

AFFORDABLE HOUSING DEVELOPMENT PROPOSAL TO BRANCBURG TOWNSHIP

Applicant: 3361 Route 22, LLC

1. The tax map identification, zoning designation, current development and tax qualification of property included within the proposal

The property is designated as Block 9, Lots 9-13 on the official tax map of the Township of Branchburg (the "Property"). The Property is located in the I-1 Industrial Zone. The Property consists of approximately 24 acres of land along US Highway Route 22. The front portion of the Property consists of two restaurants and some bungalows. The rear portion of the Property is currently wooded. Lots 9, 11, 12 and 13 are classified as 4A commercial and Lot 10 is classified as 4B industrial.

The Township of Branchburg has identified the Property as a site that may be included in the Township's Housing Element and Fair Share Plan to address the Township of Branchburg's affordable housing obligation.

2. A statement of ownership for the property proposed for development or of legal control of the property, including any contingencies and expiration dates

Lot 9 is owned by 3373 Route 22, LLC; Lot 10 is owned by 3361 Route 22, LLC; Lot 11 is owned by 3355 Route 22, LLC; Lot 12 is owned by 3351 Route 22, LLC and Lot 13 is owned by 3331 Route 22, LLC. Alan Frank is the managing member of all those entities.

3. The nature, type, and extent of all development proposed including, but not limited to, affordable housing

The Applicant proposes a mixed use development with commercial uses along the frontage of U.S. Highway Route 22 and a multifamily residential development at the rear of the Property. The commercial component is similar to a commercial development which has already received use variance approval for from the Branchburg Zoning Board. Site plan approval still remains for the commercial development. The residential development at the rear of the Property would consist of approximately 196 multifamily residential units with a 15% set aside for affordable housing. Attached hereto is a concept plan of the development proposal depicting the residential component and commercial development for which a use variance has already been granted.

4. An explanation of owner's or developer's financial resources sufficient to demonstrate that the proposal can reasonably be developed

The Applicant and its related entities are the owners of the Property. The Applicant will partner with a national residential developer with respect to the residential component or build it itself.

5. An explanation of why the owner or developer believes that its proposal would be particularly beneficial

This Property is particularly suited for construction of a mixed use commercial / multifamily housing development for several reasons. The front portion of the site proposed for commercial development has frontage along U.S. Highway Route 22, which provides direct access to a major highway with no operational impacts to local roads and limited impact to the adjacent development. The development proposal with commercial in the front and residential in the rear will also be a visual upgrade to the site. Further, there are existing sanitary sewer lines and easements to service the Property. This Property is also located within close proximity to the Village Commercial Development, which is easily accessed by potential residents through internal roadways.

6. The timing of the proposed development

The Applicant is ready, willing and able to proceed with this proposal.

7. Any in-kind or monetary contribution required from Branchburg

None at this time.

8. Whether each component of the proposed development is intended to be rented or sold.

The Applicant currently proposes the residential units to be rental units.

RESIDENTIAL ENTRY DRIVE
(PREVIOUSLY APPROVED)

VILLAGE COMMERCIAL DEVELOPMENT
(PREVIOUSLY APPROVED)

US-HIGHWAY ROUTE 22

EXISTING SANITARY SEWER
LINE AND EASEMENT

3-STORY STACKED
FLAT BUILDING WITH
GARAGE BELOW
(TYP.)

3-STORY STACKED
FLAT BUILDING

3-STORY
STACKED
FLAT BUILDING
WITH WALK-
OUT LEVEL
(TYP.)

RESIDENTIAL ENTRY DRIVE

RETAIL DETENTION AREA

EXISTING SANITARY SEWER
LINE AND EASEMENTS

CLUBHOUSE/
LEASING OFFICE
AND AMENITY
SPACE

POOL

TRASH / RECYCLING /
MAINTENANCE

DETENTION AREA

SCHEDULE:

BLOCK 9 - LOT 9.1

LOT AREA: 13.32 AC

BUILDING 1	3-STORY OVER GARAGE	24 RESIDENTIAL UNITS
BUILDING 2	3/4 STORY SPLIT (ALL SURFACE PARKING)	36 RESIDENTIAL UNITS
BUILDING 3	3-STORY (ALL SURFACE PARKING)	32 RESIDENTIAL UNITS
BUILDING 4	3-STORY OVER GARAGE	32 RESIDENTIAL UNITS
BUILDING 5	3/4 STORY SPLIT (ALL SURFACE PARKING)	42 RESIDENTIAL UNITS
BUILDING 6	3-STORY OVER GARAGE	32 RESIDENTIAL UNITS

TOTAL NUMBER OF RESIDENTIAL UNITS: +/- 198
LOT DENSITY: 14.8 UNITS PER AC
AFFORDABLE HOUSING SET ASIDE 15%

CONCEPT SKETCH BRANCBURG SQUARE RESIDENTIAL

BRANCBURG, NEW JERSEY
DATE: 03.11.2016 SCALE: 1" = 40'