstein Land Co., are within walking distance of many fine restaurants and casual eateries.