

TUESDAY
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TEPPER'S SITE LOOKING GOOD



STAFF PHOTO BY MICHAEL SCHWARTZ

From left, Plainfield Mayor Al McWilliams, Deputy City Administrator Pat Ballard Fox and developer Larry Regan talk Monday while touring the former Tepper's building.

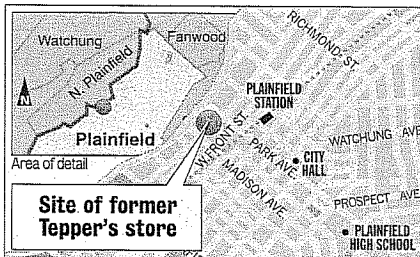
With retail tenants secured, Plainfield project is on schedule, going strong.

By CHRIS DONAHUE
Staff Writer

PLAINFIELD — The sounds of cash registers and washers and driers might be heard by the end of the year in the former Tepper's Department Store, which had sat silent for 25 years.

Work that began in May on the project — Horizons at Plainfield — to put residential, commercial and office space in the 83-year-old building is proceeding without any major problems, said Ken Regan, vice president of Regan Development, which is renovating the planned five-story complex on West Front Street.

"We're 100 percent on schedule for spring deliv-



Site of former Tepper's store

STAFF GRAPHIC

ery on the apartments, which is where we always thought it was going to be," Regan said. "And the commercial space, which is about 31,000 square feet — most of it's going to be available just at the end of the year."

Four tenants, including

an adult medical day-care center, have signed prelease agreements, which take up about 70 percent of the building's 31,000 square feet of commercial/retail space on the first floor, said Larry

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Tepper's

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Regan, president of Regan Development.

Home Sweet Home, the adult day-care center, will use 11,000 square feet in a separate part of the first floor, Larry Regan said.

The other tenants are Dunkin' Donuts, Subway and Laundry Zone, an upscale coin-operated laundry with a playground and food station, Larry Regan said. Negotiations are nearly complete with a couple more tenants, which Regan declined to identify until leases are signed, to fill the remaining space.

"The market's very strong," Larry Regan said.

Regan said there will be 52 one-bedroom apartments for \$475 a month, 10 two-bedroom apartments for \$600 a month and 12 three-bedroom apartments for \$750 a month.

A superintendent will live on the premises, and each floor will have a room with washers and driers, he said.

The building will have three elevators, Regan said.

The basement also will be renovated, and its 13,500 square feet will be donated to Plainfield, Regan said.

Pat Ballard Fox, deputy city administrator in charge of econom-



Construction workers pass Monday through an unfinished section on the ground floor of the former Tepper's department store on West Front Street in downtown Plainfield.

ic development, said she's thrilled to see the renovations because she used to sleep at Tepper's, which has closed in 1977.

"There have been various attempts at redevelopment of the site, and nothing ever came to fruition," Fox said. "Finally, we have a terrific mix of a project — of this building and turning it downtown into a 24-hour space. Because you're going to have

people living here, people shopping here," Fox said.
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