

INCLUSIONARY DEVELOPMENT PROPOSAL FOR THE TOWNSHIP OF BRANCHBURG

Advance at Branchburg II LLC and Advance/ GLB Development Partners LLC

1. **Description of property.** Advance at Branchburg, II LLC (“**Advance**”) is the owner of Block 7, Lot 4, which consists of approximately 31.8 acres of land located on Station Road between Route 22 and Route 28 in the I-2 Industrial Zone (the “**Station Road Property**”). The Station Road Property is currently vacant, with the majority of the property being farmland. Enclosed is an aerial photograph of the Station Road Property, detailing the property location and adjoining uses. The Hiperos office building is located on Route 22 to the south and west of the Station Road Property, while White Oak Park is located across Station Road from the site. The tax map is included as Exhibit A.

2. **Property ownership statement.** Advance at Branchburg, II LLC is the owner in fee of the Station Road Property

3. Advance at Branchburg II LLC/ Signature Place on Station Road

Advance previously proposed an inclusionary development on the Station Road Property, which was denied by the Township Zoning Board of Adjustment in 2011. An interested party notice was sent to the Township related to this property on June 17, 2015.

The Station Road Property development proposal is detailed in the conceptual mixed use residential community concept plan entitled “Signature Place”. The Signature Place proposal consists of 220 multifamily units and 60 Townhomes, being a residential development of 280 total units at a density of 8.8 units per acre.

The 60 townhomes will be similar to the townhomes proposed as part of Fox Hollow II, and will provide 120 in building garage parking spaces and 60 on street guest parking stalls, totaling 180 parking spaces (3.0 stalls per unit). The Townhome lots will be approximately 24 feet wide by 82 feet deep, with rear garage access. The fronts of the townhomes will face the streets, with the parking garage is located to the rear of the unit, providing an attractive streetscape.

The Signature Place development also includes 220 multifamily units, which will be located within 12 three-story buildings with 11 or 22 units per building. Parking will be provided by in building garages (60 spaces) dedicated driveway parking (60 spaces) and surface parking of 320 spaces, totaling 440 total parking spaces (2.0 stalls per unit). The 220 multifamily units will include 56 income restricted affordable **rental units**, equally allocated between median and low income households. The 56 rental units will constitute a 20% set-aside of the total unit yield in the Station Road Project, which is well in excess of the COAH rental unit set aside standard of 15%.

Signature Place will also include a large park amenity and community building centrally located on the property. The Signature Place proposal will provide a greenbelt area between 80 to 110 feet in width with pedestrian and bike trail located along the Route 614 right-of-way. The development proposal also preserves much of the existing woodland features along Route 22 and

the interchange with Station Road. This proposal limits disturbance to the existing farm field, while proposing an improved landscape buffer to the adjoining Hiperos office parking lot. The Signature Place concept plan and elevations are included as Exhibit B.

4. Statement of Advance Realty financial resources.

Advance Realty, headquartered in Bridgewater, New Jersey, is a privately held real estate development, investment and management company. Since its inception in 1979, Advance Realty has acquired or developed more than ten million square feet of commercial, residential, mixed-use and industrial projects. Advance continues to be one of the most active and respected commercial real estate companies in New Jersey. The company's strong capital base, outstanding talent and flexibility as a privately held, fully integrated real estate company ensure continued success at the forefront of the real estate industry. Advance is well capitalized, has sound financials and possesses the immediate resources to undertake these projects. These properties are not subject to any liens or encumbrances.

5. Statement of Community Benefit

The Station Road property is ideally located for the development of the Signature Place inclusionary housing project. Signature Place would include not only 56 income restricted affordable housing units, but a wider variety and choice of housing options in a central location readily accessible to employment and shopping opportunities. The enhanced 20% affordable housing set-aside maximizes the community benefit associated with the provision of affordable housing, in a perfect location for low and moderate income residents.

Signature Place captures the essence of "smart growth". Immediately south from the Station Road property across Route 22 is a large employment center. Traveling west on Route 22, other employment centers exist, as well as retail shopping and grocery opportunities. By providing a variety and mix of housing through the creation of Signature Place, in such close proximity to the central employment and shopping corridor in the Township, fully conforms with smart growth principles.

The size of the Station Road parcel lends itself to substantial buffering to both Route 22 and Station Road. An existing wooded area fronting on Route 22 and adjacent to the Station Road jug handle will be preserved. Immediately to the east across Station Road is the White Oak Park development. Much of the existing woodland adjacent to White Oak Park on Station Road will also be preserved. The location of Signature Place in proximity to these recreational amenities is also in harmony with smart growth principles.

6. Timing of the proposed development. Advance is prepared to proceed immediately with site plan engineering and final design for Signature Place, once the appropriate zoning has been adopted. It is anticipated that Signature Place will be ready for development and sales on the heels of the Fox Hollow II development.

7. **No in-kind monetary contribution is required from the Township.**
8. **Whether each component of the development is intended to be rented or sold.**

The townhomes at Signature Place will be for sale while the multi-family component of the development will be rental. The proposed 56 COAH units will be rental units located in the multi-family buildings.

Advance/ GLB Development Partners LLC/ Fox Hollow II

A related entity, Advance/ GLB Development Partners, LLC, has filed a preliminary and final major site plan application with related bulk variances in connection with a recent use variance approval to permit the construction of 92 market rate townhomes, 28 affordable housing apartment units, and related site and recreational improvements on property it owns known as "Fox Hollow". The Fox Hollow property is located on Route 22 West on the municipal and county boundary line with Readington Township, and is designated as Block 5.11, Lot 2.04 on the Branchburg Township Tax Map ("Fox Hollow"). Fox Hollow is currently zoned O "Office," which does not permit residential developments.

The Fox Hollow Property has been the subject of a 2005 use variance approval, a 2007 site plan approval, a 2008 minor subdivision approval and a 2011 conversion under the Sarlo Act. Recently the Township Zoning Board amended the prior use variance approval to permit a change in the previously approved residential development from four (4) multistory building with flats to 92 market townhomes with 28 affordable housing apartment units. The Zoning Board granted Applicant's use variance application and adopted its resolution of approval on June 17, 2015. A copy of the resolution is attached. The preliminary and final subdivision and site plan application is on file with the Township zoning board, and the 1st public hearing on this application is scheduled for April 5, 2016.

The Fox Hollow II development proposal, as amended by the 2015 use variance, is included in the Township's proposed 3rd Round affordable housing compliance plan as an inclusionary affordable housing site. The affordable units are proposed in 2 separate buildings, and will be rented to 14 moderate income households and 14 low income households in accordance with established COAH rental standards. Advance is seeking to complete the development approval process for Fox Hollow II by June, 2016, so as to permit prompt construction of this project.

ADVANCE AT BRANCHBURG II, LLC

By: 

Name:

Title: KURT R. PADAVANO
Authorized Representative

ADVANCE/GLB DEVELOPMENT PARTNERS, LLC

By: 

Name:

Title: KURT R. PADAVANO
Authorized Representative

Exhibit A

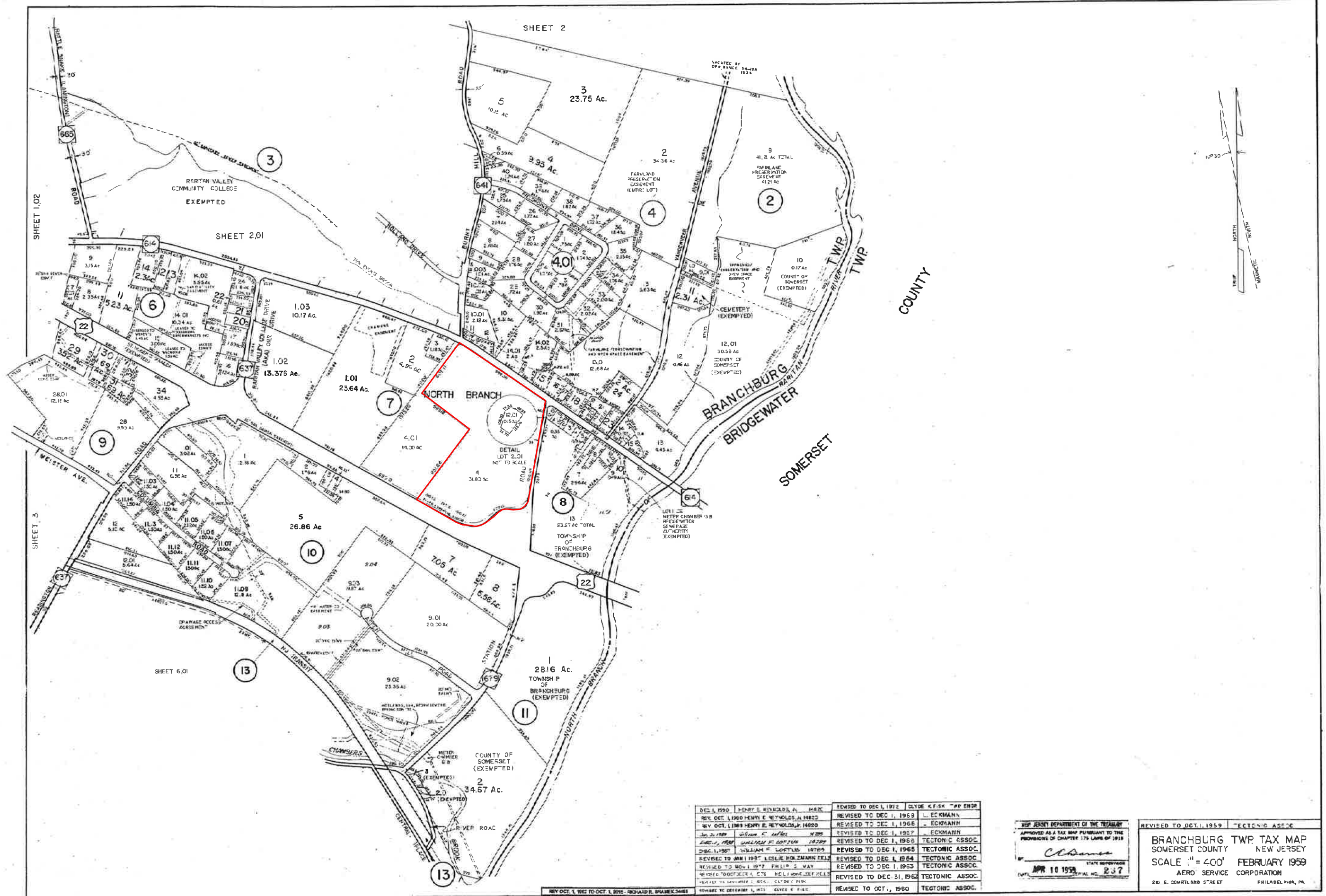


Exhibit B



DEVELOPMENT PROGRAM

GENERAL			
TOTAL TRACT AREA			31.80 ACRES
TOTAL NO. DWELLINGS			280 DU
•MULTI-FAMILY	220 DU		
•TOWNHOMES	60 DU		
RESIDENTIAL DENSITY			8.80 DU per AC.

MULTI-FAMILY STANDARDS			
NO. DU PER BUILDING			22 DU / 11 DU
NO. PARKING SPACES (2.0 per DU)			440 SPACES
•In-building Garages	60 Spaces		
•Dedicated Driveway Parking	60 Spaces		
•Surface Parking	320 Spaces		
AVERAGE UNIT SIZE			1,050 SF
BUILDING HEIGHT			3 STORIES

TOWNHOME STANDARDS - PARCEL "B"			
NO. DU PER BUILDING			4.5 & 6 DU
TYPICAL UNIT FOOTPRINT			24' x 82'
NO. PARKING SPACES (3.0 per DU)			180 SPACES
•In-Building Garages	120 Spaces		
•On-Street Guest Parking	60 Spaces		
BUILDING HEIGHT			2.5 STORIES

PARCEL A			
MULTI-FAMILY DENSITY			14.3 AC 10.3 DU per AC

PARCEL B			
TOWNHOMES & MULTI-FAMILY DENSITY			17.5 AC 6.4 DU per AC

GREEN BELT AREA
•80' TO 110' WIDE
•With Pedestrian / Bike Trail

CLIENT
ADVANCE
REALTY GROUP
Moving forward is the only option.
SCALE: 1" = 50'
DATE: 03/11/2016



“SIGNATURE PLACE” MIXED USE RESIDENTIAL COMMUNITY : Concept Plan
Branchburg Township, Somerset County, New Jersey

MINNO WASKO
ARCHITECTS AND PLANNERS



FRONT ELEVATION
not to scale

APARTMENT

DATE: 07/21/10



FRONT ELEVATION
not to scale

TOWNHOUSE
DATE: 07/21/10