

## INCLUSIONARY DEVELOPMENT PROPOSAL FOR THE TOWNSHIP OF BRANCHBURG

Advance at Branchburg II 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 located on Station Road between Route 22 and Route 28 in the 1-2 Industrial Zone (the "Station Road Property"). The Station Road Property is currently utilized for agricultural/farming uses, with an interchange for Rt.22 located at the easterly property boundary. The property is one mile from an NJ Transit train station. Attached as Exhibit A is an aerial photograph of the Station Road Property, hi-lighting the property location and adjoining uses: an office building fronting on Route 22 to the south and west of the Station Road Property, a mobile home park along the far western property boundary, County Route 614 to the north and Station Road forming the easterly boundary. White Oak Park is located across Station Road to the east of the site. The tax map is included as Exhibit B.

### 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. Following the New Jersey Supreme Court's decision in March 2015, an interested party notice was sent to the Township related to this property on June 17, 2015 and continues. Advance is a participant in the declaratory judgment action the Township has filed in Superior Court, and Advance is represented in that action by Henry Kent-Smith, Esq. of Fox Rothschild.

The Station Road Property development proposal is detailed in the conceptual mixed use residential community concept plan entitled "Signature Place", which is enclosed as Exhibit C. The Signature Place proposal consists of 220 multifamily units and 60 Townhomes, 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 project approved several months ago. It will include 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 32 feet deep. The front elevations of the townhomes will face the streets, with the units' parking garages located to the rear of the unit, providing an attractive and very traditional 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 70 income restricted affordable rental units, equally allocated between median and low income households. The 70 rental units will constitute a 25% set-aside of the total unit yield in the Station Road Project. 25% is well in excess of the COAH rental unit set aside standard of 15% and is comparable to the affordable set-aside approved in the Fox Hollow II project. **By providing this enhanced affordable set-aside as a rental product, Branchburg Township would be eligible for rental bonus credits for up to 140 total affordable credits.**

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 buffer of 80 to 110 feet in width with pedestrian and bike trail located along the Easton Turnpike/Route 614 right-of-way. The proposal preserves much of the existing woodland features along Route 22 at the interchange with Station Road. We have limited disturbance to the existing farm field, while proposing an improved landscape buffer to the adjoining office parking lot. The existing vehicular/pedestrian view sheds will be substantially preserved. The Signature Place concept plan and elevations are included as Exhibit C.

#### **4. Statement of Advance Realty financial resources.**

Advance Realty, headquartered in Bridgewater, New Jersey, with which Advance is affiliated, is a privately held real estate development, investment and management company. Since its inception in 1979, Advance Realty has acquired or developed more than 10 million square feet of commercial, residential, mixed-use and industrial projects. Advance continues to be one of the largest, 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 possesses the resources, drive and zeal to undertake Signature Place. The property is not subject to any liens or encumbrances. Advance is very familiar with the planning and zoning process and interacting with the professionals in The Township of Branchburg, as Advance has just successfully completed the entitlement process for Follow Hollow II, located west of the Station Road property.

#### **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 70 income restricted affordable housing units, but a wider variety and choice of housing options in a central location readily accessible to corporate, employment, college educational and shopping opportunities. The enhanced 25% 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. This is the type of development encouraged in the NJ Municipal Land Use Law under NJAC 40:55 D-2 c, e, g, i, & m.

Signature Place captures the essence of "smart growth" by providing a variety and mix of housing in such close proximity to the central employment and shopping corridor in the Township and region. Immediately south from the Station Road property across Route 22 is a large employment center. Traveling less than a mile west on Route 22, other employment centers exist. The ShopRite Shopping Center, which also has retail and bank branches in the center is less than ½ mile west of the site on Rt.22. Raritan Valley Community College's ("RVCC") entrance on Station Rd is directly across from the Shoprite Center's Station Road ingress/egress. RVCC offers the residents of Signature Place employment, educational and cultural opportunities within the immediate surrounding area. During warmer weather months, residents of the community can easily bike to the RVCC campus.

The size of the Station Road parcel lends itself to development while maintaining a substantial buffer to both Route 22 and Station Road. The existing wood-line fronting on Route 22 and adjacent to the Station Road jug-handle will be preserved.

Immediately to the east of the subject property; across Station Road, is White Oak Park. The majority of wooded buffer on the subject property will be preserved, buffering White Oak Park from the proposed Signature Place development.

**6. Timing of the proposed development.**

Advance is prepared to proceed immediately with site plan engineering and final design for Signature Place.

**7. No in-kind monetary contribution is required from the Township**

**No contribution is required for Advance to proceed with this proposal. Provided the total project unit count does not fall below 240 residential units, a 25% affordable set-aside will be maintained.** Advance does request that municipal sewer and potable water connection fees be waived for all approved affordable units; simply to keep the cost of delivery down and more affordable to all qualified families.


**8. No in-kind or monetary contribution to Branchburg is proposed to facilitate this proposal**

**9. Whether each component of the development is intended to be rented or sold.**

The townhomes at Signature Place will be either for sale units or rental units while the multi-family component of the development will be rental units. The proposed 70 COAH Affordable units will be among the rental units located within the multi-family buildings and marketed to qualified persons approved guidelines.

Branchburg would be eligible for up to 70 rental bonus credits, resulting in a total of 140 credits associated with this project. Advance Realty has demonstrated it can deliver on a 25% affordable set-aside for the Township, and it can deliver these units as well.

ADVANCE AT BRANCBURG II, LLC

By:   
Name: \_\_\_\_\_  
Title: KURT R. PADOVANO  
Authorized Representative

# Exhibit A



Google Earth



2000



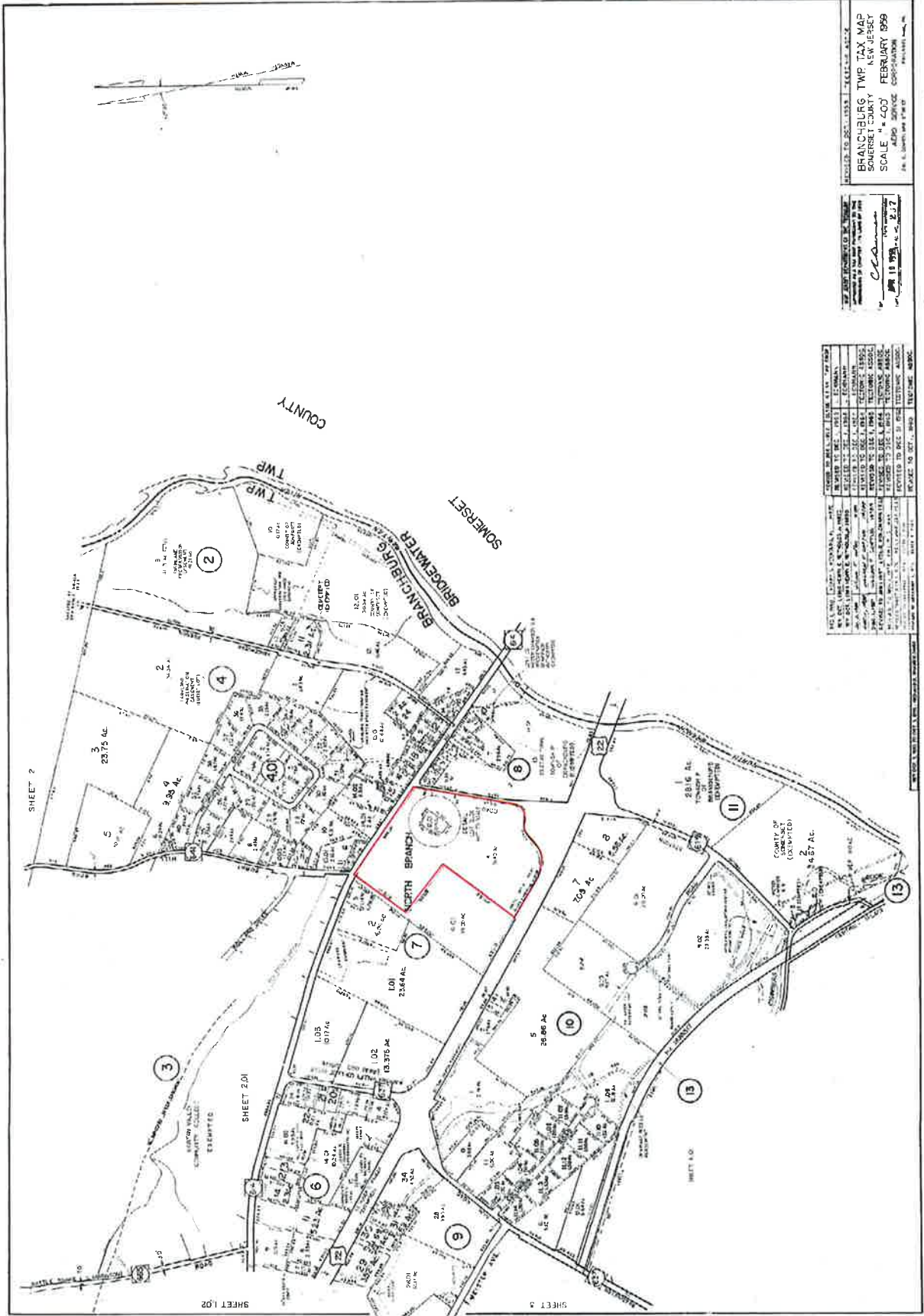
feet  
meters

Google Earth

700

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# Exhibit B



DATE	DESCRIPTION	APPLICANT	ASSESSOR	REMARKS
12/15/98	REVALUED TO 200% OF 1998 VALUE	STATE	STATE	REVALUED TO 200% OF 1998 VALUE
12/15/98	REVALUED TO 200% OF 1998 VALUE	COUNTY	COUNTY	REVALUED TO 200% OF 1998 VALUE
12/15/98	REVALUED TO 200% OF 1998 VALUE	TOWNSHIP	TOWNSHIP	REVALUED TO 200% OF 1998 VALUE
12/15/98	REVALUED TO 200% OF 1998 VALUE	MUNICIPALITY	MUNICIPALITY	REVALUED TO 200% OF 1998 VALUE
12/15/98	REVALUED TO 200% OF 1998 VALUE	OWNER	OWNER	REVALUED TO 200% OF 1998 VALUE

BRANCHBURG TWP TAX MAP  
 SOMERSET COUNTY  
 SCALE 1" = 400'  
 FEBRUARY 1999  
 AERD SERVICE CORPORATION  
 11899 ROUTE 108  
 BRIDGEWATER, NJ 08807  
 TEL: 908-528-1111 FAX: 908-528-1112

# Exhibit C

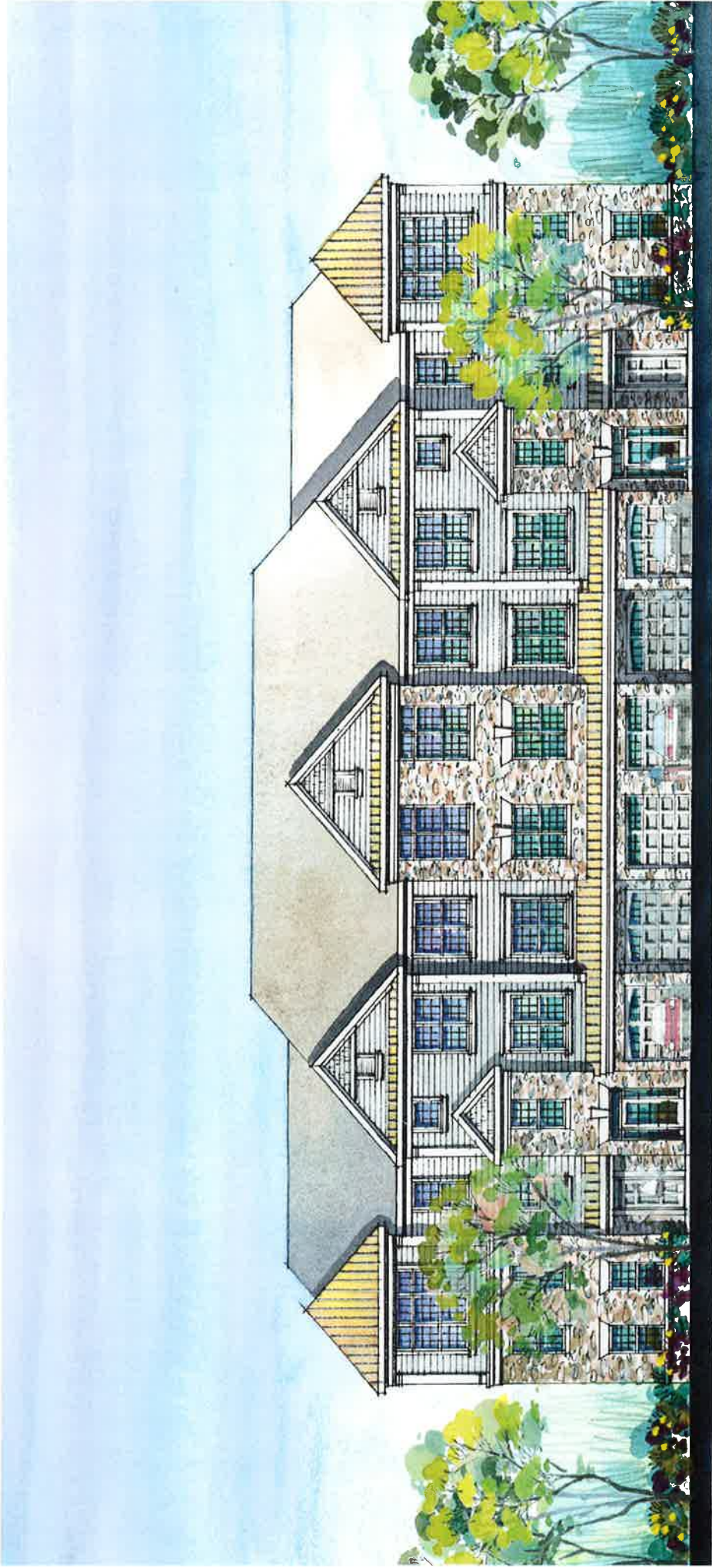


**DEVELOPMENT PROGRAM**

<b>GENERAL</b>	
TOTAL TRACT AREA	31.86 ACRES
TOTAL NO DWELLINGS	250 DU
MULTI-FAMILY	220 DU
TOWN/HOMES	60 DU
RESIDENTIAL DENSITY	7.84 DU per AC
<b>MULTI-FAMILY STANDARDS</b>	
NO. DU PER BUILDING	22 DU / 11 DU
NO. PARKING SPACES (20' per DU)	440 SPACES
Min. Building Coverage	60 Spares
Min. Street Frontage	20 Spares
AVERAGE UNIT SIZE	1,100 SF
BUILDING HEIGHT	3.5 STORIES
<b>TOWNHOME STANDARDS - PARCEL "B"</b>	
NO. DU PER BUILDING	4 & 6 DU
NO. PARKING SPACES (20' per DU)	24 & 36
NO. PARKING SPACES (50' per DU)	30 & 45
Min. Building Coverage	20 Spares
Min. Street Frontage	60 Spares
BUILDING HEIGHT	2.5 STORIES
<b>PARCEL A</b>	
MULTI-FAMILY DENSITY	14.3 AC
PARCEL B	103 DU per AC
<b>TOWN/HOMES &amp; MULTI-FAMILY DENSITY</b>	
	13.5 AC
	64 DU per AC

**GREEN BELT AREA**  
 20' TO 110' WIDE  
 40' Min. Pedestrian / Bike Trail





FRONT ELEVATION  
not to scale

APARTMENT  
DATE: 02/2019

“SIGNATURE PLACE” MULTI-FAMILY COMMUNITY  
Branchburg Township, Somerset County, New Jersey



FRONT ELEVATION  
not to scale

TOWNHOUSE  
BAPT. 06/21/18

“SIGNATURE PLACE” MULTI-FAMILY COMMUNITY  
Branchburg Township, Somerset County, New Jersey