

Morristown Minute

New 7-ELEVEN Gas Station Coming to Hanover Township, NJ

September 7, 2022



By Eric Blair

HANOVER TOWNSHIP, NJ – JMF Properties, a leading New Jersey development company specializing in transit-oriented projects, urban retail centers, and suburban commercial properties, and partner RD Management LLC, one of the nation's largest privately held real estate development and management organizations, announced today that construction of a new 7-Eleven convenience store and gas station is underway in Hanover Township.

The development partners recently broke ground on the project at Cedar Village, a 19-acre retail center anchored by Lowe's Home Improvement at 230 E. Hanover Ave.

The new 7-Eleven convenience store will be 4,000 square feet and include a gas canopy with eight pumps, offering a total of 16 fueling positions. One pump will offer diesel fuel. Self-service air and vacuum will also be onsite.

The estimated completion date of the project is December 2022, according to Joe Forgione, the Founder, and Principal of JMF Properties.



Joe Forgione, Founder, and Principal of JMF Properties.

“This brand new 7-Eleven will provide Morris County residents with a convenient new option for their shopping and fueling needs,” Mr. Forgione said. “Along with our partner, RD Management, we identified 7-Eleven as a business that would thrive in this location and contribute a desired service to local residents and motorists, including visitors to Mennen Arena as well as contractors and other professionals who make frequent trips to Lowe’s. We’re thrilled to announce this groundbreaking and look forward to the success of the business for many years to come.”

7-Eleven is rising on property once owned by aerospace and defense company Northrop Grumman. The property was vacated in 1985 and remained vacant until the JMF/RD team remediated the site and created the Cedar Village retail center. The property’s anchor tenant, Lowe’s, opened its doors to customers in 2019.

The addition of the 7-Eleven with gas will further distinguish Cedar Village, a highly visible shopping center in a high-income area on a heavily traveled thoroughfare that connects Hanover Township to Morris Plains, Florham Park, Morristown, and other local communities, as well as Route 24, Route 202 and Route 287. It is across the street from Mennen Sports Arena, a popular Morris County recreation and sports destination with three indoor ice rinks.

“We are excited to bring such a well-liked national tenant to the market on a full scale with eight gas pumps in addition to a freestanding convenience store. The new location on E. Hanover Avenue will allow for easy access to the community and those traveling on Routes 202 and 287,” said Richard Birdoff, Principal and President of RD Management.

Cedar Village is one of several retail projects JMF Properties and RD Management partnered on in recent years. In March 2019, the developers opened Harbor View Marketplace in Bayonne, which includes retailers such as Costco, Starbucks, CVS, Lidl, and a new LA Fitness currently under construction.

Later that same year, JMF and RD opened Waterview Marketplace in Parsippany, home to Whole Foods, Homesense, DSW, Old Navy, Ulta Beauty, The Paper Store, MedFirst Urgent Care, Orangetheory Fitness, and Shake Shack.

JMF and RD are also transforming the former Colgate-Palmolive campus in Morris Township into Morris Marketplace, currently one of the largest redevelopment projects in New Jersey, in partnership with Accurate and DeVimy Equities. Additional projects will be announced in the near future.

2022 is also a busy year for JMF’s transit-oriented, multifamily properties. JMF announced the lease-up of the newest community in its signature “Clarus” luxury brand, Clarus Glen Ridge, in March, less than six months after it opened for pre-leasing.

Two more luxury rental communities are in development and will open within the next year. The American, an upscale rental community with direct access to the Morris Plains train station, will launch leasing later this year. Clarus Berkeley Heights is under construction and will open in 2023 next to the Berkeley Heights train station.

For more information on JMF Properties, visit www.jmfproperties.com. For more information on RD Management, visit www.rdmanagement.com.



7-Eleven Construction in Hanover Township.